



City of Toronto, City Planning

with

Taylor Hazell Architects Inc., and
Archaeological Services Inc.

DTAH

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The Purpose of the Plan

The purpose of the King-Spadina HCD Plan is to establish a framework that will conserve the District's cultural heritage value through the protection, conservation and management of its heritage attributes. This document and the policies and guidelines herein will guide the review of development applications and permits within the District and will inform the decisions of city staff and Council.

As per Part V of the Ontario Heritage Act, the purpose of the HCD Plan is to:

- create a statement explaining the cultural heritage value or interest of the District
- describe the heritage attributes of the District
- develop a Statement of Objectives to be achieved in the designation of the District
- develop policies, guidelines and procedures for achieving the stated objectives and managing change in the District
- describe the alterations or classes of alterations that the owner of a property in the District may carry out without obtaining a permit

In addition, the HCD Plan will create a greater awareness of the significant cultural heritage value of the King-Spadina area, it will facilitate an enhanced understanding of the benefits of heritage conservation and it will provide access to financial incentives for eligible conservation work within the District

This HCD Plan applies to all privately and municipally-owned properties within the District where changes are being proposed. The HCD Plan does not compel property owners to proactively make improvements or alterations to their properties beyond maintenance as required by the City of Toronto Property Standards By-Law and which can generally be undertaken without a heritage permit.

Encouraging Design Excellence

The Plan includes specific and general policies and guidelines that are intended to support the conservation of the District's cultural heritage value. The conservation of contributing properties and re-development of non-contributing properties should reflect design excellence and innovation through the use of best practices in heritage conservation, high-quality materials and a sensitive and thoughtful response to the impacts the proposed development will have on the District. In addition to the review of all development applications by the Toronto Preservation Board, proposed changes may be subject to the City of Toronto Design Review Panel process, an independent review that can help ensure a design contributes to the surrounding context and public realm while achieving design excellence in the present.

How to Read This Plan

The King-Spadina Heritage Conservation District Plan (the Plan) is intended to provide information for those seeking to better understand the King Spadina Heritage Conservation District's (the District) cultural heritage value, heritage resources and significance, as well as to provide policies and guidelines to achieve the stated objectives. Sections 1, 3, 4 and 5 should be referred to by those seeking information on the District's cultural heritage value and significance; sections 6 through 10 provide policies and guidelines.

Property owners within the District are strongly encouraged to familiarize themselves with the entire Plan to understand its scope and intent. While the Plan should be read as a whole, particular attention should be paid to sections 6 through 10 of the Plan which apply to properties depending upon the property type, classification, character sub-area, and whether there are any archaeological or public realm considerations.

Section 1 – Introduction provides background on the Plan, including the City of Toronto's vision for heritage conservation and city building, summary of the study and plan process, including community consultation, historic overview and the Plan's purpose.

Section 2 – Legislative and Policy Framework provides an overview of applicable policy and supporting guidelines as they relate to heritage conservation, as well as an analysis of the planning framework within the District.

Sections 3 and 4 – Statement of Objectives provides important, foundational information that applies to all properties within the District. The

objectives, statement of cultural heritage value and heritage attributes are the foundation of the Plan, and are referred to throughout the document.

Section 5 – District Boundary and Resources includes a description of the district boundary, building typologies, character sub-areas and other heritage resources within the District, including the methodology for their identification and evaluation.

Sections 6 through 10 – Policies and Guidelines provide the policies and guidelines for managing change within the District in order to meet the objectives of the Plan.

Section 11 – Procedures describes how the Plan will be used, including a list of activities that do not require review against the Plan, and outlines the heritage permit process.

Section 12 – Recommendations provides important information on the financial incentives available to owners of contributing properties within the District, and the recommended schedule for periodic review of the Plan.

Italicized terms in Sections 6 through 10 of this document have been defined; definitions can be found in Appendix A.



1.0 Introduction

- 1.1 City of Toronto's Vision for HCDs and City Building
- 1.2 Project Background
- 1.3 Public Engagement and Community Consultation
- 1.4 Historic Overview

1.1 CITY OF TORONTO'S VISION FOR HCDS AND CITY BUILDING

Toronto's diverse cultural heritage is reflected in the built form and landscapes of its extensive neighbourhood system, main streets, ravines and parks, as well as the traditions and cultural spaces of its over 2.5 million residents. Cultural heritage is widely understood to be an important component of sustainable development and place-making and Toronto City Council is acting to ensure the ongoing conservation of significant heritage areas.

A range of regulatory tools available to the City are used to conserve the cultural heritage values and attributes of heritage properties and areas - this includes designation as a heritage conservation district under Part V of the Ontario Heritage Act, as well as individual property designation under Part IV of the Ontario Heritage Act, and listing on the City of Toronto's Heritage Register. In addition, coordination between Heritage Preservation Services and other City departments in the development of Secondary Plans, Official Plan amendments, Site and Area Specific Policies and Zoning By-law amendments ensures that the regulatory process is complementary, and reflects the common goals that all City departments strive to achieve as mandated by City Council.

Heritage conservation districts are a valuable regulatory tool that enable the City to recognize places that speak to Toronto's rich history and which continue to contribute to the livability and appeal of Toronto as a multicultural, sustainable and equitable place for present and future generations. They are also valued for their ability to strengthen business areas; leverage economic development; positively influence conservation and planning outcomes; enhance civic engagement; protect the public interest, have regard to provincial interests, and demonstrate compliance with provincial planning policy and the City's own Official Plan.

The identification, evaluation and designation of heritage conservation districts is a City Planning priority because heritage conservation districts are valued for their ability to provide contextual, place-based policies and guidelines to conserve and enhance our unique historic neighbourhoods.

The City has created its own suite of policy tools for heritage conservation districts to achieve these goals, recognizing that, as Canada's largest city, Toronto faces unique challenges as well as unique opportunities in conserving and benefiting from heritage districts. City Council adopted Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference (2012), which is built upon the requirements of the Ontario Heritage Act, and provides a detailed approach to the study and planning of heritage conservation districts within in Toronto. Its goal is to ensure a fair, consistent and transparent process in the development of policy-driven plans within a clear, predictable and responsive heritage planning system.

As Toronto evolves and expands, heritage conservation districts are well-positioned to ensure that growth and change are managed in a way that respects and takes advantage of the features that have come to define Toronto. Our existing Heritage Conservation Districts already promote and support walkability, spaces for small businesses, a healthy tree canopy and diversity in built form. The City of Toronto's vision for heritage conservation districts is that they will continue to conserve those features that express the unique heritage character of historic neighbourhoods, main streets and areas across Toronto, in order to contribute to a healthy, sustainable, prosperous and equitable city.

1.2 PROJECT BACKGROUND

In Toronto, heritage conservation districts (HCDs) are identified and designated through a phased process which involves completion of an HCD Study and then an HCD Plan. The King-Spadina HCD Study was authorized by Toronto City Council in October 2012 and commenced in April 2013. Through the study process the HCD area boundary was expanded to the west to capture both sides of Bathurst Street and to the north to include both sides of Adelaide Street West as well as St. Andrew's Playground. The study recommended that the area be divided into two parts and that plans for two areas (the commercial and entertainment districts) proceed. The study and its recommendations was endorsed by Toronto Preservation Board in May 2014.

Work on the two HCD plans commenced in September 2014. It started with the survey of the 115 properties within the expanded boundary area. As a requirement of the City of Toronto's Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference (HCDs in Toronto), a Built Form and Landscape Survey form was completed for each of the additional properties. The survey, which is completed for all properties within the study area boundary, is an objective recording of existing conditions and characteristics regardless of age, condition or heritage potential, and a standardized form was completed with text descriptions and photographs. The survey of additional properties was completed by Taylor Hazell Architects with Archaeological Services Inc. in September and October 2014.

In the initial stages of the Plan process for each area it was determined by City staff and the consultants that there was significant overlap between the two Plans, and repetition in their cultural heritage values and heritage attributes. It was also determined that a single Plan would be better able to align with

existing and developing planning initiatives within the area, including the revisions to the King-Spadina Secondary Plan. As a result, the two Plans were combined, and character sub-areas were created to reflect fine-grained and unique attributes.

A Statement of Cultural Heritage Value and a Statement of Objectives were developed, and properties that represented the identified values were classified as contributing properties. A Statement of Contribution was developed for each contributing property in accordance with HCDs in Toronto.

In October 2016, a draft HCD Plan was released for a three week public review period. Comments received were reviewed by City Staff, and revisions made to the Plan where appropriate. These changes included the refinement of Character Sub-Areas and Building Typologies, as well as modifications to the massing policies, amongst general formatting and language revisions.

1.3 PUBLIC ENGAGEMENT AND COMMUNITY CONSULTATION

The Ontario Heritage Act (OHA) Part V, Section 41.1 specifies:

(6) Before a by-law adopting a heritage conservation district plan is made by the council of a municipality under subsection 41 (1) or under subsection (2), the council shall ensure that,

- information relating to the proposed heritage conservation district plan, including a copy of the plan, is made available to the public;
- at least one public meeting is held with respect to the proposed heritage conservation district plan; and
- if the council of the municipality has established a municipal heritage committee under section 28, the committee is consulted with respect to the proposed heritage conservation district plan. 2005, c. 6, s. 31.

To fulfill the requirement to consult and inform the community, the City's procedure of two community consultations and a series of stakeholder engagement activities have been undertaken. As drafts of the Study, Plan and other material were prepared, the public was invited to access this information on the City's website, and to provide feedback to the study team. A draft of the HCD Plan was made available for a three week public review period on October 25, 2016 in order to solicit comments prior to finalization.

Summary of Community Consultations

Community consultation meetings were held for the King-Spadina HCD Study phase on June 25, 2013 and March 18, 2014. In addition to the two public meetings, consultations with stakeholder groups took place in September and November 2013. In May 2014 the HCD Study report was presented for endorsement to the Toronto Preservation Board to proceed to the plan phase.

Community consultation meetings were held on April 20, 2015 for the King-Spadina Cultural District and on April 21, 2015 for the King-Spadina Commercial District. These meetings presented the work on the HCDs to date, and provided an opportunity for community feedback.

A community consultation meeting was held on June 23, 2016 to present the combined King-Spadina Heritage Conservation District, including draft objectives, contributing properties, character sub-areas, building typologies and policy recommendations.

On November 2, 2016 an update on the draft King-Spadina HCD Plan was presented to the Toronto Preservation Board, and was received for information.

Following the release of the draft HCD Plan for comment on October 25, 2016 City Staff met with interested stakeholders to receive comments and provide clarification. This included a meeting with the Entertainment District Business Improvement Area (BIA), along with the local City Councillor, on March 31, 2017.

1.4 HISTORIC OVERVIEW

The following text is an excerpt of the historic overview of the District from the the King-Spadina HCD Study. The full text including references is available online at the City's website. Minor revisions have been made to the HCD Study text, below.

1.5.1 The New Town Expansion, 1797

In 1797, the Town of York was expanded by two surveys, the first north to Lot Street (now Queen Street) and west to York Street and the second extending west as far as Peter Street which abutted the Military Reserve. These new town lands were to be occupied by a number of public buildings including a church, school, court house, jail and market. Peter Russell, the Receiver General of Upper Canada, issued the order for the surveys of the New Town which were carried out in 1796 and 1797. The plan for the expansion between York and Peter streets, extended the basic street grid westward to create 15 town blocks made up of 3 to 18 town lots for development, and also reserved large areas for major public uses, which included “Russell Square” and “Simcoe Place,” which were proposed as formal parks or squares bounded by Peter, King, John and Newgate (now Adelaide) streets and Peter, John, Market (now Wellington) streets and the lake shore, respectively. Another ten acre parcel at the southeast corner of Lot (Queen) and Peter streets was set aside for a college and to its immediate south a cemetery was proposed. Lands between the college plot and the boundary of the Military Reserve were for other, unspecified “public purposes.”

