

CC44.4 - CONFIDENTIAL ATTACHMENT # 2

Clarity of Language Revisions

#	HCD Plan Section	Current Language in HCD Plan	Proposed Clarity of Language Revisions
1.	<p>Table of Contents (clerical revisions)</p>	<p>69 6.0 Heritage Conservation District Plan 69 6.1 Objectives of Heritage Conservation District Plan 69 6.2 Statement of District Significance 69 6.2.1 Description of the District's Location and Boundaries 70 6.2.2 Statement of Cultural Heritage Value and Interest 71 6.2.3 District Heritage Character Statement 72 6.2.4 Description of Heritage Attributes of the District</p>	<p>69 6.0 Heritage Conservation District Plan 69 6.1 Objectives of Heritage Conservation District Plan 69 6.2 Statement of District Significance 69 6.2.1 Description of the District's Location and Boundaries 70 6.2.2 Statement of Cultural Heritage Value 72 6.2.3 Description of Heritage Attributes</p>
2.	<p>Section 6.1 Objectives of Heritage Conservation District Plan (revisions for consistency of language with other recently designated HCDs in Toronto and Ontario Heritage Act)</p>	<p>The chief objectives of this HCD Plan are:</p> <ul style="list-style-type: none"> • to provide a Statement of Cultural Heritage Value and Heritage Attributes of Madison Avenue • to provide methods by which the residents and the City of Toronto can effectively protect and restore this character and fabric; • to provide guidelines for conservation of the heritage fabric, and restoration of lost features in both the public and private realm; • to provide design guidelines which clearly define appropriate change, whether it is for altering existing buildings or for new construction, in the District; • to provide design guidelines for the streetscape to strengthen its heritage character; and • to recommend efficient implementation and management procedures 	<p>Statement of Objectives</p> <p>The overall objective of the Madison Avenue District HCD Plan 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, contextual, design, social and community values.</p> <p>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.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 1. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes. 2. Conserve, maintain and enhance the overall soft landscaped, residential streetscape character of the District with generous front yard setbacks and a collection of 2-3 storey house-form buildings

			<p>displaying a range of architectural styles.</p> <ol style="list-style-type: none"> 3. Conserve the legibility of the District's "Toronto Annex" streetscape, with a concentration of Annex Style houses and a variety of other architectural expressions. 4. Conserve the physical form, scale and architectural features of the range of residential architectural styles of contributing properties found in the District, including (but not limited to) Toronto "Bay-N-Gable", Romanesque Revival, Richardsonian Romanesque, Queen Anne, Annex Style, Arts and Crafts, and Edwardian Classicism / Modified Four Square. 5. Conserve and enhance contributing properties, Part IV designated properties and listed properties within the District. 6. Conserve the predominant scale and built form pattern of the District. 7. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District. 8. Ensure that new development and additions conserve and enhance the cultural heritage value of the District, particularly with respect to scale, public realm and the general pattern of the built form. 9. Encourage high quality architecture in the design of new development, additions and alterations that is complementary to the District's cultural heritage value. 10. Conserve and enhance views of contributing properties from the
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<p>3.</p>	<p>Section 8.1: Overview</p> <p>(revisions to clarify that the Plan does not force repairs or upgrades)</p>	<p>Establishing a Heritage Conservation District (HCD) arrests the erosion of the heritage attributes of the District, and marks the beginning of a gradual process of incremental change to reverse damage that has occurred. As individual owners or public agencies are in a position to undertake change, the District Guidelines assist in ensuring that change contributes to the protection and rehabilitation of the heritage fabric of the District. Over time, an accrual of small changes creates gradual improvement in the heritage character.</p> <p>The regulation of the District creates a stable environment in which owners can make appropriate investments in their properties with certainty.</p>	<p>Establishing a Heritage Conservation District (HCD) arrests the erosion of the heritage attributes of the District, and marks the beginning of a gradual process of incremental change to reverse damage that has occurred. As individual owners or public agencies are in a position to undertake change, the District Guidelines assist in ensuring that change contributes to the protection and rehabilitation of the heritage fabric of the District. Over time, an accrual of small changes creates gradual improvement in the heritage character.</p> <p>The regulation of the District creates a stable environment in which owners can make appropriate investments in their properties with certainty. Section 45.1 of the <i>Ontario Heritage Act</i>, together with section 15.1 of the <i>Building Code Act, 1992</i> provide a mechanism to ensure repair of deteriorating property should that be necessary and it is not the intent of these policies and guidelines to be applied retroactively to require repairs, restoration of lost features or upgrades. Instead, these policies and guidelines are to ensure that when work is undertaken it complements the heritage attributes of the Plan area. Repairs to contributing properties, required to be carried out in accordance with current codes and standards pertaining to health, safety, security, accessibility and sustainability, shall strive to conserve the cultural</p>

