

CC9.25 - CONFIDENTIAL ATTACHMENT 2 - made public on July 26, 2019

ORIGINAL	ACTION	REVISED	
Current Section		New Section	Language
CONTRIBUTING PROPERTIES			
5.1 Understanding			
5.1.1	Deleted	-	-
5.1.2	Guidelines have been moved into the explanatory note for Understanding	5.1.1	Additions and alterations to a contributing property must be based on a firm understanding of the heritage attributes of the property that contribute to the cultural heritage values of the District as a whole.
5.2 Existing Part IV Designations			
5.2.1	Simplification of language	5.1.14	In addition to the requirements of this Plan, the identified heritage attributes for an individual contributing property that is designated under Part IV of the Ontario Heritage Act and/or recognized as a National Historic Site must be protected and conserved.
5.3 Demolition			
5.3.1	Simplification of language	5.1.16	The demolition of buildings or structures that are on contributing properties will not be permitted; however applications for the demolition of buildings or structures may be considered when: <ul style="list-style-type: none"> - the heritage integrity and cultural heritage value of the contributing property has been lost; and - the loss of heritage integrity and cultural heritage value of the contributing property is not the result of demolition by neglect, deferred maintenance or purposeful damage to the property. <p>a. If a demolition permit is granted, the classification of the property (ie. as a contributing property) may be re-evaluated. If the property is determined to be non-contributing, future redevelopment of the property will be required to follow all policies and guidelines in this Plan for non-contributing properties.</p>
5.3.2	Simplification of language	5.1.17	Buildings or structures that are related to a contributing property's Statement of Contribution must be conserved in their original location, retaining historic relationships to adjacent buildings, streetscapes, Character Sub-Areas and the District as a whole.
5.4 Maintenance			
5.4.1	Simplification of language	5.2.1	Contributing properties must be maintained in a manner that will conserve their cultural heritage value and heritage attributes. <ul style="list-style-type: none"> a. Maintain contributing properties on an ongoing basis, using recognized conservation methods. b. Stabilize deteriorated heritage attributes as required, until repair work is undertaken. c. Clean and repair damaged materials in exterior walls regularly; monitor exterior wall assemblies for moisture penetration and insect infestation in order to take corrective action as soon as possible, when required. d. Protect adjacent properties from accidental damage or exposure to damaging materials during maintenance and repair work. e. Ensure that water shedding and diversion features are maintained. f. Preserve the unique patina of materials, where it exists. g. Install window cleaning systems that are discreet. h. Ensure that the materials and methods used for repairs are compatible with and do not negatively impact the life cycle of the heritage attributes.
5.5 Code Compliance			
5.5.1	Mandatory language removed	5.3.1	Current codes and standards pertaining to health, safety, security, accessibility and sustainability requirements should be adhered to in a way that does not negatively impact the cultural heritage values and heritage attributes of the contributing property and the District.
5.6 Restoration			
5.6.1	Combined with restoration policy 5.6.2	5.4.1	The restoration of a contributing property may be appropriate when the cultural heritage value of the property is linked primarily to a specific period in its history. Restoration projects must be based on thorough supporting historic documentation of the earlier forms and materials being recovered, including replacement in kind of any heritage attributes that are missing or deteriorated beyond repair. <ul style="list-style-type: none"> a. When undertaking a restoration project, reinstate heritage attributes from the restoration period which have been removed, neglected or obscured. b. Repair rather than replace heritage attributes from the restoration period. c. Do not create a false sense of historical development by adding historic building features from other places, properties or historic periods, and do not combine features that never coexisted on the building.
5.6.2	Combined with restoration policy 5.6.1	-	-
5.7 Alterations			
5.7.1	Specificity added	5.1.2	Alterations to a contributing property must repair rather than replace the heritage attributes where the original can be repaired. Replace in kind the heritage attributes where the original cannot be repaired. <ul style="list-style-type: none"> a. The replaced heritage attributes should match the form, material and detailing of the original ones based on existing examples or historical research. b. When the heritage attributes have been too damaged to determine their original conditions and where there is insufficient historical evidence to establish their original configuration, design the new building features to be compatible with the heritage attributes of the property in form, material and detailing.

ORIGINAL		REVISED	
Current Section	ACTION	New Section	Language
5.7.2	Similar policies for alterations and additions have been combined	5.1.3	Additions and alterations to a contributing property must be physically and visually compatible with, subordinate to and distinguishable from the heritage attributes of the property, with regard to location, massing, height, proportions and architectural details.