There is no direct evidence that these large blocks of land were used as park areas. Some early maps from the 1790s do suggest a park-like setting, but it is doubtful that they were developed in that way

since the main recreational focus for the inhabitants of early York was on the lakeshore closer to the Old Town and the peninsula (now part of the Toronto Islands). These reserves simply were held by the Crown for some future public purposes, and appear to have retained their original forest cover until the late 1820s. They may have been informally used by neighbouring residents for recreational purposes, or perhaps for grazing their livestock. In 1829, the “Russell Square” lands were cleared when Upper Canada College was built. Simultaneously Simcoe Place was developed as the site of the Third Parliament buildings of Upper Canada.

The earliest maps to show the actual course of development in the New Town and Military Reserve in any detail are surveys from 1813, 1814 and 1818. Civilian development in the New Town between York and Peter streets consisted of fewer than 20 houses, suggesting that many of the properties were held by their owners on speculation. The seemingly slow development of the New Town may have been because it was still considered to be rather “remote” from the main commercial and residential areas of the Old Town, and had not yet become fashionable.

Within the Military Reserve portion of the study area west of Peter Street, the 1814 plan depicts a bakehouse on or near the future site of Clarence Square. The 1818 map shows a military fuel yard and an associated office or stores building at the northwest corner of Front Street and the unopened road allowance of Spadina Avenue. Curiously, none of these early maps show the military burial ground at the future site of Victoria Square. Some of the plans for the development of major public institutions at the westerly end of the New Town were put in to effect shortly after the War of 1812. The Toronto General Hospital was built at the northwest corner of King and John streets in 1819-1820, and Upper Canada College was built on the east side of John and King in 1828- 1830.

1.5.2 The Dissolution of the Military Reserve and Development Vision, 1830s

Following the Battle of York in April of 1813, it was clear that Fort York and the Military Reserve did not provide an adequate defense for the town against a land attack from the west and did not figure in post-War of 1812 schemes for the defence of York.

In November 1833, the first 18, one-acre lots were surveyed and sold, however plans for development of the former reserve lands were far from universally agreed upon. The area was surveyed no less than twelve times between November 1833 and March 1837.

The final survey, that appears to have met with acceptance, was that completed by William Hawkins in 1837. A significant feature of the development plan included the creation of public parks on Clarence Square, originally proposed as the location of a new Government House, and Victoria Square, that incorporated the site of the original military cemetery. These two public squares were to be linked by Wellington Place, a broad tree-lined avenue flanked by spacious homes. This development plan was influenced by London's Regent Street, designed in 1811 by architect John Nash.

1.5.3 The First Wave of Residential Development, c. 1840s

The City of Toronto was incorporated through an act of the Upper Canadian Legislature in March 1834. The new City contained 529 one-storey houses, 485 two-storey houses, and 100 merchant's shops. However, in the Study area, most of the properties were still locked up in the Military Reserve; only

the blocks east of Peter Street contained residential properties, and even then it was in a relatively small way.

The earliest residences in the New Town and former Military Reserve tended to be large homes set on large estate grounds, such as Beverley House, Elmsley House, and Lyndhurst. The earliest example of higher density development was the Bishop's Block, a row of five, three-storey town houses at the northeast corner of Adelaide and Simcoe Streets. By the early 1840s, construction of other modest dwellings on smaller residential lots subdivided from the larger town lots was under way. The first areas to be built up in this way were on the south side of King from Spadina to nearly as far as Bathurst, on either side of Adelaide around Portland and on Richmond between John and Peter. By 1851 there had been additional construction on either side of Peter between Richmond and Adelaide and on Simcoe either side of Adelaide. A few additional structures had been built on the south side of Wellington Place as well. By 1858, additional structures had been erected on the south sides of both King and Adelaide streets between Spadina and Portland streets.

The earliest known photographs of the area were taken from the roof of the Rossin House Hotel at the southeast corner of King Street West and York Street in 1856. The views west to the King-Spadina neighbourhood clearly show that King Street as far west as Simcoe contained a mixture of both residential and commercial properties. Since King Street was at that time the principal thoroughfare in the City of Toronto, many of these structures were multi-storey brick buildings. Often the ground floor was devoted to retail space, while the upper floors in most cases appear to have been primarily devoted to residential purposes. Beyond Simcoe Street to the west, the Rossin House panorama suggests

that the streetscape became much more residential in character. Along the streets to the north of King, many of the structures appear to have been more modest in nature, being one or two storey frame buildings. While there was commercial activity located along these streets, it was not as highly concentrated as what was then found along King Street.

1.5.4 Residential and Industrial Intensification, c. 1860s to 1940s

The arrival of the railways to the Toronto waterfront in the 1850s attracted industry to the King-Spadina area, where large areas of vacant land with convenient access to the harbour and the railways was relatively affordable. Typical of the era, these industrial operations often shared space within the same blocks as, or located next door to, residential structures and professional and mercantile establishments. The Rossin House panorama and the bird's eye view lithographs show this uneasy and seemingly haphazard mixture residential and industrial development in the downtown core continued as far north as College-Carleton Street well into the 1870s and 1880s. This lack of careful urban planning during the nineteenth century may have been a contributing factor in some of the disastrous fires that damaged blocks in the downtown core, the two most damaging of which occurred in 1849 and 1904 east of the study area.

By the mid-1880s, the major industrial developments within the study area were centred along the north side of King Street, from just east of Spadina to Niagara Street. Within the next years, similar industrial uses located their operation on the south side of King Street. Other firms opened within a few

years on the south side of the street. Adelaide and Richmond Streets to the north remained primarily residential in character, with near continuous row housing and laneways and courtyards providing additional work space to small, independent proprietors (e.g. carpenters, shoemakers, tinsmiths, etc.). The north-south cross streets remained primarily residential throughout the nineteenth and early twentieth centuries.

The next wave of construction saw factories and commercial warehouses begin to replace residential building stock, much of which was deteriorated and, was increasingly operated as rooming houses. Parts of the study area, particularly around Spadina and Bathurst, were regarded as slums.

Some of the factories constructed within the study area during the early 1900s were designed by prominent architects for their clients. Some of these buildings include the Toronto Lithographing Building (designed by Gouinlock & Baker in 1901), the Dominion Paper Box Co building (J. Francis Brown in 1907), the Canadian GE building (Burke, Horwood & White, 1917-19), the Gillett building (Wickson & Gregg, 1907), the Eclipse Whitewear Building (Gregg & Gregg, 1903), Canadian Westinghouse Building (Prack 1927, 1934- 1935), Warwick Bros. & Rutter (Gouinlock 1905, 1913), and the American Watch Case Co. Building, designed by Gouinlock in 1893 with additions in 1913.

1.5.5 Industrial Change and Shrinking Residential Areas, c. 1950s to 1980s

During the second half of the twentieth century, industries began to relocate outside of the main downtown core as a result of the provincial Good Roads policy during the 1910s and 1920s which created an increase in automobiles and road transportation. Thus the importance of shipping goods to or from Toronto's harbour began to decline and many of the large old factory buildings sat vacant, or portions of them were converted into space for small businesses and offices. Much of the housing stock was demolished and the sites that they had occupied used to create surface parking lots.

1.5.6 Adaptive Reuse: Entertainment District and Cultural Employment/Creative Industries c. 1980s to Today

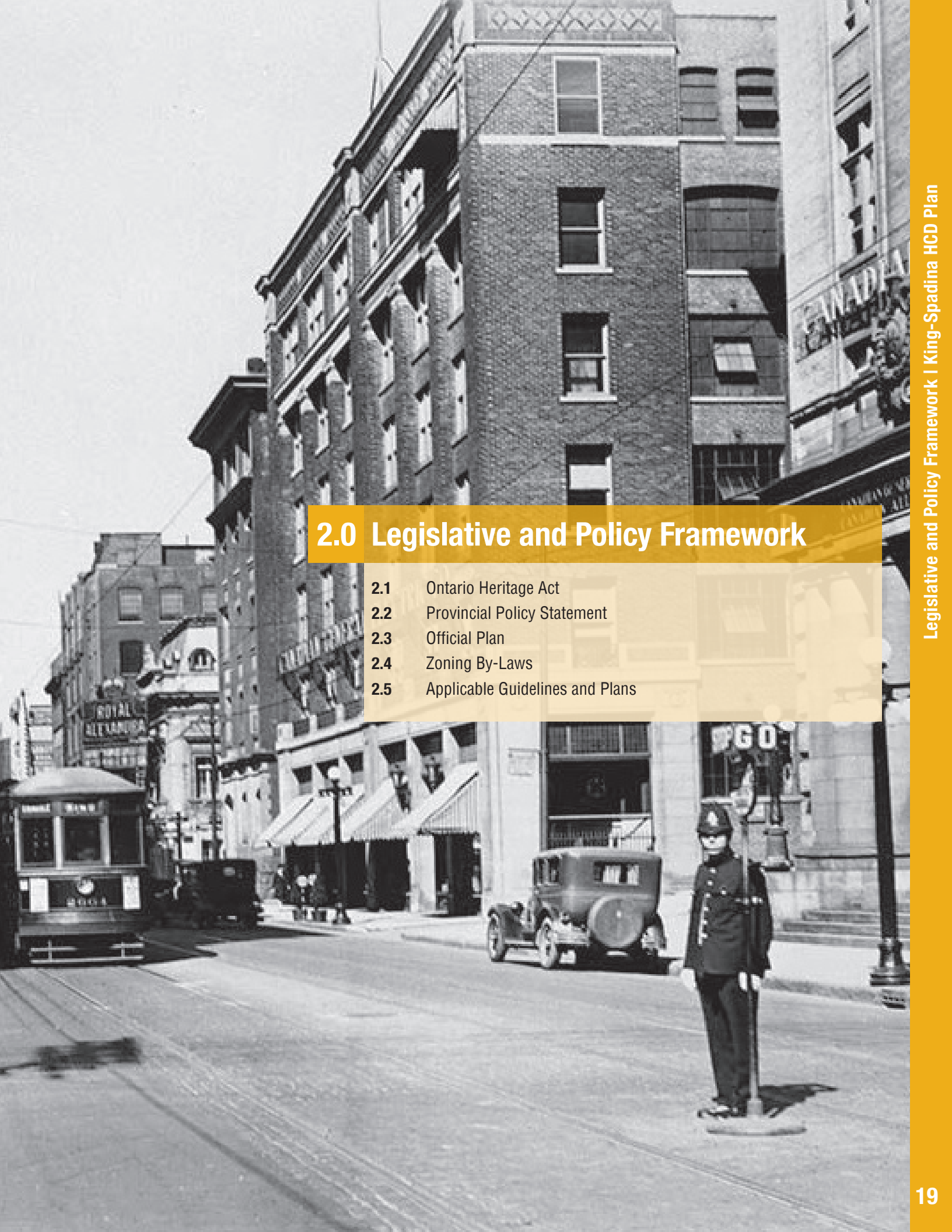
The King-Spadina neighbourhood experienced a renaissance during the late twentieth century as Toronto's premier Entertainment District. Entertainment venues such as theatres, restaurants, sports venues and nightclubs were concentrated in the area between University and Spadina Avenues.

In 1905, a property fronting King Street on the former grounds of Upper Canada College had been purchased by Cawthra Mulock, who hired the renowned architect, John MacIntosh Lyle, to design a new fire-proof theatre in the French Beaux-Arts style. The resultant structure, the Royal Alexandra Theatre was fitted out using the finest imported materials installed by European artisans.

The Royal Alex continued to operate despite World Wars, the Great Depression of the 1930s, and the advent of motion pictures and television. The structure was sold to "Honest Ed" Mirvish in 1963. Mirvish's actions may be said to be the birth of the Entertainment District we know today. In 1964, he bought one of the adjoining vacant factory buildings which became Ed's Warehouse Restaurant. The refurbished theatre and nearby quality dining at affordable prices began to turn this section of King Street West into an entertainment destination. As the original restaurant increased in popularity, Mirvish invested in adjoining real estate, where he opened other restaurants.