			heritage value and heritage attributes of the District and the integrity of the contributing property.
4.	<p>Section 8.1: Overview</p> <p>(revisions to provide clarity regarding the reference to external documents)</p>	<p>The City of Toronto has adopted the Standards and Guidelines for the Conservation of Historic Places in Canada and these will be applied in conjunction with the Heritage Conservation District Guidelines.</p> <p>The Heritage Conservation District Guidelines are informed by and consistent with the policies found in Heritage Conservation Districts in Toronto – Procedures, Policies and Terms of Reference, City of Toronto, January 2012.</p>	<p>The policies and guidelines presented in Section 8.0 are based on the following guiding principles. These principles express federal and provincial direction on heritage conservation. The “Standards” identified in Parks Canada’s document, Standards and Guidelines for the Conservation of Historic Places (2010), are followed by the 8 Guiding Principles in the Conservation of Built Heritage Properties, issued by the Ontario Ministry of Culture in 2007. The Standards and Guidelines have been adopted by Toronto City Council as the guiding document for heritage properties. The policies and guidelines in the following sections build on the foundation of these guiding principles, and articulate how these principles will be applied within the unique context of the Madison Avenue HCD. As per HCD Policy 10 of HCDs in Toronto – Procedures, Policies and Terms of Reference, 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 the HCD, along with the policies laid out in the following sections of the HCD Plan.</p>
5.	<p>Section 8.9 Zoning in the District</p> <p>(revisions to clarify that the HCD Plan does not intend to prohibit rezoning applications)</p>	<p>As discussed in Part I: Study, Madison Avenue: Zoning Analysis in and Adjacent to the District (4.1.3), the current zoning with height limit of 12m and 1x floor space index is appropriate for the area, permitting buildings of similar scale to those in the District.</p> <p>Rezoning of property in the District for higher densities and/or additional height will not be permitted.</p>	<p>As discussed in Part I: Study, Madison Avenue: Zoning Analysis in and Adjacent to the District (4.1.3) the scale of the zoning as set out in Zoning By-law 438-86 at the time of enactment of this Plan, being a height limit of 12 metres and densities that range from 1x lot area for residential uses and from 1.5x to 2x lot area for commercial land uses, is compatible with the existing heritage fabric. Rezoning of property in the District for higher heights and or densities will be required to demonstrate that such a by-law is not contrary to the Objectives of this Plan.</p>

6.	<p>Section 9.2 Definitions - Contributing and Non-Contributing Properties</p> <p>(revisions to clarify that the Plan policies and guidelines do not apply to interiors)</p>	<p>9.2.1 Contributing</p> <p>Properties with features that define the heritage character and which retain sufficient original heritage attributes to allow for preservation or restoration.</p>	<p>9.2.1 Contributing</p> <p>Properties with features that define the heritage character and which retain sufficient original heritage attributes to allow for preservation or restoration. Where the Statement of Contribution for the following properties refers to the actual or likely interior layout or interior features of a property, it is not the intent of this Plan to suggest that the interior layout or interior features of a property are subject to control or regulation under this Plan.</p>
7.	<p>Section 9.3 Heritage Inventory and Statements of Contribution</p>	<p>p.130 of the HCD Plan references 25 and 27 Madison Avenue as a single property.</p>	<p>HCD Plan will be revised to clarify they are separate properties and to add a photo of the structure on 25 Madison Avenue.</p>
8.	<p>Section 8.7 Additions and Alterations</p> <p>(revisions to provide clarity on the review of additions that are taller than the existing, contributing building)</p>	<p>Additions and alterations that erode the heritage attributes or character of contributing buildings will not be permitted. Additions must not overwhelm the original building. Alterations to restore documented lost heritage features are encouraged. Additions at the rear of properties must not be higher than the ridge of the main roofline of the property as seen from any point on the public sidewalks. Additions visible from the street or public sidewalk should be compatible in material, window and door openings and general proportion with the main building.</p>	<p>Additions and alterations on a contributing property, as perceived from the public realm within the District, shall be physically and visually complementary with, subordinate to, distinguishable in terms of the form, appearance, materials and detailing and minimize the loss of District heritage attributes.</p> <p>Complementary additions and alterations will physically and visually conserve or enhance the cultural heritage value and heritage attributes of the District. To be physically complementary refers to the use of materials and construction methods that do not detract from or damage heritage attributes. To be visually complementary refers to the selection of materials and design, massing, proportions and details so as to conserve and enhance the District's cultural heritage value.</p> <p>Additions to contributing properties shall conserve the three-dimensional integrity of the contributing property and shall not exceed the height of the roof ridge of the primary structure. The design, massing and placement of additions should conserve the roof form and profile of the contributing building, as viewed from the public realm.</p>

			<p>Alterations to restore documented lost heritage features are encouraged.</p> <p>Additions and alterations to contributing properties, required to be carried out in accordance with current codes and standards pertaining to health, safety, security, accessibility and sustainability, shall strive to conserve the cultural heritage value and heritage attributes of the District and the integrity of the contributing property.</p>
9.	HCD Boundary Revisions	9 Madison Avenue is included in HCD boundary	9 Madison Avenue will be removed from HCD boundary