

Appendix "A" to Confidential Attachment # 1 – Policy Harmonization Strategy

#	Design Criteria	Historic Yonge Street HCD Plan: Existing Policy / Guideline	North Downtown Yonge Area-Specific Policy No. 382 (OPA 183): Existing Policy	Proposed Harmonized Policy / Guideline	Action
1.	<b>Tower setback from Yonge Street</b>	<p><u>Policy 5.8.1</u> Design vertical additions or alterations to a contributing property to step back a minimum of 10m from the elevation of the building on the contributing property that is front the street, for the entirety of the façade of the vertical addition, including any balconies.</p> <ul style="list-style-type: none"> <li>- setbacks of a minimum of 10m are required from all elevations of a building on a contributing property that are adjacent to a street, including Yonge Street and all streets that intersect with it.</li> </ul> <p><u>Policy 6.4.3:</u></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>- 10m setbacks apply to all property lines that are adjacent to a street, including Yonge Street and all streets intersecting with it.</li> </ul>	<p><u>Policy 5.3.6</u> Development / redevelopment must have:</p> <ul style="list-style-type: none"> <li>a) a minimum setback of 20 metres from the Yonge Street frontage property line to the tower portion of any tall building development, where heritage properties are present on site; and</li> <li>b) a minimum setback of 10 metres from the Yonge Street frontage property line to the tower portion of any tall building development, where there are no on-site heritage properties.</li> </ul>	<p><b>OPA 183:</b> <u>Revised Policy 5.3.6</u> Development / redevelopment must have:</p> <ul style="list-style-type: none"> <li>a) a minimum setback of 10 metres from the Yonge Street frontage property line to the tower portion of any tall building development;</li> </ul>	<p><b>Revise OPA 183 per HY HCD</b></p>

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2.	<b>Tower setback from a flanking street</b> (i.e. intersecting with Yonge Street) <b>on a contributing heritage property</b>	<p><u>Policy 5.8.1</u></p> <p>Design vertical additions or alterations to a contributing property to step back a minimum of 10m from the elevation of the building on the contributing property that is front the street, for the entirety of the façade of the vertical addition, including any balconies.</p> <p>- stepbacks of a minimum of 10m are required from all elevations of a building on a contributing property that are adjacent to a street, including Yonge Street and all streets that intersect with it.</p>	Not specified	<p><b>OPA 183:</b></p> <p><u>Revised Policy 5.3.6</u></p> <p>Development / redevelopment must have:</p> <p>b) a minimum setback of 10 metres from the street frontage property line to the tower portion of any tall building development on any heritage property that has frontage on a street that intersects with Yonge Street and is located within the Yonge Street Character Area.</p>	<b>Revise OPA 183 per HY HCD</b>

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3.	<b>Angular plane from a flanking street on a contributing heritage property</b>	<p><u>Policy 5.8.2</u></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> <ul style="list-style-type: none"> <li>- The 75 degree angular plane applies to all streets within HYHCD</li> <li>- The 75 degree angular plane will be measured from the following heights: <ul style="list-style-type: none"> <li>- Historic Yonge Street Character Area, St. Nicholas Village Character Area, and Residential Pockets Character Area: 12 metres.</li> <li>- College/ Carlton Character Area: 16 metres</li> </ul> </li> </ul>	Not specified	<p><b>OPA 183:</b></p> <p><u>Revised Policy 5.3.9</u></p> <p>...Buildings higher than 18 metres may only be permitted if:</p> <p>c) no part of the building on a heritage property that has frontage on Irwin Street or on the north side of St. Joseph Street penetrates a 75-degree angular plane measured from the street line commencing at a height of 18 metres above street level.</p> <p><b>HY HCD Plan:</b></p> <p><u>Revised Policy 5.8.2</u></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 18 metres from each elevation of a building 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>	<b>Revise both OPA 183 and HY HCD</b>

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4.	<p><b>Tower step-back from a flanking street on a non-contributing property</b> (i.e. not a heritage property)</p>	<p><u>Policy 6.4.3</u></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: <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> </ul> </li> <li>- These stepbacks apply to the entirety of the façade of the development including its balconies.</li> <li>- 10m stepbacks apply to all property lines that are adjacent to a street, including Yonge Street and all streets intersecting with it.</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>	Not specified	<p><b>HY HCD Plan:</b></p> <p><u>Revised Policy 6.4.3</u></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 adjacent to 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 adjacent to 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>	<p><b>Revise HY HCD per OPA 183</b></p>

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5.	<b>Angular plane from a flanking street on a non-contributing property</b>	<p><u>Policy 6.4.4</u></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><b>HY HCD Plan:</b></p> <p><u>Revised Policy 6.4.4</u></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 building elevation fronting the following streets:</p> <ul style="list-style-type: none"> <li>- Yonge Street, College Street and Carlton Street</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 Yonge Street, College Street and Carlton Street.</li> </ul>	<b>Revise HY HCD per OPA 183</b>

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6.	Starting point (i.e. elevation) for a 75-degree angular plane	<p><u>Policy 6.4.4</u></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><u>Policy 5.3.9</u></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, <u>commencing at a height of 18 metres above the street level</u>, and then angling upwards at an angle of 75 degrees away from Yonge Street over the site;</p>	<p><b>HY HCD Plan:</b></p> <p><u>Revised Policy 5.8.2</u></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> <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><u>Revised Policy 6.4.4</u></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> </ul> <p>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</p>	<p><b>Revise HY HCD per OPA 183</b></p>

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7.	<b>Maximum street wall height on Yonge Street for a non-contributing property</b>	<p><u>Policy 6.4.3</u></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: <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> </ul> </li> </ul>	<p><u>Policy 5.3.1</u></p> <p>Development / redevelopment must create a consistent street wall along Yonge Street to a maximum height of 18 metres or 4 storeys.</p>	<p><b>OPA 183:</b></p> <p><u>Revised Policy 5.3.9</u></p> <p>On Yonge Street:</p> <ul style="list-style-type: none"> <li>a) within the entire Height Core Area and within the Height Transition Area on the west side of Yonge Street, any portion of new development and/or additions taller than 12 metres above grade must be set back a minimum of 10 metres from the Yonge Street property line for the entirety of the façade of the development including its balconies.</li> <li>b) within the entire Height Peak Area and within the Height Transition Area on the east side of Yonge Street, any portion of new development and/or additions taller than 16 metres above grade must be set back a minimum of 10 metres from the Yonge Street property line for the entirety of the façade of the development including its balconies.</li> </ul>	<p><b>Revise OPA 183 per HY HCD</b></p>

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8.	<b>Maximum Street wall height on Yonge Street and flanking streets for a heritage property</b>	<p><u>HYHCD Plan Definition for Streetwall</u></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><b>OPA 183:</b></p> <p><u>Revised Policy 5.3.9</u></p> <p>On Yonge Street:</p> <p>c) Despite a) and b) above, the maximum street wall height for a heritage property is the street wall height of the existing building.</p> <p><b>HY HCD Plan:</b></p> <p><u>Revised Policy 6.4.4</u></p> <p>The streetwall is the portion(s) of the building immediately fronting onto a street, forming a built form edge to the adjacent right-of-way.</p>	<b>Revise both OPA 183 and HY HCD</b>