In 1996, the City of Toronto developed an ambitious planning policy framework for the King-Spadina and King-Parliament neighbourhoods, referred to as "The Kings", in response to the declining manufacturing uses within both the former warehouse districts to the east and west of the financial core. This new regeneration policy framework provided significant flexibility in land use policies, as-of-right development permissions, and new built form regulations, and required the conservation of the District's distinctive commercial warehouse character.

The 1996 regeneration planning framework was highly successful in facilitating new uses and reinvigorating the District, attracting commercial and cultural tenants to the area's distinct brick-and-beam buildings, as well as residential development. While the Entertainment District name has remained in common use, King-Spadina is now a vibrant mixed-use neighbourhood that includes residential, entertainment, commercial, shopping, cultural and educational uses.



2.0 Legislative and Policy Framework

- 2.1 Ontario Heritage Act
- 2.2 Provincial Policy Statement
- 2.3 Official Plan
- 2.4 Zoning By-Laws
- 2.5 Applicable Guidelines and Plans

2.1 ONTARIO HERITAGE ACT

The key piece of legislation that governs heritage conservation in Ontario is the Ontario Heritage Act (OHA) (RSO 1990, Amended 2005), which was created to support conservation, protection and preservation of heritage resources in the Province. Under Part V of the OHA municipalities are enabled to establish heritage conservation districts where their official plan contains provisions relating to the establishment of such. The City of Toronto's Official Plan supports identification, evaluation and designation of heritage conservation districts.

Part V, Section 41.1(5), of the OHA lists the following as requirements of an HCD Plan:

- a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- a statement explaining the cultural heritage value or interest of the heritage conservation district;
- a description of the heritage attributes of the heritage conservation district and of properties in the district;
- policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

This Plan meets the requirements of an HCD Plan as provided by the OHA.

2.1.1 Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a best practice document produced by the Ministry of Tourism, Culture and Sport to assist municipalities in the identification and designation of HCDs in their communities. The Ontario Heritage Toolkit provides guidance on how to conduct HCD studies and plans, identify cultural heritage value and heritage attributes, determine district boundaries, and prepare a statement of objectives. The toolkit can be accessed at the following link: http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

2.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement, 2014 (PPS) is issued under Section 3 of the Planning Act, and it provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires municipal and provincial land use planning decisions to be consistent with the PPS. The PPS is intended to be read in its entirety with relevant policies applied to each situation. It is effective April 30, 2014 and applies to planning decisions made on or after that date. It replaces the Provincial Policy Statement, 2005 (PPS 2005).

The PPS requires that cultural heritage and archaeological resources (identified as key provincial interests) be conserved alongside the pursuit of other provincial interests, including public health and safety and efficient and resilient development. Ontario's long-term economic prosperity, environmental health, and social well-being are considered to be dependent on the protection of these (together with other) resources.

Like PPS 2005, the PPS provides specific direction for the protection of built heritage, cultural heritage landscapes, archaeological resources and areas of archaeological potential, both on a development site and where development is proposed on an adjacent property. Changes in the PPS strengthen policies and definitions relating to cultural heritage and archaeology.

The PPS connects heritage conservation to economic development and prosperity. Policy 1.7.1 (d) states that encouraging a 'sense of place' through the promotion of well-designed built form, cultural planning and conserving features that help define character, including built heritage resources and cultural heritage resources, can support long term economic prosperity. Policy 1.7.1 (c) relates the

maintenance and enhancement of downtowns and main streets to economic development. Both policy statements support urban heritage conservation and cultural planning, recognizing the economic value of built heritage resources in defining character and place-making.

Policy 2.6.1 states "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Policy 2.6.2 states "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved." Policy 2.6.3 states "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration on has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

2.3 OFFICIAL PLAN

The City of Toronto Official Plan (OP) addresses the designation of HCDs and the authority of the OHA in Section 3.1.5 (3):

- 3) Heritage properties of cultural heritage value or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

While the OP policies permit additional gross floor area (GFA) for lands designated Regeneration or Mixed-Use Areas for a lot containing a conserved heritage building, it requires that new development conform to any applicable HCD plan (3.1.5.21.e):

- 21) Additional gross floor area may be permitted in excess of what is permitted in the Zoning By-law for lands designated Mixed Use Areas, Regeneration Areas, Employment Areas, Institutional Areas or Apartment Neighbourhoods for a heritage building or structure on a designated heritage property that is part of a new development provided that:
 - e) where the property is within a Heritage Conservation District, the proposed development conforms to the Heritage Conservation District plan and/or any guidelines for that district.

The revised 2015 OP policies (OPA 199) require that proposed alterations, development and/or public works within or adjacent to HCDs ensure the integrity of the districts' cultural heritage values and attributes, and that they be retained in accordance with respective HCD plans. The impacts of these changes may be required to be described and assessed through a Heritage Impact Assessment.

Section 3.5.3 of the OP addresses retail activity within the City, including retail development and commercial heritage conservation districts. This section states in part that:

In commercial heritage conservation districts where the prevailing floorplate size is an important feature of the district's heritage character, the zoning regulations for ground floor commercial retail uses in new buildings must provide for a maximum store or commercial unit size based on the foregoing considerations, and consistent with the heritage conservation district plan.

In Section 4.7 Regeneration Areas, policy 4.7.2.e states that the relevant Secondary Plan to guide new development will include "...a heritage strategy identifying important heritage resources, conserving them and ensuring new buildings are compatible with adjacent heritage resources."

2.3.1 King-Spadina Secondary Plan

The first King-Spadina Secondary Plan (1996) emphasized reinforcement of the area's existing characteristics and qualities through special attention to built form, heritage, areas of special identity, and the public realm. It introduced a new planning approach for the area with objectives including but not limited to:

- a) providing for a mixture of land uses
- b) recognizing King Spadina as an important employment area
- c) retaining, restoring, and re-using heritage buildings

As a result, King Spadina currently has a diverse land use mix including office, cultural, retail, commercial and residential uses, a large concentration of employment uses, and a large concentration of heritage properties.

King Spadina Secondary Plan Review

King Spadina is one of the highest growth areas in the downtown and is experiencing a level of growth that was not anticipated by the original secondary plan. An estimated 50,000 people will live in King Spadina and the area will accommodate space for an estimated 50,000 jobs. As a result, revisions are being made to the 1996 Secondary Plan, with a revised Secondary Plan expected to be brought forward in 2017.

Building on the success of the 1996 Plan, the proposed revised King Spadina Secondary Plan will update the policies to manage development with a contextually and historically sensitive approach and maintain a livable mixed use area while accommodating positive growth. The revised Secondary Plan will address the following considerations:

- Heritage
- Community infrastructure
- Public realm
- Land use
- Built form
- Implementation

The revised Secondary Plan will recognize that the area has evolved from an area of employment (non-residential uses) into an area with a diverse range and mix of uses including residential and employment. The revised Secondary Plan will also recognize that King-Spadina today continues to be a liveable mixed use neighbourhood in the City that contains a concentration of significant 19th and 20th century residential and commercial buildings, historic open spaces, views, landscapes, and a distinctive network of laneways and mid-block connections associated with several periods of Toronto's historical and economic development. Accordingly, the revised Secondary Plan will reinforce the original 1996 Secondary Plan objectives for King Spadina.

The revised King Spadina Secondary Plan will also recognize that the area will continue to grow and change, and that it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the strong heritage character of the area. It will manage, guide, and shape public and private development and investment in the Secondary Plan Area with a contextually and historically sensitive approach that protects and promotes employment use, maintains and improves this livable mixed use neighbourhood, and conserves the Area's heritage and its character.

2.3.2 Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference

Heritage Conservation Districts in Toronto: Procedure, Policies and Terms of Reference (HCDs in Toronto) was adopted by Toronto City Council on March 6, 2012. It was developed to reflect changes to the OHA and to provide a consistent approach for the studying and planning of HCDs in the city. HCDs in Toronto addresses the requirements of the OHA for the creation of an HCD Plan in the following ways:

Policies 8, 9, 10, 11, 12, 13, 14, 15, 16 and Section 2 – Appendix A of HCDs in Toronto address OHA requirements set out in Section 41.1 (5). This section requires an HCD Plan to:

- State the objectives of designating the area as an HCD
- Explain the cultural heritage value of the district and the properties within it
- Create policy statements, guidelines and procedures for achieving the stated objectives of the HCD
- Describe alterations or classes of alterations that the property owner may carry out without obtaining a permit

The King-Spadina HCD Plan meets the requirements of HCDs in Toronto.

2.3.3 Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the benchmark for recommending conservation treatments and approaches. Toronto's Official Plan references the Standards and Guidelines as a key guidance document, requiring that properties on the City's Heritage Register be conserved and maintained consistent with the Standards and Guidelines. In addition, Policy 10 of HCDs in Toronto states, "the HCD Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada will apply to any interventions to the HCD as a whole and will generally apply to individual properties within an HCD...".

The Standards and Guidelines were adopted by Toronto City Council in 2008 as the official framework for the planning, stewardship and conservation of heritage resources within the City of Toronto.

2.4 Zoning By-laws

2.4.1 City-wide Zoning By-law 569-2013

Commercial-Residential-Employment (CRE) zoning covers the majority of the King-Spadina area, and replaces the previous Reinvestment Area (RA) zoning in most cases. The category permits a broad range of residential, commercial and employment uses, and regulates built form rather than setting density limits. West of Spadina Avenue, the predominant height limit is 23 metres, to a maximum of 26 metres along Bathurst Street and a maximum of 30 metres for sites on the north side of Front Street West. The majority of Spadina Avenue has a maximum height of 39 metres. East of Spadina Avenue, the predominant height limit is a maximum of 30 metres with certain site-specific exceptions.

Section 50.10.40.70 regulates setbacks in the CRE zone. The required minimum setback from a side or rear lot line is 7.5 metres, for that portion of a building beyond a 25 metre depth. Where a lot line abuts a lane, the 7.5 metre setback distance is measured from the centreline of the lane. For all properties, the portion of a building exceeding a 20 metre streetwall height must be set back a minimum of 3 metres from the lot line. Where new construction exceeds the height of a conserved heritage building, that addition must be set back a minimum of 3 metres from the streetwall of the conserved heritage building. Between these last two provisions, the more restrictive condition applies.

Section 50.10.40.10(2) outlines provisions by which a building on a heritage site may be permitted to exceed the maximum permitted height. These include:

- The presence of a Section 37 agreement allowing the increase in height in exchange for conservation of the building;
- A maximum height increase of 20% of the permitted maximum height;
- The additional building volume must not exceed a value calculated for each of the following conservation scenarios:
 - The façade of the heritage building facing a street is conserved;
 - No construction above the heritage building;
 - Construction above a conserved portion of the heritage building;
 - Above-ground separation between the conserved heritage building and the adjacent buildings or structures on the same lot.

Any additional building volume is subject to the angular plane requirements of Section 12(2)260 discussed below, where applicable. Where not applicable, a minimum 3 metre setback from the main wall of the building is required.

