

**TE33.21 - CONFIDENTIAL APPENDIX A TO CONFIDENTIAL ATTACHMENT 1 -  
made public on July 9, 2018**

#	Design Criteria	Historic Yonge Street Heritage Conservation District Plan: Existing Policy / Guideline	North Downtown Yonge Area-Specific Policy No. 382 (OPA 183): Existing Policy	Proposed Harmonization Approach
1.	Tower setback from Yonge Street	No change to Historic Yonge Street HCD; see staff report entitled North Downtown Yonge Site and Area-Specific Policy No. 382 (Official Plan Amendment 183) – Request for Direction, dated May 14, 2018		
2.	Tower setback from a flanking street on a contributing property	No change to Historic Yonge Street HCD; see staff report entitled North Downtown Yonge Site and Area-Specific Policy No. 382 (Official Plan Amendment 183) – Request for Direction, dated May 14, 2018		

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3.	Angular plane from a flanking street on a contributing property	<p><i>Policy 5.8.2</i></p> <p>Design vertical additions or alterations to a contributing property so they do not breach a 75 degree angular plane measured at the height specified below for each Character Area and measured from each elevation of a building adjacent to and parallel with a street within HYCHD.</p> <p>- The 75 degree angular plane applies to all streets within HYHCD</p> <p>- The 75 degree angular plane will be measured from the following heights:</p> <p>Historic Yonge Street Character Area, St. Nicholas Village Character Area, and Residential Pockets Character Area: 12 metres.</p> <p>College/Carlton Character Area: 16 metres</p>	Not specified	<p><i>Revise OPA 183 Policy 5.3.9 to specify angular plane requirement from flanking side streets on contributing properties</i></p> <p>see staff report entitled North Downtown Yonge Site and Area-Specific Policy No. 382 (Official Plan Amendment 183) – OMB Pre-Hearing – Request for Direction, dated May 14, 2018</p> <p><i>Revise HYHCD Policy 5.8.2</i></p> <p>Design vertical additions or alterations to a contributing property so they do not breach a 75 degree angular plane measured at a height of 18m from each building elevation fronting the following streets:</p> <p>- Yonge Street, College Street, Carlton Street, Irwin Street, and the north side of St. Joseph Street</p>

4.	Tower step-back from a flanking street on a non-contributing property (i.e. not a heritage property)	<p><i>Policy 6.4.3</i></p> <p>Design new development or additions to a non-contributing property to conserve the streetwall and three dimensional character of contributing properties in their Character Area.</p> <ul style="list-style-type: none"> <li>- Historic Yonge Street Character Area: Any portion of new development and/or additions taller than 12m above grade must step back a minimum of 10m from any property lot line adjacent to a street, for the entirety of the façade of the development including its balconies.</li> <li>- College/Carlton Character Area: any portion of new development and/or additions taller than 16m above grade must step back a minimum of 10m from any property lot line adjacent to a street, for the entirety of the façade of the development including its balconies.</li> <li>- St. Nicholas Village Character Area and Residential Pockets Character Area: Any portion of new development and/or additions taller than 12m above grade must step back a minimum of 10m from any property lot line adjacent to a street plus:</li> </ul>	Not specified	<p><i>Revise HYHCD Policy 6.4.3</i></p> <p>Design new development or additions to a non-contributing property to conserve the streetwall and three dimensional character of contributing properties in the Historic Yonge Street and College/Carlton Street Character Areas.</p> <ul style="list-style-type: none"> <li>- Historic Yonge Street Character Area: Any portion of new development and/or additions taller than 12m above grade must step back a minimum of 10m from any property lot line fronting Yonge Street, for the entirety of the façade of the development including its balconies.</li> <li>- College/Carlton Character Area: any portion of new development and/or additions taller than 16m above grade must step back a minimum of 10m from any property lot line fronting College/Carlton Streets, for the entirety of the façade of the development including its balconies.</li> <li>- Additional stepback distances beyond 10m may be determined where the minimum stepback does not conserve the values and attributes of adjacent properties.</li> </ul>
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		<ul style="list-style-type: none"> <li>- the average distance between roof ridge lines and building fronts of adjacent contributing properties</li> <li>- and, the average setback distance of adjacent contributing properties.</li>   <li>- These setbacks apply to the entirety of the façade of the development including its balconies.</li>   <li>- 10m setbacks apply to all property lines that are adjacent to a street, including Yonge Street and all streets intersecting with it.</li>   <li>- Additional setback distances beyond 10m may be determined where the minimum setback does not conserve the values and attributes of adjacent properties.</li> </ul>		