5.7.3	Similar policies for alterations and additions have been combined	5.1.4	Additions and alterations to a contributing property may be permitted only where they minimize the loss or removal of heritage attributes. a. Removal of heritage attributes is strongly discouraged. Where original material is removed, ensure that the cultural heritage value and heritage attributes of the property are not negatively impacted. Any potentially negative impacts must be mitigated by the addition's or alteration's contributions to the overall cultural heritage value of the property. These contributions may be weighed against their impact through a Heritage Impact Assessment. b. Design additions so that impact on the form, character and integrity of the contributing property and its heritage attributes would not be negatively impacted if the new work is reversed or removed in the future.
5.8 Additions			
5.8.1	Similar policies for alterations and additions have been combined. Refer to new policy 5.1.3	-	-
5.8.2	Similar policies for alterations and additions have been combined. Refer to new policy 5.1.4	-	-
5.9 Massing			
5.9.1	Specificity added	5.1.5	Additions and alterations to a contributing property must respect primarily the massing and the streetwall height of the historic building, and secondarily other properties within the block frontage.
5.9.2	Specificity added	5.1.6	Additions and alterations to a contributing property must be designed so that whole, or substantial portions of, the property is retained and the three-dimensional integrity of the building is conserved. a. Do not incorporate facades or isolated building features into additions as two-dimensional objects. b. Retain the contributing property, including all streetwalls facing a street or open space by stepping back any new vertical addition a minimum of 10m from the streetwall of the property.
5.9.3	Simplification of language Map revised to reduce the area where the 45 degree angular plane applies	5.1.7	Additions and alterations to a contributing property must respect the context of the property's applicable Character Sub-Area (see Section 3.4 – Character Sub-Areas), and must reinforce the pedestrian-scaled environment of the District. a. Projecting balconies on storeys above the streetwall must adhere to the same standard of minimum setbacks as the main walls of the addition. b. Apply the 45 degree angular planes as shown on Map XX.
5.9.4	Specificity added	5.1.8	Infill additions and alterations should build out to the front lot line and should build the full extent of the property frontage. a. Setbacks will be considered only when the majority of buildings on a block extend to the front lot line, and will be reviewed on a case-by-case basis. The space within the setback should be dedicated to grade-related, publically-accessible open space or a mid-block pedestrian connection. This space must read as a public place and include appropriate pedestrian-scale lighting and landscaping.
5.10 Shadows			
5.10.1	Split in to two policies	5.5.1	Additions and alterations must limit net new shadow impacts on St. James Cathedral and St. James Park.
	New policy (formerly part of policy 5.10.1)	5.5.2	Additions and alterations must limit net new shadow impacts on the open space between the North and South St. Lawrence Markets bounded by the west side of Market Street and the east side of Jarvis Street.
5.11 Streetwall Composition			
5.11.1	Removed mandatory language	5.1.9	Infill additions and alterations should reflect the vertical articulations and bay rhythm of the façade of the contributing property. a. The bay widths and storefront widths of the contributing property as well as other contributing properties within the block frontage should inform and guide infill additions and alterations.
5.11.2	Removed mandatory language	5.1.10	Infill additions and alterations should reflect the horizontal articulation of the façade of the contributing property. a. The storey heights, cornice lines and datum lines of the contributing property as well as other contributing properties within the block frontage should inform and guide infill additions and alterations.
5.12 Corner Lots			
5.12.1	Specificity added	5.1.12	On contributing properties that occupy corner lots, all policies for contributing properties in Section 5 apply to all facades of the building facades that face a street.
5.12.2	Specificity added	5.1.13	Additions and alterations to a contributing property that occupies a corner lot must conserve the property's historic importance in defining the corner and the intersection.