Within the CRE zone of King-Spadina, there are a number of site- and area-specific exceptions. Many of these pertain to particular developments or use provisions. The most notable is the prevailing Section 12(2)260 carried over from former City of Toronto Zoning By-law 438-86. Within the HCD Study Area, this restrictive exception sets out angular plane regulations above a certain base height as follows:

Street	Base Height at Lot Line from which angular plane is measured	Angle
Spadina Avenue	29 metres	44°
King Street West		
south side, east of Spadina	16 metres	44°
south side, west of Spadina	20 metres	44°
Wellington Street West		
south side, west of Spadina	18 metres	30°

At the time of writing, zoning by-law 569-2013 was under appeal at the Ontario Municipal Board. As such, for the purpose of issuing building permits, both the new and previous zoning by-laws (below) are in effect, with the more stringent of the two being applicable where there is a conflict. However, there are also a number of properties to which only the former City of Toronto zoning by-law 438-86, as amended, applies, which are represented by a “hole” in the zoning map. These are:

- 1) Properties where the current zoning does not comply with the Official Plan
- 2) Sites within Secondary Plan and area-specific Official Plan amendment study areas (at the time of by-law enactment)
- 3) Lands currently governed by area-specific zoning by-laws that are comprehensive and/or based on a previous planning study
- 4) Properties with a complete application for Site Plan Approval submitted before the new Zoning By-law's date of passage, but has not resulted in a building permit
- 5) Sites with a complete application for a Zoning By-law Amendment submitted before the date of enactment for which a building permit has not been issued.

2.4.2 Zoning By-law 438-86 RA

The Reinvestment Area (RA) zone does not include density limits but instead focuses on built form provisions. Though it is broadly permissive with respect to land use – including residential, parks, CS&F, retail/service, entertainment/restaurants, office, warehouse, industrial - it includes detailed regulations to address heritage resources. Section 7(3) Part I refers to heritage buildings in RA districts and states that new buildings can only exceed height limits on lots with heritage buildings if the owner of the lot enters into agreement that permits additional height in exchange for preservation of heritage building on the same lot.

Subsections II.(i)A –D – Includes provisions to regulate the “heritage envelope” of additional building volume permitted beyond the zoning height limit, for each type of conservation listed below:

- a) The conservation of facades;
- b) The conservation of a portion of the heritage building;
- c) The conservation of heritage building with new construction setback; and
- d) additional building volume for space adjacent to a heritage building

To maintain the visual prominence of heritage buildings, Section 7(3) Part II, subsection 4 states that no part of a building within 3 metres of the streetwall of a heritage building on the same lot may exceed the height of that streetwall. Subsection 5 requires additional building volume of the heritage envelope to be set back according to the angular plane requirements set out in Section 12 (2) 260, described in Section 3.4.1 above. Where Section

12 (2) 260 does not apply, the setback must be a minimum of 3 metres from any exterior wall of the highest storey located below the heritage envelope, except in a party wall situation.

2.5 APPLICABLE GUIDELINES AND PLANS

2.5.1 Urban Design Guidelines: King-Spadina Area

The Urban Design Guidelines for the King-Spadina Area reinforce the physical character and identity of King-Spadina and provide a framework for reviewing proposed development. The guidelines correspond to the King-Spadina Secondary Plan, adding more detail about specific character elements of the area.

Guidelines seek to ensure that new development is compatible with adjacent heritage buildings through appropriate massing, height, setbacks and step backs, , and should relate to key elements such as cornices, rooflines, and setbacks from the property line. New development should reinforce the character and scale of the existing street wall, the base of the building should respond proportionally to the width of the street, and development should reference the articulation of the historic building facades.

Areas of Special Identity

The Urban Design Guidelines provide direction for the Areas of Special Identity identified in the King-Spadina Secondary Plan: Clarence Square; Wellington Street (between Clarence and Victoria Squares); Victoria Square; Draper Street; and St. Andrew’s Playground.

For each area the Design Guidelines identify existing Important Characteristics (including specific historic buildings) and design guidelines within the following categories:

- General Site Plan Issues
- Pedestrian Routes
- Setback

- Open Space
- Servicing
- Height and Massing
- Streetscape
- Address and Grade Related Uses
- Special Streets

The Design Guidelines provide direction for the Special Streets identified in the King-Spadina Secondary Plan: The east side of Bathurst Street; Spadina Avenue (Queen to Front Streets West); John, Peter and Duncan Streets; King Street West (west of John Street); and Front Street West (between John and Bathurst Streets).

For each Special Street, the Design Guidelines identify the existing conditions and apply a set of design guidelines according to the following categories:

- General Site Plan Issues
- Setback
- Open Space
- Grade-Related Uses
- Height and Massing

City Council adopted the King-Spadina Urban Design Guidelines in 2006.

2.5.2 City of Toronto Archaeological Management Plan

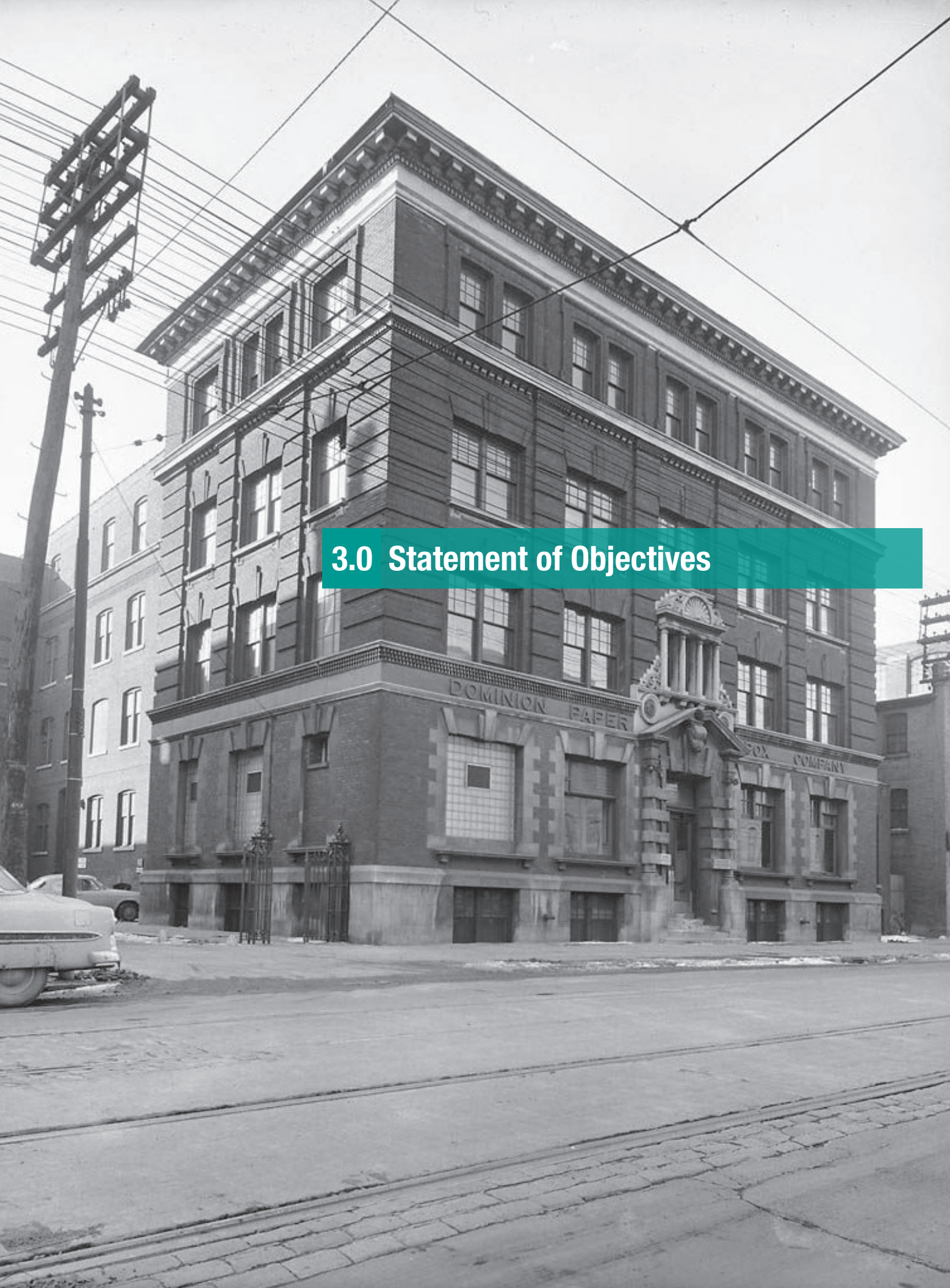
The City of Toronto's Archaeological Management Plan is a more detailed means of identifying general areas of archaeological potential than is possible through application of generic Provincial criteria. The intent of the management plan is to ensure that archaeological sites are adequately considered and studied prior to any form of development or land use change that may affect them. The management plan also identifies specific areas of known archaeological sites referred to as Archaeologically Sensitive Areas (ASAs). These represent concentrations of interrelated features of considerable scale and complexity, some of which are related to significant periods of occupation or a long-term continuity of use, while others are the product of a variety of changes in use, or association, over time and therefore constitute an array of overlapping but potentially discrete deposits.

Typically, when redevelopment is proposed for any lands that incorporate areas of archaeological potential, it triggers an assessment and evaluation process is undertaken (Stage 1 Background Study and Property Inspection). This begins with a detailed land use history of the property in order to identify specific features of potential archaeological interest or value and to predict the degree to which archaeological resources may still survive.

In cases where the Stage 1 study confirms that significant archaeological resources may be present on a property, some form of test excavation is required (Stage 2 Property Assessment). If the results of the test is positive, more extensive investigation may be required (Stage 3 Site-Specific Assessment), but often it is possible at the conclusion of the Stage 2 work to evaluate the

cultural heritage value of the archaeological remains and to develop any required Stage 4 Mitigation of Development Impacts to minimize or offset the negative effects of the proposed redevelopment and/or soil disturbance.

Mitigation strategies may consist of planning and design measures to avoid the archaeological remains, archaeological monitoring during construction or extensive archaeological excavation, salvage and recording prior to construction, 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 identification of the most appropriate form of Stage 4 mitigation requires close consultation between the consulting archaeologist, the development proponent and their agents and contractors, and the planning approvals and regulatory authorities and must be carried out in accordance with the City of Toronto Archaeological Management Plan and applicable provincial regulations. This overall assessment process generally takes place in the context of development applications, but additional application types might be reviewed within an HCD Plan area. For a list of development/alteration types and alterations requiring assessment see Section 10.1.