5.	Angular plane from a flanking street on a non-contributing property	<p><i>Policy 6.4.4</i></p> <p>New development or additions to a non-contributing property are subject to a 75 degree angular plane measured at the height appropriate for each Character Area and from each elevation of a building adjacent to and parallel with a street within HYHCD as set out below.</p> <ul style="list-style-type: none"> <li>- The 75 degree angular plan [sic] applies to all streets within HYHCD.</li> <li>- If there is no existing building on the property in question, then the 75 degree angular plane will be measured from each property line adjacent to and parallel with a street that is within HYHCD.</li> <li>-The 75 degree angular plane will be measured at the following heights: <ul style="list-style-type: none"> <li>- Historic Yonge Street Character Area, St. Nicholas Village Character Area, Residential Pockets Character Area: 12m above grade, as defined by the applicable zoning by-law.</li> <li>- College/Carlton: 16m above grade, as defined by the applicable zoning by-law.</li> </ul> </li> </ul>	Not specified	<p><i>Revise HYHCD Policy 6.4.4</i></p> <p>New development or additions to a non-contributing property are subject to a 75 degree angular plane measured at from a height of 18m from each building elevation fronting the following streets:</p> <ul style="list-style-type: none"> <li>- Yonge Street, College Street, Carlton Street, Irwin Street, and the north side of St. Joseph Street</li> <li>- If there is no existing building on the property in question, then the 75 degree angular plane will be measured from a height of 18m at any property line fronting Yonge Street, College Street, Carlton Street, Irwin Street, and the north side of St. Joseph Street</li> </ul>
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6.	Starting point (i.e. elevation) for a 75-degree angular plane	<p><i>Policy 6.4.4</i></p> <p>New development or additions to a non-contributing property are subject to a 75 degree angular plane measured at the height appropriate for each Character Area and from each elevation of a building adjacent to and parallel with a street within HYHCD as set out below.</p> <ul style="list-style-type: none"> <li>- The 75 degree angular plan [sic] applies to all streets within HYHCD.</li> <li>- If there is no existing building on the property in question, then the 75 degree angular plane will be measured from each property line adjacent to and parallel with a street that is within HYHCD.</li> <li>-The 75 degree angular plane will be measured at the following heights: <ul style="list-style-type: none"> <li>- Historic Yonge Street Character Area, St. Nicholas Village Character Area, Residential Pockets Character Area: 12m above grade, as defined by the applicable zoning by-law.</li> <li>- College/Carlton: 16m above grade, as defined by the applicable zoning by-law.</li> </ul> </li> </ul>	<p><i>Policy 5.3.9</i></p> <p>...Buildings higher than 18 metres may only be permitted if:</p> <p>a) no part of the building is located above the angular plane drawn from the Yonge Street lot line, commencing at a height of 18 metres above the street level, and then angling upwards at an angle of 75 degrees away from Yonge Street over the site;</p>	<p><i>Revise HYHCD Policy 5.8.2</i></p> <p>Design vertical additions or alterations to a contributing property so they do not breach a 75 degree angular plane measured from a height of 18m from each building elevation fronting the following streets:</p> <ul style="list-style-type: none"> <li>- Yonge Street, College Street, Carlton Street, Irwin Street, and the north side of St. Joseph Street</li> </ul> <p><i>Revise HYHCD Policy 6.4.4</i></p> <p>New development or additions to a non-contributing property are subject to a 75 degree angular plane measured at a height of 18m from each building elevation fronting the following streets:</p> <ul style="list-style-type: none"> <li>- Yonge Street, College Street, Carlton Street, Irwin Street, and the north side of St. Joseph Street</li> <li>- If there is no existing building on the property in question, then the 75 degree angular plane will be measured from a height of 18m at any property line fronting Yonge Street, College Street, Carlton Street, Irwin Street, and the north side of St. Joseph Street</li> </ul>
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7.	Maximum street wall height on Yonge Street for a non-contributing property	No change to Historic Yonge Street HCD; see staff report entitled North Downtown Yonge Site and Area-Specific Policy No. 382 (Official Plan Amendment 183) –Request for Direction, dated May 14, 2018		
8.	Maximum Street wall height on Yonge Street and flanking streets for a contributing / heritage property	<p><i>HYHCD Plan Definition for Streetwall</i></p> <p>A characteristic of HYHCD's built form created by contiguous buildings built to the lot line and at a relatively consistent building height.</p>	Not specified	<p><i>Revise OPA 183 Policy 5.3.9 to clarify that the streetwall height of a contributing property is the building's existing streetwall</i></p> <p>see staff report entitled North Downtown Yonge Site and Area-Specific Policy No. 382 (Official Plan Amendment 183) – OMB Pre-Hearing – Request for Direction, dated May 14, 2018</p> <p><i>Revise HYHCD Plan Definition for Streetwall</i></p> <p>The streetwall is the portion(s) of the building fronting onto a street, forming a built form edge to the adjacent right-of-way.</p>