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5.13 Energy Conservation			
5.13.1	Moved explanatory text into the guidelines	5.6.1	<p>Include sustainability considerations when planning additions and alterations to a contributing property.</p> <p>a. Do not damage conceal, or otherwise negatively impact the cultural heritage values and heritage attributes of the contributing property when undertaking sustainability-related interventions, including upgrades to increase the energy performance of a structure such as building envelope upgrades and exterior additions.</p> <p>b. Maintain all heritage attributes with inherent qualities that enhance sustainability.</p> <p>c. Reinststate these features if they have been removed or have deteriorated beyond repair, where appropriate historical documentation exists.</p> <p>d. Install interim storm windows where the installation of exterior storm windows would negatively impact the character of existing windows.</p> <p>e. When possible, design and locate green roofs, reflective roofs and solar panels so that their elements are not visible from the public realm.</p>
5.14 Entrances			
5.14.1	Simplification of language	5.7.1	<p>Additions and alterations must conserve entrance openings identified as heritage attributes</p> <p>a. Do not remove or block historic entrance openings.</p> <p>b. Maintain architecturally expressed entrances as functioning entrances.</p> <p>c. Maintain historic hierarchies of entrances on buildings, where they exist.</p>
5.14.2	Specificity added	5.7.2	<p>New entrance openings, including those required to accommodate new programmatic requirements or applicable codes and regulations, will be permitted only where the location and design is physically and visually compatible with the heritage attributes of the contributing property, including existing entrance and window openings, the rhythm of windows and bays and the orientation of the building.</p>
5.14.3	Combined with policy 5.14.4	5.7.3	<p>Additions and alterations must conserve historic entrance features where the originals can be repaired. Replace in-kind where the original cannot be repaired and maintain the form, appearance, materials, glazing and detailing of the entrance features as shown on Figure 23.</p> <p>a. Repair rather than replace damaged or deteriorated entrance features.</p> <p>b. Replace only the entrance features that have deteriorated beyond repair, rather than replacing an entire entrance unit.</p>
5.14.4	Combined with policy 5.14.3	-	-
5.14.5	Deleted	-	-
5.15 Windows			
5.15.1	Simplification of language	5.8.1	<p>Additions and alterations must conserve the placement, orientation and size of window openings identified as heritage attributes.</p> <p>a. Do not remove or block historic window openings.</p> <p>b. Maintain historic solid-to-void ratios and the rhythm of windows and bays.</p> <p>c. Where drop ceilings or new interior floors are proposed, maintain full-height window openings by providing a setback in the design of the altered floor levels or drop ceilings.</p>
5.15.3	Specificity added Combined with policy 5.15.4	5.8.3	<p>Additions and alterations must conserve historic window features where the originals can be repaired. Replace in-kind where the original cannot be repaired and maintain the form, appearance, glazing patterns and details of the window features as shown on Figure 24.</p> <p>a. Repair rather than replace damaged or deteriorated historic window features. Replace only the window features that have deteriorated beyond repair, rather than replacing an entire window unit.</p> <p>b. Maintain and reuse historic glazing. Replacement glazing may be considered only when the historic glazing is damaged or the sash is being retrofitted with sealed glazing units.</p> <p>c. Maintain the historic muntin and sash profile and dimensions.</p> <p>d. Maintain historically operable windows, where they exist.</p> <p>e. Replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials, operability, glazing patterns and detailing.</p> <p>f. Replace non-historic windows based on documentary evidence of the original historical windows.</p> <p>g. Use new windows with the materials, form, details and operation of the original historical windows. Do not use PVC or fiberglass windows</p> <p>h. The use of non-historic window materials can be considered if their detailing, profile and exterior appearance are physically and visually compatible with the original historical window, and their use does not negatively impact the cultural heritage values of the District and the property.</p>
5.15.4	Combined with policy 5.15.3	-	-
5.15.5	Combined with policy 5.15.3	-	-

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5.17 Roofs			
5.17.1	Simplification of language	5.10.1	<p>Additions and alterations must conserve roof forms and profiles identified as heritage attributes.</p> <p>a. Design the massing and placement of vertical additions to conserve the historic roof form and profile of the building, as viewed from the public realm.</p> <p>b. Where possible, locate new rooftop elements, such as mechanical penthouses, vents, drainage components, satellite dishes, solar panels, skylights, metal chimneys, flues and decks, out of view of the public realm.</p> <p>c. If it is not technically possible to locate the rooftop elements so that they are out of view of the public realm, ensure that they do not negatively impact the building's integrity.</p>
5.17.2	Simplification of language Combined with policies 5.17.3 and 5.17.4	5.10.2	<p>Additions and alterations must conserve structural and decorative roofline features as shown in Figure 25 where the originals can be repaired. Replace in-kind where the original cannot be repaired and maintain the form, appearance, materials and detailing of the roof and/or roofline.</p> <p>a. Repair rather than replace damaged or deteriorated roofline features.</p> <p>b. Replace only roofline features that have deteriorated beyond repair, rather than replacing an entire roof or roofline.</p> <p>c. Ensure that the form, materials and colours of eavestroughs and downspouts do not distract from or negatively impact the contributing property.</p> <p>d. Match the colour of flashing to the wall against which it is located.</p> <p>e. When the replacement of a roof and/or roofline that is not a heritage attribute is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials and detailing.</p>
5.17.3	Combined with policy 5.7.3	-	-
5.17.4	Combined with policy 5.7.3	-	-
5.18 Exterior Walls			