3.0 Statement of Objectives

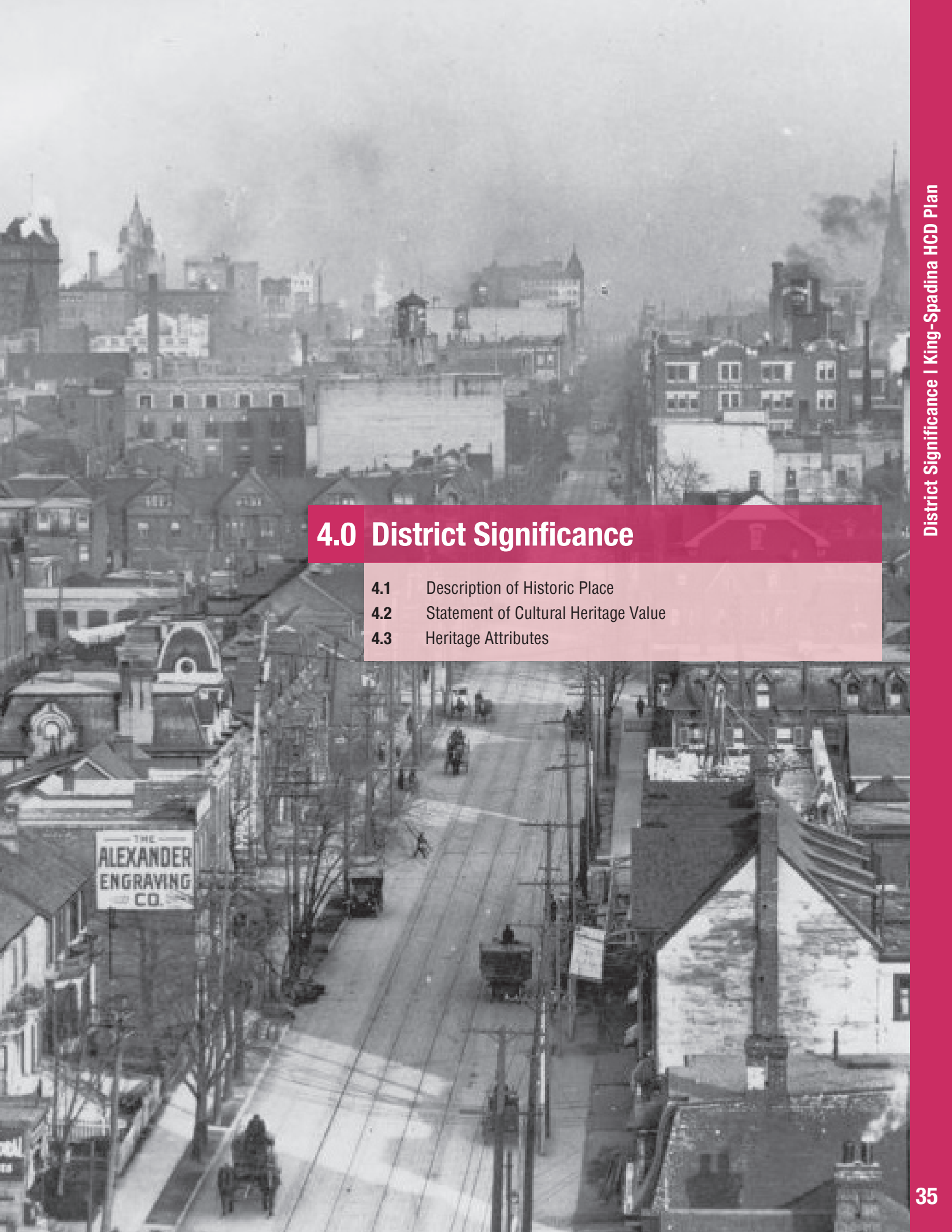
STATEMENT OF OBJECTIVES

The overall objective for the King-Spadina HCD is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term. The cultural heritage value of the District consists of its historic, design, contextual, social and community values. The heritage attributes of the District include its built form, public realm and archaeological resources.

Specific objectives of this Plan are set out below. Although the following objectives are numbered, the numeric sequence does not establish a priority among the objectives.

1. *Conserve, maintain, and enhance the cultural heritage value* of the District as expressed through its *heritage attributes, contributing properties, building typologies, character sub-areas, public realm and archaeological resources*.
2. *Conserve* the legibility of the District's period of significance, particularly the early phase of residential development, and the later commercial phase of development.
3. *Conserve* the historic form and scale of the District's building typologies.
4. *Conserve and enhance contributing properties*, Part IV designated properties, listed properties and National Historic Sites.
5. *Conserve and enhance* the historic scale and *public realm* of the Spadina Avenue Character Sub-Area, and its significance as a formal boulevard and major artery within Toronto.
6. *Conserve and enhance* the historic scale and mixed-use character of the St. Andrew Character Sub-Area, including its fine-grained streetscape and rows of *contributing* Residential properties that reflect its history as a residential neighbourhood.
7. *Conserve and enhance* the commercial and manufacturing character of the Duncan Street Character Sub-Area as a representative example of the District's warehouse and manufacturing area history, reflected by its collection of *contributing* Commercial Detached properties.

8. *Conserve* and enhance the Wellington Place Character Sub-Area as a unique civic composition dating from the 1837 Hawkins Plan, reflecting the District's evolution from a residential neighbourhood to a commercial and manufacturing area and reflected in the *setback* of *contributing properties*, their historic scale, and the two public parks, Clarence Square and Victoria Memorial Square, linked by Wellington Street West.
9. Ensure *complementary alterations* to *contributing properties* and prevent the removal of *heritage attributes* from *contributing properties* within the District.
10. Ensure that *new development* and *additions* *conserve* and enhance the *cultural heritage value* of the District in general, as well as the *character sub-area* in which it is located, particularly with respect to historic scale, *public realm* and the general pattern of the built form.
11. Ensure that *archaeological resources* are *conserved*.
12. Encourage high quality architecture that is of its time and ensure that *new development* and *additions* are *complementary* to the District's *cultural heritage value*.
13. *Conserve* and enhance the District's *network of laneways*, both public and private, to support an understanding of their historic and contemporary uses.
14. *Conserve* and enhance identified views that contribute to an understanding of the District's *cultural heritage value*.
15. *Conserve* Clarence Square, Victoria Memorial Square and St. Andrew's Playground, and their relationships to *adjacent contributing properties*.
16. *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 a range of uses, including commercial, cultural and community-based activities.
17. Ensure *new development* and *alterations adjacent* to the District *conserve* the District's *cultural heritage value*.



4.0 District Significance

- 4.1 Description of Historic Place
- 4.2 Statement of Cultural Heritage Value
- 4.3 Heritage Attributes

4.1 DESCRIPTION OF HISTORIC PLACE

The King-Spadina Heritage Conservation District is a 45-hectare area in the southwest of the downtown core roughly bounded by Richmond Street West to the north, Simcoe Street to the east, Wellington and King Street West to the south and Bathurst Street to the west. The District is a vibrant area containing over 500 properties and includes three City-owned parks – Clarence Square, Victoria Memorial Square and St. Andrew’s Playground. Spadina Avenue and Bathurst Street serve as the north-south arteries, while Richmond, Adelaide, King and Wellington Street West are the primary east-west routes in the District.

As of May 2017, the King-Spadina Heritage Conservation District contained 73 properties listed on the City’s Heritage Register, 55 properties designated under Part IV of the OHA, 17 properties with the intention to designate under Part IV of the OHA, and 4 properties that are subject to heritage easement agreements. The District includes the Royal Alexandra Theatre which is a National Historic Site of Canada and Victoria Memorial Square which is part of the Fort York National Historic Site of Canada. The District is adjacent to the Draper Street Heritage Conservation District to the south and the Queen Street West Heritage Conservation District to the north.

4.2 STATEMENT OF CULTURAL HERITAGE VALUE

The King-Spadina Heritage Conservation District contains a concentration of late 19th and early to mid-20th century residential and commercial buildings, as well as 3 public parks and a distinctive network of laneways. These historic resources are associated with several periods of Toronto’s historical and economic development, but are most prominently a reflection of Toronto’s period of industrial and manufacturing growth at the turn of the 20th century. During the District’s period of significance (1880s-1940s) both new and revival architectural styles arrived in quick succession and in great number, resulting in the stylistic variety that is characteristic of the District’s residential and commercial building typologies. The District retains residential buildings dating from 1880 – 1900, often reflective of the first use of the property and the first wave of development within the District following the opening of the part of the Military Reserve west of the (Old) Town of York for institutional uses (including the second Provincial Parliament Buildings).

The commercial buildings within the District primarily date from the 1900s – 1940s when manufacturing was a key economic sector for the city of Toronto and major employer. These commercial buildings are often the first use of the property, or reflect the consolidation and redevelopment of earlier residential properties. Following World War II (1945) many of the District’s commercial and manufacturing businesses relocated to suburban locations, marking an end to the District’s period of significance and a general period of decline. The regeneration of the District that occurred in the latter half of the 20th century is credited with finding new uses for the commercial buildings constructed during the period of significance, revitalizing the District and integrating it into the growing city.

The District's historic value is evident in its association with Fort York, when the area between Peter and Bathurst Street served as the Military Reserve and burial ground for soldiers, their wives and children. The District retains a connection to this early history as its initial development and earliest structures are associated with the dissolution of the Military Reserve in the 1830s to accommodate the growing Town of York. After the Military Reserve was dissolved, the former reserve area was opened up for development based on plans by Deputy Surveyor William Hawkins (1837) which laid out streets, blocks and public spaces, many of which remain extant. Remaining features of the public realm from this period of expansion include Victoria Memorial Square and Clarence Square (linked by the wide promenade of Wellington Street West), St. Andrew's Playground, and McDonnell Square, which was set aside for a church (now known as Portugal Square and containing St. Mary's Roman Catholic Church). It was also at this time that King and Adelaide Street West were extended west of Spadina Avenue (then Brock Street), and Portland and Brant Streets were surveyed.

The District's residential properties contribute to its historic value, which relate to the District's period of residential development that followed the arrival of the railways to Toronto's waterfront in the 1850s. These residential properties are representative of the first wave of development within the District west of Peter Street following the dissolution of the Military Reserve. Those residential properties that remain survived the second wave of development, which was associated with manufacturing and industry, at which time many of the District's residential properties were converted for light industrial use, demolished and consolidated.

The District's association with manufacturing and the role it played in Toronto's economic prosperity during the early-20th century further contribute to its historic value, particularly after the Great Fire of 1904 which destroyed the manufacturing area located east of the District, around Front and Bay Street. Manufacturing and light industry developed primarily, but not exclusively, along King Street West (1900-1920), Spadina Avenue (1900-1945), and Camden Street (1950-1955). One notable exception to the developing manufacturing activity in the District was the construction of the Royal Alexandra Theatre in 1906-7 directly across from the Lieutenant Governor's residence (demolished) on King Street West.

The regeneration and reinvestment that occurred within the district following the implementation of the planning policy framework set out in the King-Spadina Secondary Plan (1996) contributes to the Districts' historic value as it signalled a new approach to planning in the downtown core that permitted a range of commercial, cultural and residential uses. This new planning framework recognized and valued the District's heritage resources as well, supporting the conservation of buildings and encouraging contextual new development to reinforce the area's historic character. The unprecedented success of the regeneration policies has had a significant impact upon the District, both by encouraging the adaptive reuse and retention of heritage properties and by re-defining the District as a mixed-use area with a range of residential, commercial and institutional properties.

The District's design value is seen in its collection of late-19th and early-20th century residential and commercial buildings. Residential properties within the District represent a variety of architectural styles.

employed in Toronto in the latter half of the 19th century, primarily Toronto Bay-n-Gable, Second Empire, Queen Anne and High Victorian Gothic. Commercial properties within the District represent a variety of architectural styles as well, primarily Commercial, Conservative Renaissance Revival, Renaissance Revival, Edwardian Classical and Mid-Century Modern. Recent development (primarily condominiums) has generally sought to reflect and complement the design of the District's commercial buildings at street level, while smaller infill projects and additions have generally contributed to the District's commercial warehouse design character.

The District's interrelated network of streets and laneways contribute to its design value, reflective of the District's periods of residential and commercial development, some of which date to the 1837 Hawkins Plan. Throughout the period of significance the network of streets and laneways was modified as the area transitioned from residential to commercial and manufacturing uses, resulting in a unique juxtaposition of residential and commercial streets and laneways that reflect the evolution of the District and complement the adjacent contributing properties.

The District's resiliency to the changing landscape of manufacturing that began in the 1950s and which peaked in the 1970s, when manufacturers left King-Spadina for larger and less expensive sites in Toronto's suburbs and abroad, contributes to the District's social and community value. The refurbishment of the Royal Alexandra Theatre by Ed Mirvish in 1963 and the subsequent redevelopment of adjacent commercial buildings for entertainment and restaurant uses was an important statement in the vitality of the neighbourhood, and set a precedent for the future adaptive reuse of the District's commercial warehouse buildings. The District's

resiliency was largely supported by the unique built form and interior arrangement of its buildings, permitting innovative and creative adaptations unrelated to their original manufacturing use and ensuring the District's resiliency during a period defined by disinvestment in the downtown core.

The District's resiliency was supported by planning policy in 1996, when the City of Toronto approved a new planning framework by identifying King-Spadina as a 'Reinvestment Area' which relaxed land use restrictions, among other moves, premised in part on the conservation of the District's commercial buildings. As a result, property owners transformed the District by converting many of the 19th and early-20th century commercial and residential buildings into office, retail, institutional and residential spaces, as well as new development.. The planning permission and flexible built form inherent to the District's commercial properties also supported the development of the District into an entertainment hub, with a concentration of nightclubs bringing back social and cultural uses to the downtown core, attracting new tenants, businesses, residents and tourists to the area. This mixed-use revitalization and reinvestment continued through the 2000s with a number of new cultural venues and institutions relocating to the District.

The evolution of the District through the period of significance from primarily residential to commercial mixed-use resulted in the development of discrete character sub-areas whose built form and public realm have been informed by and reflect micro-factors that influenced the growth of the District. These character sub-areas support the District's contextual value, containing interrelated resources that, as a whole, define, support and maintain the District's history and sense of place. The evolution of the district can be ascertained through these sub-areas.

The District's contextual value is also supported by the planned views , some of which date from the 1837 Hawkins Plan and later civic enhancements. These include views between Clarence Square and Victoria Memorial Square, from Adelaide Street West to St. Mary's Church, and along Wellington Street West, Spadina Avenue and Duncan Street.

The District's network of laneways and streets support its contextual value as tangible and navigable links that provide opportunities for pedestrians to experience and understand the history and evolution of the District from residential through manufacturing and commercial use. The range of uses that the network of laneways facilitates, including servicing adjacent buildings and providing mid-block connections, contribute to the District's contextual value and support a sense of place, providing opportunities for the interpretation of the intact and lost historic buildings around which the network of laneways developed.

4.3 HERITAGE ATTRIBUTES

The cultural heritage value of the King-Spadina HCD is expressed by the following heritage attributes:

BUILT FORM

- The juxtaposition of lower-scale residential and commercial contributing properties with mid-rise commercial contributing properties
- The fine-grained streetscape pattern achieved through a combination of long and narrow historic lots and vertical articulation on commercial contributing properties
- The irregular streetwalls, with commercial contributing properties often built to the front lot lines juxtaposed with residential contributing properties that are generally setback from street
- The interruptions in streetwalls as a result of side lot setbacks between buildings
- The organization of residential and commercial properties into row, semi-detached or detached buildings
- The predominant use of brick masonry (red and buff), stone and terra cotta on the primary elevations of both residential and commercial contributing properties
- The predominant use of brick, stone, terracotta, metal and wood detailing around door and window openings, bays, roof lines, horizontal and vertical architectural features
- The **Residential Building Typology**, and its associated heritage attributes:
 - The use of the Toronto Bay-N-Gable, Second Empire, Queen Anne, and High Victorian Gothic architectural styles and their associated stylistic features
 - Rectangular plans, with narrow frontages and deep lots
 - A general 2 – 3 storey height
 - Primary elevations facing the street, generally setback from the front lot line
 - A general tripartite design, with defined base, mid-section and top
 - Entrances raised a quarter to a half storey above street level, with stairs, railings, porches and bays
 - The use of masonry ornamentation around door and window openings, often in polychromatic brick
 - The use of wood trim around door and window openings, porches, railings, bargeboard and rooflines
 - Early or original window and door features, including hardware, material, glazing, and the division of units
 - Gabled, mansard, and flat roofs, often with asphalt or slate cladding and structural and architectural features
 - Rear elevations backing onto laneways, setback from the rear property line
 - Historic paint colours

- The **Commercial Building Typology**, and its associated heritage attributes:
 - The use of the Commercial, Conservative Renaissance Revival, Renaissance Revival, Edwardian Classical, Art Moderne, Period Revival and Mid-Century Modern architectural styles, and their associated stylistic features
 - Square and rectangular plans, with varying widths and depths
 - A range of heights from 2 – 12 storeys
 - Symmetrical, orderly composition
 - Primary elevations that generally meet the front lot line, with visible side elevations that are setback from side lot lines and which may include fenestration
 - A general tripartite design, with defined base, middle and top
 - Vertical articulation, expressed through bays, window alignments, piers, and projections
 - Flat roofs with structural and architectural features
 - Entrances raised a quarter to a half-storey above street level
 - Regular rhythm of windows on all elevations visible from the public realm
 - Windows that are designed on visible elevations to express the functional purpose of each floor, and which may be embellished in shape, style or design

- The solid-to-void ratio of window to wall
- Early or original window and door features, including hardware, material, glazing, and the division of units
- Painted signage on side elevations, often directly on the masonry walls

PUBLIC REALM

- The network of laneways, which reflect the historic secondary circulation and service access routes and provide access to daylight between buildings and to the public realm
- The variation in the widths of right-of-ways, which reflect both grand civic designs and the evolution of the District from a residential area to a commercial and manufacturing district
- The District's archaeological resources
- The general view of contributing properties and parks from the public realm, which contributes to an understanding of the historic streetscape, civic design and evolution of the District over time
- The identified views of contributing properties and parks, which define a sense of place and support an understanding of the District's cultural heritage value
 - The view east from Victoria Memorial Square at Portland Street to Clarence Square, inclusive of the streetwall of contributing Commercial properties on the north side of Wellington Street West

- The view west from Victoria Memorial Square at Portland Street to the War of 1812 memorial, mounted headstones, trees and plantings
- The view west from the centre of Clarence Square to Victoria Memorial Square
- The view north from the centre of Clarence Square to the row of houses at 5-16 Clarence Square
- The view west from the southeast and northeast corners of Adelaide Street West and Portland Street to St. Mary's Church
- The view north from Duncan Street and King Street West of the commercial contributing properties on the east and west sides of Duncan Street
- The view north on Spadina Avenue from King Street West of the commercial contributing properties on the east and west sides of Spadina Avenue
- **Victoria Memorial Square**, a registered cemetery, and its associated heritage attributes:
 - The grassed, open space bounded by Wellington, Portland and Niagara Streets
 - Its pathways which provide access from all four corners of the park
 - Its public amenities, such as seating and tables
 - The War of 1812 Memorial designed by Walter Seymour Allward
 - The headstones, which have been conserved and mounted
- **Clarence Square**, and its associated heritage attributes:
 - The placement of the park on the east side of Spadina Avenue, which forms its boundary, with roadways named “Clarence Square” around the north, east and south perimeters
 - Its intact historic boundaries
 - Its relationship to the residential row of buildings adjacent to the north side of the park
 - Its frontage on Spadina Avenue
 - The mature deciduous tree canopy
 - The grassed, open spaces adjoining the pathways
 - The series of axial pathways across Clarence Square to Spadina Avenue (west) and Wellington Street West (east)
 - Its public amenities, such as seating
 - The provincial plaque commemorating Alexander Dunn near the west entrance to the park on Spadina Avenue
- **St. Andrew's Playground**, and its associated heritage attributes:
 - Its relationship to 505 Richmond Street West
 - its frontage on Adelaide Street West and Brant Street
 - the mature deciduous tree canopy
 - the grassed, open space

- Its pathways, providing a shortcut between Adelaide Street West and Brant Street
- its public amenities such as seating and playground structures

CHARACTER SUB-AREAS

St. Andrew's

- The general 2 – 5 storey scale of contributing properties
- The transition of historic building scale from mid-rise commercial properties in the east to low-rise residential properties in the west
- The concentration of residential row properties on Portland Street, Adelaide Street West, Richmond Street West and Adelaide Place
- The former Brant Street Public School and its relationship to the adjacent school yard
- The former Waterworks building and its relationship to St. Andrew's Playground
- The remnants of the 1837 Hawkins Plan, as evidenced in the remaining residential properties, the network of laneways and undivided blocks.
- The setback of residential row properties from the front lot lines
- St. Andrew's Playground

Wellington Place

- The general 2-6 storey scale of contributing Commercial properties along Wellington Street West, with 2-3 storey residential properties on Clarence Square and Stewart Street
- The narrow deep lots on the north side of Wellington Street West, with frontages of 15 – 20 metres and depths of 65 – 70 metres
- The deep setbacks of residential properties on Wellington Street West, reflective of its historic and original use as a residential promenade
- The predominant use of red and buff brick masonry with stone or precast detailing
- The wide (46 metre) right-of-way of Wellington Street West, reflective of the grand Georgian civic design for Wellington Place as a connection between the two parks
- The landscaped front yards of the residential properties on Clarence Square, which contribute to the park edge
- Clarence Square and Victoria Memorial Square

Spadina Avenue

- Commercial detached properties with streetwalls that meet the front property line but are generally setback from side property lines, with windows visible on all four elevations
- The general ratio of streetwall height to the right-of-way, with most streetwalls lower than the right-of-way
- The visibility of side elevations in angular street views
- Large floor-to-floor heights, with extra large ground floor heights expressed through the articulation and embellishment of building elevations
- Distinct tripartite design, with articulated bases at street level with formal entrances
- The two landmark buildings at the corner of Spadina Avenue and Adelaide Street West, ten to twelve storeys tall, capped with masonry penthouse structures with steep sloped pyramidal roofs that act as a portal landmark at the centre of the “Garment District” and define the character sub-area
- The wide right-of-way on Spadina Avenue (40.2 metres) reflective of grand civic designs and the historic importance of Spadina Avenue

Duncan Street

- The concentration of commercial properties on Duncan Street, with a consistent streetwall defined by a general height of 4 – 8 storeys, strong horizontal articulation created by regular floor-to-floor dimensions, rooflines with defined parapets and cornices, and side walls visible from the public realm
- The view north from north of King Street West to the terminus of Duncan Street at Queen Street West



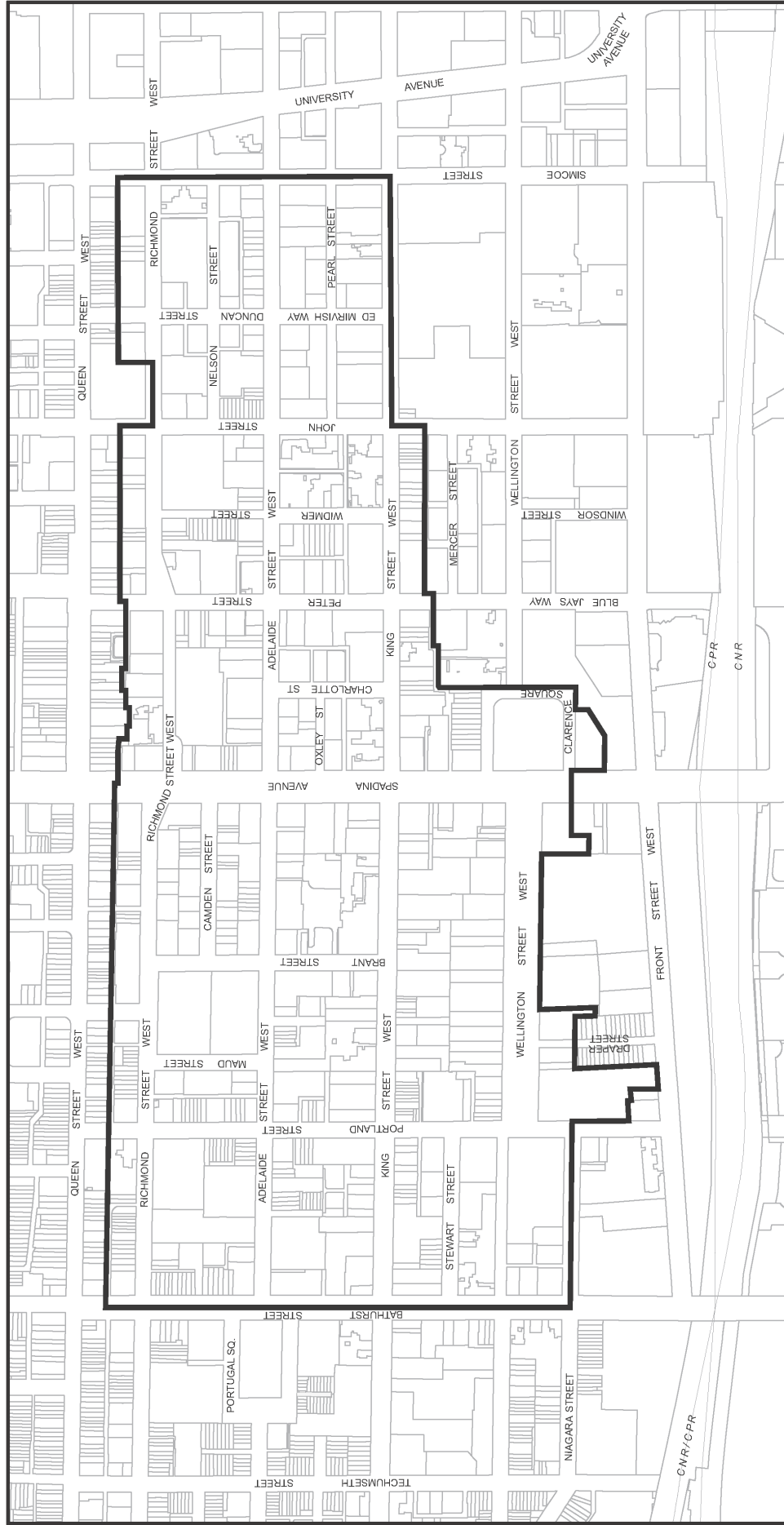
5.0 District Boundary and Resources

- 5.1 District Boundary
- 5.2 Building Typologies
- 5.3 Contributing and Non-Contributing Properties
- 5.4 Network of Laneways
- 5.5 Character Sub-Areas
- 5.6 Parks
- 5.7 Archaeological Resources