5.18.1	Simplification of language Combined with policies 5.18.2 and 5.18.3	5.11.1	<p>Additions and alterations must conserve heritage attributes of exterior walls that face the public realm where the originals can be repaired. Replace in-kind where the originals cannot be repaired and maintain the compositions, size, finishes, patterns, tooling and colours of the original material.</p> <p>a. Do not remove or obscure heritage attributes of exterior walls.</p> <p>b. Repair rather than replace historic materials of exterior walls that face the public realm.</p> <p>c. Replace only materials and materials of exterior walls that have deteriorated beyond repair rather than recladding the entire facade or building.</p> <p>d. Do not paint historically unpainted masonry surfaces. Preserve murals and historic painted signage. Otherwise, remove paint from masonry surfaces in a manner that does not damage the historic materials.</p> <p>e. Maintain historically painted surfaces, including wood and cast iron.</p> <p>f. Repoint brick masonry using an appropriate and compatible mortar mixture and traditional pointing methods.</p> <p>g. Do not remove, cover or obscure the patina of age or irregularities found in older work and materials.</p> <p>h. Do not apply new finishes or coatings that alter the appearance of historic materials, especially where these finishes are substitutes for the repair of historic materials.</p> <p>i. Replacement materials must also match the physical characteristics of the original, such as vapour permeability and compressive strength.</p> <p>j. When the replacement of materials of exterior walls that are not heritage attributes is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their compositions, size, finishes, patterns, tooling and colours.</p>
5.18.2	Combined with policy 5.18.1	-	-

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Current Section	ACTION	New Section	Language
5.18.3	Combined with policy 5.18.1	-	-
5.18.4	Moved policy language into a guideline	5.11.2	<p>Additions must use exterior cladding materials that are physically and visually compatible with the contributing property.</p> <p>a. When using masonry cladding on additions, use traditional patterns and colours</p> <ul style="list-style-type: none"> - Brick: red or buff - Stone: limestone, sandstone, terracotta or cast stone. Granite for select decorative features only, reviewed on a case-by-case basis.
5.18.5	Specificity added	5.11.3	<p>Wood finishes and features identified as heritage attributes must be conserved where the originals can be repaired. Replace in-kind where the original cannot be repaired and maintain the wood siding, shingles, trim, half-timbering, decorative features, railings, stairs, storefronts, porch columns and finishes.</p> <p>a. Identify the species of wood prior to doing any repairs or replacements. For dutchman repairs, the pieced-in sections should match the species and cut of the existing element being repaired.</p> <p>b. When replacing and/or repairing wood building finishes and features, document their pattern, size, detailing, profile, and colour prior to removal.</p> <p>c. Do not clad wood building features, including wood eaves, soffits, fascias, window surrounds and door surrounds, in metal or vinyl.</p>
5.18.6	Specificity added	5.11.4	<p>Masonry identified as a heritage attribute must be conserved where the originals can be repaired. Replace in-kind where the original cannot be repaired.</p> <p>a. Do not sandblast masonry surfaces. This process removes the harder, more durable kilned face of the brick exposing its softer interior.</p> <p>b. Do not paint brick or stone, unless it was historically painted according to documentary evidence.</p> <p>c. When removing paint from masonry surfaces, do so in a manner that does not damage the historic materials. Protect adjacent surfaces and landscaping.</p> <p>d. When replacing bricks, ensure that the new bricks match the appearance and physical properties of the original. Modern bricks are generally stronger, smaller and less vapour permeable than historic bricks. The use of a stronger brick in a historic wall assembly can accelerate the deterioration of the surrounding original bricks. Historic bricks are still available from specialty suppliers.</p> <p>e. Repoint brick masonry using an appropriate and compatible mortar mixture and traditional pointing methods, recreating the original tooling and joint profile. The pointing mortar should be softer and more vapour-permeable than the masonry. When cutting or raking out joints, use appropriate methods to ensure that the arrises of the bricks or stone are protected from damage. When rebuilding a section of historic masonry, ensure that the original coursing and joint widths are maintained.</p> <p>f. Do not apply protective sealants to masonry. These sealants are often vapour impermeable and will trap moisture within the masonry assembly accelerating its deterioration.</p>
5.18.7	Specificity added	5.11.5	<p>Metals identified as heritage attributes must be conserved where the originals can be repaired. Replace in-kind where the original cannot be repaired.</p> <p>a. Perform paint testing on metal surfaces prior to paint removal to ascertain original paint colours.</p> <p>b. Do not sandblast metal surfaces. Do not blast "white" as this is overly aggressive and will result in the loss of surface detail and edge sharpness. Remove any corrosion. Original mill scale, formed during the manufacturing process, should be left in place as this is part of the artifact and is more corrosion resistant than the bare metal itself.</p> <p>c. Apply zinc-rich primers prior to painting. Apply paints that are suited for exterior application.</p> <p>d. When removing paint from metal surfaces, do so in a manner that does not damage the historic materials. Protect adjacent surfaces and landscaping.</p> <p>e. Repair rather than replace the original metal fabric with dutchman repairs, weld repairs, and metal filler.</p> <p>f. When replicating metal building features, use an original component that has been stripped of paint and repaired for the creation of the mould.</p> <p>g. Review potential galvanic reaction between metal features prior to performing any work.</p>

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Current Section	ACTION	New Section	Language
5.19 Commercial Signage			
5.19.1	Simplification of language	5.12.1	Additions and alterations must conserve historic signage that is integral to the building.