5.1 DISTRICT BOUNDARY

The delineation of the District boundary has been informed by the findings of the Study, community consultation, and the identification and refinement of the District's cultural heritage value. The boundary has increased from the initial Study Area to include both sides of Bathurst Street and Adelaide Street West. At the conclusion of the Study, it was recommended to proceed with two HCDs – an 'entertainment' district, and a 'cultural' district. Through the course of the Plan phase the two districts were combined. The boundary for the District includes:

- The 4 Character Sub-Areas, which contribute to an understanding of the District's evolution and cultural heritage value
- Properties that contain buildings that reflect the District's Building Typologies
 - Residential Building Typology
 - Commercial Building Typology, including two sub-categories:
 - Detached
 - Row
- The District's historic parks, which reflect the civic design of the District and provide valued open space:
 - Clarence Square
 - Victoria Memorial Square
 - St. Andrew's Playground
- The network of laneways which speak to the evolution of the District from a residential to commercial and manufacturing area



Proposed Plan Area

Proposed King-Spadina
Heritage Conservation District



Proposed Plan Boundary



Not to Scale
June 2017

5.2 BUILDING TYPOLOGIES

The King-Spadina HCD Study identified two building typologies – Row and Industrial / Commercial buildings.

For the purposes of clarity these typologies were refined during the initial stages of the Plan's development into distinct groups – Residential, Commercial, Institutional and Public Works and Utilities. As described in the Statement of Cultural Heritage Value, the residential and commercial typologies are the dominant forms for which specific policies and guidelines have been prepared. As a result, the final HCD Plan recognizes two Building Typologies – Residential and Commercial. The Commercial Building Typology was sub-divided into two sub-categories – detached and row.

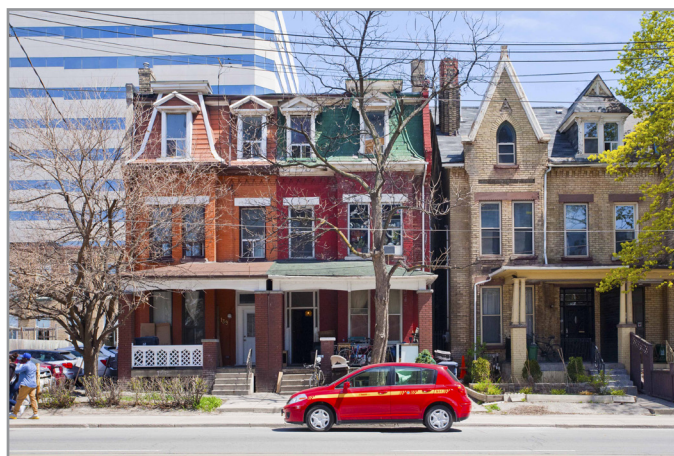
The naming convention for the Building Typologies is based on the original use of the building that informed its built form.

5.2.1 Residential Building

There are examples of the Residential Building Typology found throughout the District with concentrations along John Street, Widmer Street, Clarence Square, Portland Street, Stewart Street and Adelaide Place. These properties generally range in date of construction from 1858-1905. Typical stylistic treatments for these buildings include Toronto Bay-n-Gable, Second Empire, Queen Anne Revival and High Victorian Gothic. While there are a few examples of detached residential properties, examples of semi-detached and row are more numerous.

Residential Building Typology properties are among the oldest in the District, and are very, to somewhat, intact. Where these buildings have survived on their own, conservation of their exterior form, design, material and craftsmanship is very important; when these buildings are adjacent to one another, they demonstrate the continuous nature of the Residential Building Typology.

There are similarities of exterior design in the Residential Building Typology. These similarities include form, defined masonry treatments, door, window and bay window design, decorative wood trim and well-composed bases, mid-sections and tops. The roof profiles of these buildings are distinctive aspects of their form; sometimes, there are original shingle treatments at roof and gables. Many buildings have raised basements and elaborated entrances with porches and stairs. Most are close to the street and enhance the experience and appreciation of the streetscape.



Representative example of the residential building typology



Residential Properties

Proposed King-Spadina
Heritage Conservation District



Proposed Plan Boundary



Residential Properties



Not to Scale
June 2017

5.2.2 Commercial Building

Commercial properties of the late 19th and early-20th centuries are numerous within the District. Early examples are of masonry construction and are generally 3 – 4 storeys in height. Later examples incorporate modern building techniques such as steel and concrete framing and are up to 12 storeys tall. These early modern structures have large windows and large open plan interiors with column structure. Many were outfitted with elevators and fireproofing measures, fire separations, and early sprinkler systems.

The Commercial Building Typology includes storefront, warehouse, manufacturing and office buildings that range in date of construction from 1833 to the 1950s. Typical stylistic treatments for these buildings include Commercial, Conservative Renaissance Revival, Renaissance Revival, Edwardian Classical and Mid-Century Modern. The District also includes examples of Art Moderne, Period Revival, and Second Empire commercial properties. The Commercial Building Typology has been categorized based on built form as row or detached.

Commercial Row properties with storefronts along King Street West dating from 1858 to 1910 are significant to the District's cultural heritage value and reflect the District's early commercial "main street" development. They contain important heritage attributes including masonry detailing and colour, window placement and shape, and roof profile.

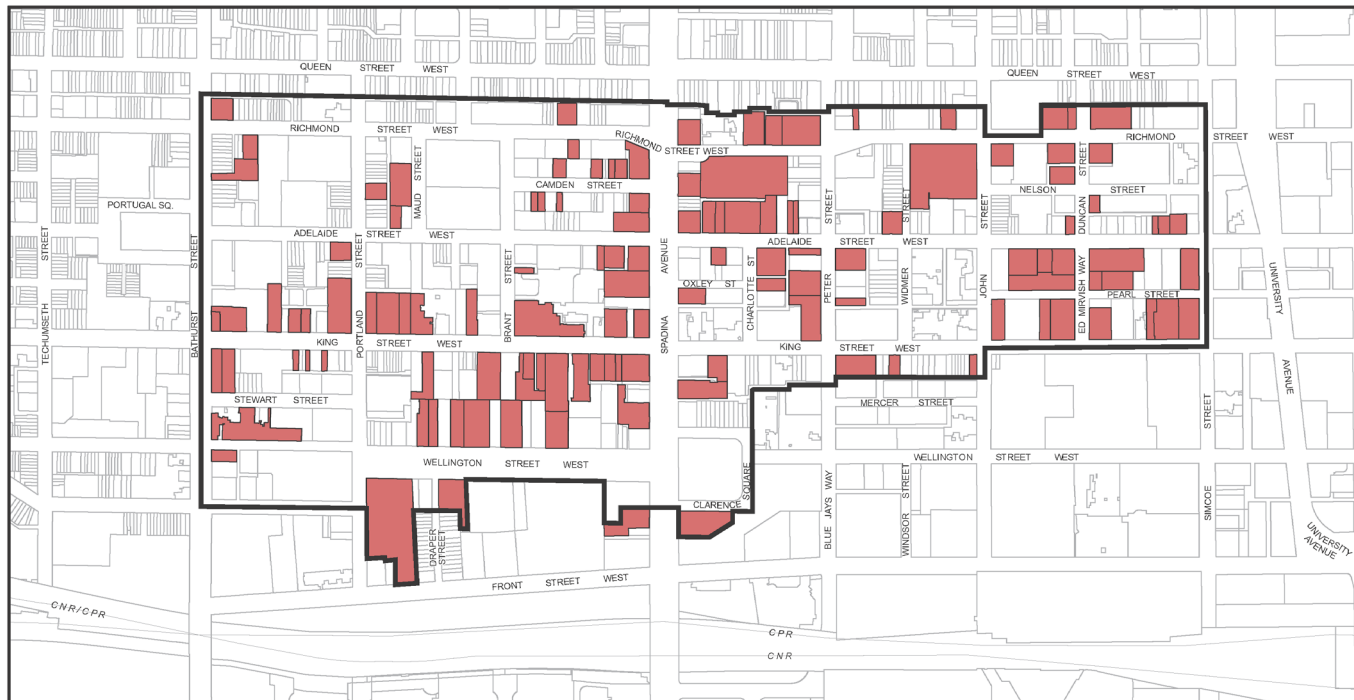
Commercial Detached properties date from 1833 through the 1950s. Some are modest, while others were designed to reflect the prestige of the owner and/or attract tenants through their scale, massing, form, architectural design and craftsmanship. The stylistic influences range from Second Empire, Renaissance Revival, Edwardian Classical, Queen Anne, Commercial style, and Art Moderne. The conservation of the Commercial Detached properties within the District as whole buildings, including their three-dimensional integrity, is key in ensuring the ability to understand their historic use, contribution to the streetscape and the District's cultural heritage value.