5.19.7	Specificity added	5.12.7	The installation of any signage type not listed in the previous two policies may be permitted providing it does not negatively impact the cultural heritage values and heritage attributes of the contributing property and the District.
5.20 Commercial Warehouses (Typology)			
5.20.1	Simplification of language	5.13.1	The heritage attributes that characterize the Commercial Warehouse typology within the District must be conserved. a. Maintain historic glazing proportions at the upper storeys. b. Maintain recessed entrances on storefronts, where they exist. c. Maintain historic storefront widths and the narrow rhythm of facades. d. Maintain existing first floor floor-to-ceiling heights. e. Maintain bases, where they exist. f. Maintain the legibility of the tripartite design of facades. g. When complying with universal access requirements, address level transitions internally.
5.21 Industrial Buildings (Typology)			
5.21.1	Specificity added	5.14.1	The heritage attributes that characterize the Industrial Building typology within the District must be conserved. When the replacement of heritage attributes is necessary, replacements must be in-kind, maintaining the form, appearance, materials and detailing of the original. a. Do not create additional openings or increase glazing proportions at the floor or upper storeys. b. Where additional openings at the first floor are necessary to accommodate programmatic requirements or applicable codes and regulations, ensure that they respect and conform to the historic rhythm of bays and must conserve all heritage attributes of the property and historic features of the Industrial Building typology. c. Maintain existing raised first floor levels. d. When interior floor or ceiling levels are being adjusted, maintain the exterior appearance of the historic first floor level floor-to-ceiling heights, and set back from the windows any new ceilings or floor slabs. e. Maintain the regular rhythm of windows and bays and glazing proportions at the upper storeys.
5.22 Landmark Buildings			
5.22.1	Removed guideline and simplified policy language	5.15.1	Additions and alterations to Landmark Buildings must conserve the cultural heritage values and heritage attributes of the property. Interventions on these buildings will be held to the highest standard of conservation and must be physically and visually compatible with, subordinate to, and distinguishable from the heritage attributes of the property.
5.22.2	Simplification of language	5.15.2	All historic entrance and window openings and patterns of openings on Landmark Buildings must be conserved. a. Do not introduce new entrance openings on the principle facade of the historic building.
NON-CONTRIBUTING PROPERTIES			
6.1 Understanding			
6.1.1	Specificity added	5.16.1	Infill and new development must respect the cultural heritage values and heritage attributes of the District while reflecting its own time.
6.2 Demolition			
6.2.2	Specificity added	5.17.3	If permission to demolish a building or structure located on a non-contributing property is granted, demolition activity must not begin until plans for the replacement building(s) or structure(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by Heritage Preservation Services. a. Ensure that the replacement building(s) or structure(s) conform to the policies and guidelines for non-contributing properties in this Plan as well as all applicable City of Toronto by-laws and processes. b. Ensure that substantial progress is made in the construction of the replacement building(s) or structure(s) within two years of the demolition of the previous building or structure. c. If construction of the replacement building(s) or structure(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site.

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Current Section	ACTION	New Section	Language
6.5 Massing			
6.5.1	Specificity added Certain guidelines combined with policy 6.5.3 (new policy 5.16.6)	5.17.3	New development and/or additions to a non-contributing property must respect and reinforce the pedestrian-scaled environment of the District. <ul style="list-style-type: none"> - Establish the streetwall height for new developments and/or additions by referring to the streetwall height of contributing properties located within the same block frontage. Streetwall heights of contributing properties are shown on Map XX. - Where there are no contributing properties located within the same block frontage, establish the streetwall height for new developments and/or additions by referring the maximum streetwall height of the applicable Character Sub-Area: <ul style="list-style-type: none"> o Flatiron Sub-Area - 20m o Market Sub-Area - 16m o Front Street Sub-Area - 20m o King – St. James Sub-Area - 16m o Adelaide Street Sub-Area - 20m o Court House Sub-Area - 20m
6.5.2	Simplification of language Added guidelines from policy 6.5.2	5.17.5	New development and/or additions to a non-contributing property must respect the context of the property's Character Sub-Area (see Section 3.4 – Character Sub-Areas), and must reinforce the pedestrian-scaled environment of the District. <ul style="list-style-type: none"> - Additional height above the streetwall must stepback a minimum of 5m for all storeys above the streetwall. A deeper stepback may be necessary if the property abuts a contributing property. The appropriate depth of stepback in this case may be determined through a Heritage Impact Assessment. - Projecting balconies on storeys above the streetwall must adhere to the same standard of minimum stepbacks as the principal facades. - Apply the 45 degree angular planes as shown in Map XX.