Representative example of the commercial row building typology



Representative example of the commercial detached building typology

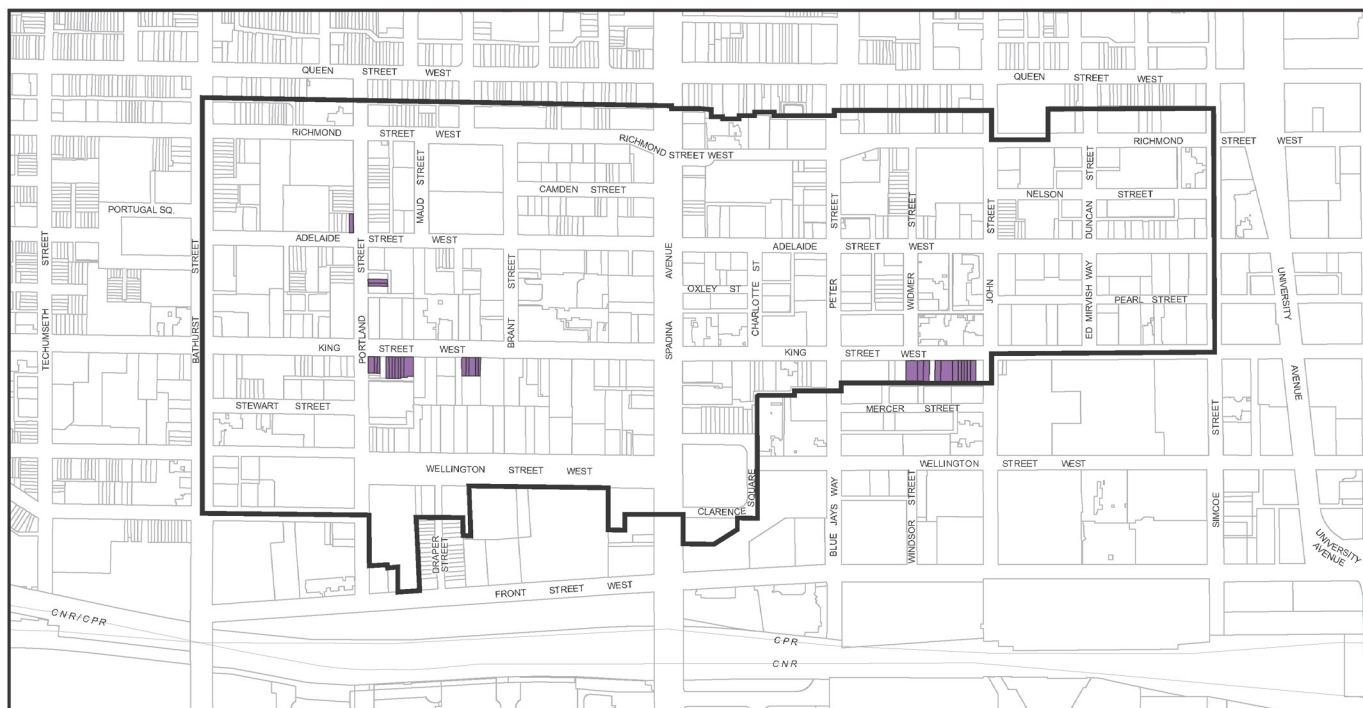


Toronto
Commercial Detached Properties

Proposed King-Spadina
Heritage Conservation District

Proposed Plan Boundary Commercial Detached Properties

↑
Not to Scale
June 2017



Toronto
Commercial Row Properties

Proposed King-Spadina
Heritage Conservation District

Proposed Plan Boundary Commercial Row Properties

↑
Not to Scale
June 2017

5.3 CONTRIBUTING & NON-CONTRIBUTING PROPERTIES

All properties within the District are designated under Part V of the OHA. For the purposes of this Plan and in accordance with *HCDs in Toronto*, each property has been classified as either being contributing or non-contributing to the District's cultural heritage value. This classification provides the basis for the policies and guidelines within the Plan, which recognize that a higher standard of conservation must be applied to contributing properties.

A contributing property is defined as “a property, structure, landscape element or other feature of an HCD that supports the identified significant culture heritage values, character and integrity of the district.” A non-contributing property, in contrast, is “a property, structure, landscape element or feature of a district that does not support the overall cultural heritage values, character and integrity of the district.”

To determine which properties contribute to the District, all properties were evaluated against the Statement of Cultural Heritage Value, and the period of significance (1880s to 1940s). The identified design, contextual, social and community values of the District provided the framework against which each property was evaluated.

All properties with a date of construction within the period of significance, as well as all properties listed on the Heritage Register and designated under Part IV of the OHA, were identified as contributing properties. Properties constructed prior to or following the period of significance and which are not listed on the Heritage Register or designated under Part IV of the OHA were identified as non-contributing properties.

After this preliminary assessment, the identified contributing properties were evaluated individually to determine:

- whether they support the Statement of Cultural Heritage Value
- whether their integrity was substantially compromised, no longer supporting the Statement of Cultural Heritage Value

Non-contributing properties were evaluated individually to determine:

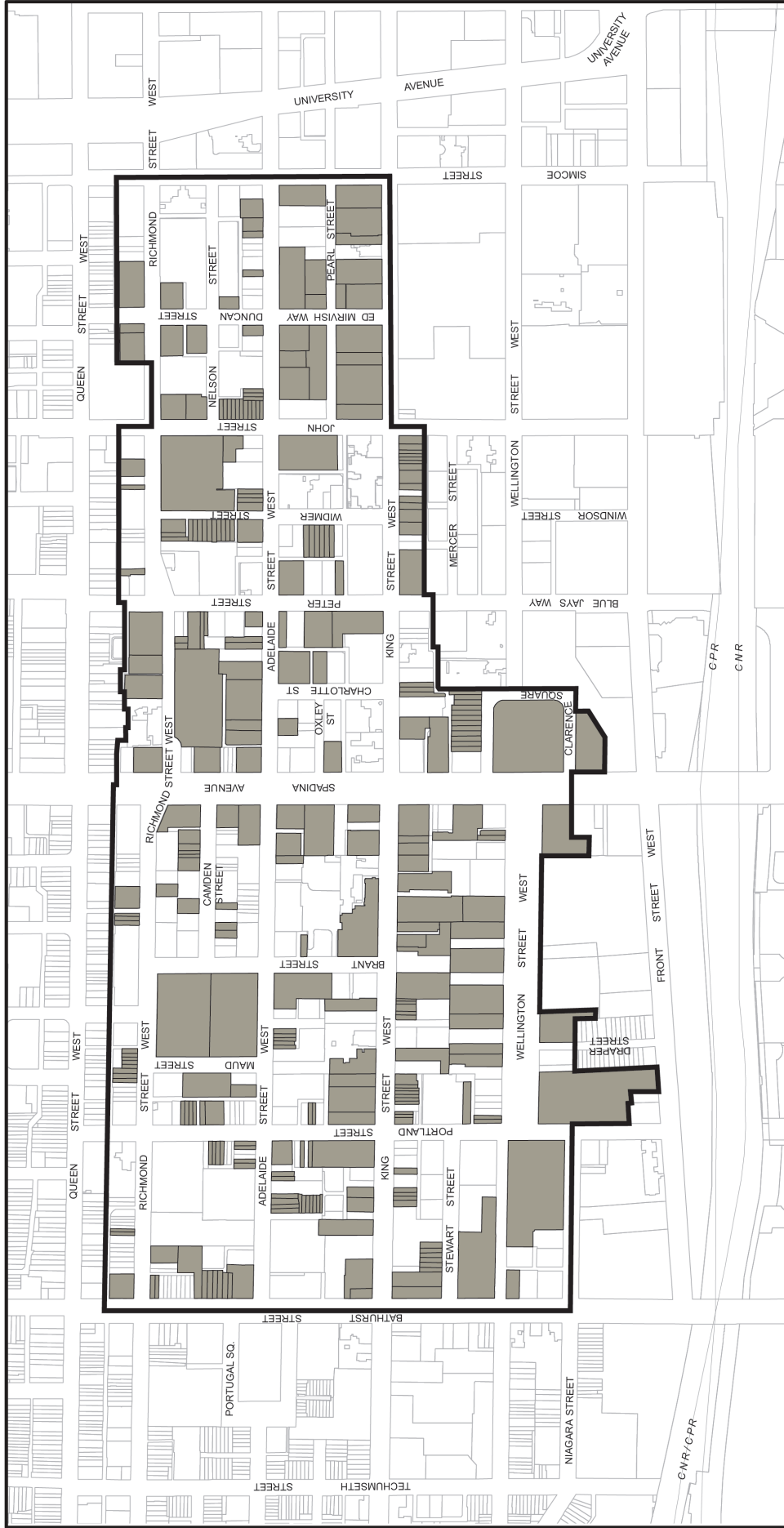
- If there were properties outside the period of significance that supported the Statement of Cultural Heritage Value

While non-contributing properties do not individually contribute to the heritage character of the District, their proximity to and evolution alongside contributing properties gives them the potential to significantly impact the heritage character of neighbouring properties and the District as a whole.

5.3.1 Field Survey Review

In August 2016, City Staff re-examined the study area against the survey work completed in 2013/2014, updating property photos where necessary and confirming the integrity of contributing properties. Since the initial survey was completed, three properties identified as contributing had been demolished. They were subsequently removed from the Index of Contributing Properties. The review also included research and a survey of the network of laneways in order to update the map and inform the development of policies and guidelines.

The Index of Contributing Properties and List of Non-Contributing Properties can be found in Appendices C and E. Appendix D contains the statement of contribution for each contributing property.



Contributing Properties



Proposed Plan Boundary



Contributing Properties



Not to Scale
June 2017

Proposed King-Spadina Heritage Conservation District

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.

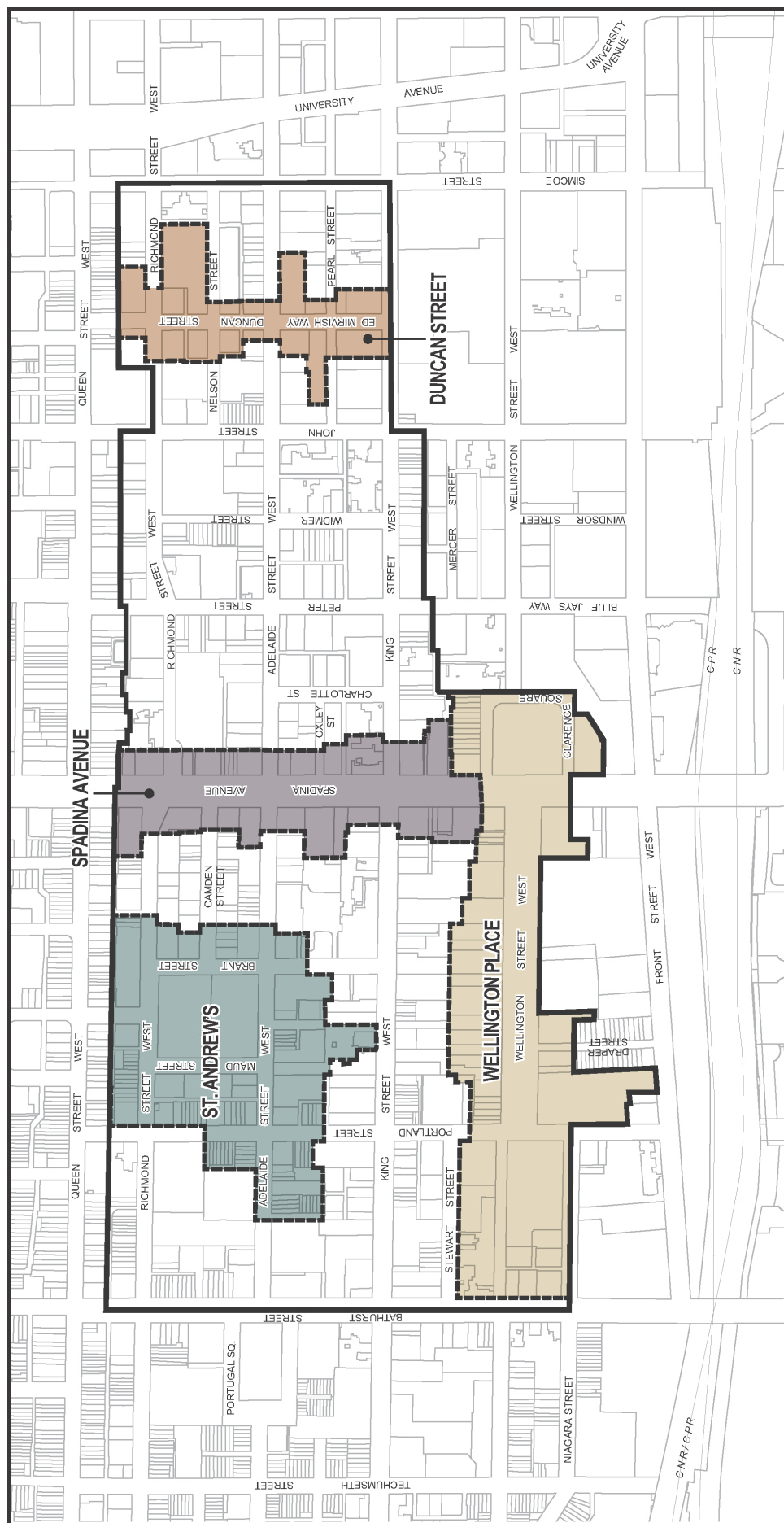
Within the district four Character Sub-Areas have been identified as being representative of these periods of change, and are central in understanding and appreciating the cultural heritage value of the District.

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

Proposed King-Spadina Heritage Conservation District



Character Sub-areas



Proposed Plan Boundary



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