6.5.3	Removed mandatory language	5.17.6	New development and/or additions at-grade to non-contributing properties should build out to the front lot line and should build the full extent of the property frontage. a. Setbacks will be considered only when the majority of buildings on a block extend to the front lot line, and will be reviewed on a case-by-case basis. The space within the setback should be dedicated to grade-related, publically-accessible open space or a mid-block pedestrian connection. This space must read as a public place and include appropriate pedestrian-scale lighting and landscaping.
6.6 Shadows			
6.6.1	Split in to two policies	5.18.1	New development and/or additions to non-contributing properties must limit net new shadows impacts on St. James Cathedral and St. James Park.
	New policy (formerly part of 6.6.1)	5.18.2	New development and/or additions to non-contributing properties must limit net new shadow impacts on the open space between the North and South St. Lawrence Markets bounded by the west side of Market Street and the east side of Jarvis Street.
6.7 Streetwall Composition			
6.7.1	Specificity added Removed mandatory language	5.17.8	New development and/or additions to non-contributing properties should respond to the horizontal rhythm of the facades of contributing properties within the block frontage (primarily) or within the Character Sub-Area (secondarily). a. Articulate the horizontal rhythm of floors in streetwall façade designs. b. Align first floor heights with the first floor heights of contributing properties within the block frontage. c. Align horizontal divisions of facades, such as cornice lines, datum lines, window heads, and articulated floor levels, with the horizontal divisions of contributing properties within the block frontage.
6.7.2	Specificity added Removed mandatory language	5.17.7	New development and/or additions to non-contributing properties should respond to the vertical rhythm of the facades of contributing properties within the block frontage. a. Divide the streetwall in a way that reflects the predominant building widths of contributing properties within the block frontage. b. Incorporate vertical articulations that reflects the predominant bay and storefront widths of contributing properties within the block frontage. c. Where there is no contributing property within the block frontage to respond to, organize upper storeys of streetwalls into bays of 3m – 6m.

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6.7.3	Specificity added	5.17.9	New development and/or additions to non-contributing properties must not include blank walls facing the public realm.
6.8 Corner Lots			
6.8.2	Specificity added	5.17.11	The massing and composition of streetwalls on a non-contributing property that occupies a corner lot may vary to respond to the streetwall of contributing properties on both block frontages.
6.8.3	Removed mandatory language	5.17.12	New development on corner lots with a façade facing a Major Street (see Map XX) should include a pedestrian entrance that addresses the Major Street.
6.9 Sustainability			
Best Practices	Split in to two policies	5.19.1	Prior to undertaking any work on a building, consider the embodied energy in the existing building as well as life cycle costing and analysis.
	New policy (formerly part of Best Practices)	5.19.2	When designing alterations or additions to a building, consider the embodied energy and life cycle of materials
6.10 Roofs			
6.10.1	Removed mandatory language	5.20.1	New rooftop elements such as mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks should be located out of view of the public realm. a. If it is not technically possible to locate the rooftop elements so that they are out of view of the public realm, ensure that they are appropriately screened. Use screening material that is compatible with cultural heritage values and heritage attributes of the District.

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Current Section		New Section	Language
STREETSCAPES AND OPEN SPACES			
8.2 Paving			
8.2.1	Simplification of language Reference to external document removed	6.1.1	<p>Paving strategies for all streets within the St. Lawrence Neighbourhood HCD should be organized according to the streetscape classifications provided in Map XX.</p> <p>a. In some cases, it will be appropriate to utilize tailored paving strategies within special areas that communicate the St. Lawrence Neighbourhood's social and contextual values. Accordingly, Special Streets provide opportunities to reinforce the experience of entry into a distinct area.</p> <p>b. Major Streets may follow the current paving strategies set out in existing City guidelines or a new paving strategy may be developed for Major Streets in lieu of the current paving standards. A new paving strategy should be consistent for all Major Streets to provide a cohesive plan for pedestrian and vehicular traffic.</p> <p>c. Special areas communicate the St. Lawrence Neighbourhoods social and contextual values as they generally serve as entry points, gateways, and focus areas within the District. Special streets are tied to the identified heritage attributes, Character Sub-Areas, and/or the original 10 blocks of the Town of York. Accordingly, a variety of paving strategies should be permitted for Special Streets to allow for the expression of the cultural heritage values of these areas and to reinforce the experience of entry into a distinct area defined by clear boundaries.</p> <p>d. Laneways are cultural heritage attributes of the District and provide important mid-block connections for pedestrians. Paving strategies for laneways may vary and should reflect the current or planned use of the space. Laneways that provide through connections (i.e. Leader Lane or Farquhars Lane) may be candidates for paving strategies similar to Market Street while laneways that terminate mid-block (i.e. Pompadour Lane) may be better suited to traditional laneway paving strategies. In all cases, laneway paving should clearly communicate the intent of the space (i.e. pedestrian mid-block connection vs. service lane).</p>
8.3 Medians			
8.3.1	Reference to external document removed	6.2.1	<p>Medians should be appropriately managed to enhance their contribution to the public realm within the St. Lawrence Neighbourhood HCD.</p> <p>a. The Front Street East Median should be retained and/or improved.</p> <p>b. An open space plan should be developed for the median located at the Adelaide-Jarvis intersection. Improvements should be made to this intersection to support the public realm and open space experience of these two streets.</p>
8.4 Laneways and Mid-Block Connections			
8.4.1	Simplification of language	6.3.1	<p>Existing lanes, potential mid-block connections, and privately-owned-public spaces (POPs) should be appropriately managed to conserve the District's heritage attributes, and enhanced to effectively contribute to the public realm.</p> <p>a. The existing laneway system will be improved, and where appropriate, the introduction of new publically accessible laneways will be encouraged.</p> <p>b. Mid-block connections should link adjacent pedestrian destinations or routes, reinforce view corridors, and/or enhance adjacent buildings of historical, landmark, and/or architectural significance.</p> <p>c. To promote a dynamic and active public realm that encourages pedestrian activity, mid-block connections and courtyards should:</p> <ul style="list-style-type: none"> - Lead to building entrances, other passageways and open spaces. Mid-block connections leading to dead-ends are discouraged; - Provide high levels of transparency and active commercial frontages and should as much as possible, consist of a mix of uses; - Provide sufficient width to permit sun penetration and outdoor spill-out activity; - Be well lit and free from obstructions to continuous pedestrian flow; - Provide signage and other wayfinding tools to orient pedestrians; and - Provide weather protection where possible. <p>d. The provision of publically accessible, privately developed and owned spaces is encouraged within new developments and adjacent to existing buildings where opportunities exist.</p> <p>e. Laneway improvements should use a balanced approach. The current functions of laneways (i.e. access for delivery trucks and waste bins storage) should be respected and integrated with any proposed improvements.</p> <p>f. Site specific strategies should be employed for each laneway to ensure that proposed improvements are appropriate and beneficial to the pedestrian realm.</p>

ORIGINAL		REVISED	
Current Section	ACTION	New Section	Language
8.6 Street Trees			
8.6.1	Simplification of language	6.5.1	<p>To support the HCD Plan objectives relating to the enhancement of public space, existing street trees in the public realm and within Berczy Park, St. James Park and Market Lane Park should be appropriately conserved and enhanced and the "greening" of streets through the planting of street trees should be expanded to all parts of the St. Lawrence Neighbourhood HCD.</p> <p>a. Street trees should be conserved by using non-destructive methods and daily, seasonal and cyclical tasks including pruning and sustainable methods to enhance pest avoidance.</p> <p>b. Where street trees along park edges require replacement due to deterioration, replacements should be selected based on physical evidence relating to the tree's species type and where the same species cannot be used, similar species types should be selected to affect a compatible visual appearance.</p> <p>c. The introduction of new street trees to replace missing historic features should be based on documentary evidence.</p> <p>d. To encourage the introduction of new streets trees in areas where existing streetwalls are built to property lines and sidewalk widths are constrained, lane reductions should be considered for certain streets.</p> <p>e. A preferred set of street tree pit types should be selected for the whole District for the purposes of supporting the HCD Plan objectives that strive to conserve the area as a distinct and recognizable area associated with the beginnings of the Town of York. District-specific street tree pits may be developed.</p>
8.7 Lighting			
8.7.1	Simplification of language Reference to external document removed	6.6.1	<p>In select locations, it is recommended that consistent light fixtures and treatments be introduced along east-west Major Streets such as King Street East. Where site-specific lighting is introduced, proposed interventions should be undertaken to be compatible with the site and the St. Lawrence Neighbourhood HCD. Locating or designing lighting treatments that undermine the cultural heritage value of the site or the District are not recommended.</p> <p>a. Pole treatments for both pedestrian post top lights and tall street lights should be consistent. It is recommended that a cast aluminum luminaire pole with black polyester powder coat finish is used for pedestrian and tall street light poles.</p> <p>b. Custom/special decorative street lights are permitted where they currently exist. Toronto Street serves as a good example of existing custom street fixtures that should be retained.</p> <p>c. Lighting within laneways should match surrounding environmental factors which provide security, and should invite the use of mid-block connections only when they lead to legitimate destinations. Where there is likely to be little activity, spaces should remain unlit, or lit in a manner which does not invite public use. Lighting and new design elements should not be used to generate activity where no legitimate pathways or uses exist;</p> <ul style="list-style-type: none"> - Introduce site-specific lighting for historically significant building and sites, including First Post Office building - First Parliament Buildings site - Original 10 blocks - Former Lake Ontario shoreline

ORIGINAL		REVISED	
Current Section	ACTION	New Section	Language
8.8 Street Furniture			
8.8.1	Reference to external document removed	6.7.1	<p>Street furniture design should be consistent throughout the whole St. Lawrence Neighbourhood HCD. A coherent set of street furniture may be selected from existing City guidelines or may follow a unique theme/design to express the cultural heritage values of the St. Lawrence Neighbourhood HCD.</p> <p>a. The selection of preferred street furniture should be consistent throughout the District and may include the following items:</p> <ul style="list-style-type: none"> - Benches - Amenity Poles, Signs, Plaques - Bollards, Railings, Fences, Guards - Planters, Seatwalls - Bicycle and Vehicle Parking Devices - Drinking Fountains - Manhole covers - Tree grates
8.10 Parking Areas			
8.10.1	Guideline revised and split into two	6.9.1	<p>Surface parking in the St. Lawrence Neighbourhood HCD should be undertaken to respect and be compatible with public realm components, including lanes and park, and to enhance pedestrian connectivity and open space function.</p> <p>a. Expansion of existing surface parking lots and the establishment of new at-grade (surface) parking areas in the St. Lawrence Neighbourhood HCD is prohibited where visible from the public realm. Parking and loading areas should be placed below-grade where possible.</p> <p>b. Removal of existing at-grade (surface) parking areas will be encouraged, with priority given to the removal of surface parking around contributing properties.</p> <p>c. Where above-grade or at-grade parking areas currently exist and cannot be relocated, or where an above-grade or at-grade parking area is proposed, screening devices should be employed to conceal the parking area from the public realm and improve the presence of the parking area on the streetscape. Screening strategies for proposed above-grade or at-grade parking areas should be included as part of rezoning, official plan amendment, and site plan applications.</p> <p>d. Existing above-grade or at-grade parking areas are encouraged to make alterations and improvements that integrate screening strategies at the time of resurfacing or at other appropriate phases in the development life cycle. Acceptable screening strategies include adding masonry walls, trees and/or hedging material to provide landscape features in the foreground and buffer the view of the parking area. Further, the facades of parking structures should incorporate lighting, signage, artist installations, vines, trellises and/or other architectural features that are in keeping with the character of the St. Lawrence Neighbourhood HCD.</p> <p>e. All air intake and exhaust vents associated with parking structures should be properly designed, located and/or screened to avoid any negative or atmospheric effects on the public realm at pedestrian level.</p> <p>f. On-street parking should be well-planned and tailored to meet the specific needs and usage of each street.</p> <p>g. Where a commercial boulevard parking exists, bump-outs should be installed to promote a safer relationship between cars and pedestrians.</p>
8.12 Views			
8.12.1	Simplification of language Removal of explanatory text from guidelines	6.11.1	<p>Identified views from the public realm, as shown on Maps XX and XX, must be conserved and must not be obstructed.</p> <p>a. Views from the public realm to prominent buildings, structures, landscapes and natural features identified on Maps XX and XX should be conserved through the following:</p> <ul style="list-style-type: none"> - Using non-destructive methods such as pruning trees to maintain site lines. - Designing new construction and undertaking alterations to existing buildings to respect these visual relationships, and which might include matching established proportions, avoiding introduction of features that will negatively alter or obscure historic visual relationships or establishing views to Landmark Buildings. - Planning public art installations to avoid negative impacts or obstruction of Landmark Buildings, heritage attributes, or historically-established focal points terminating designed or evolved views. - Planning and undertaking utility and public works improvements to avoid obstruction or negative impact to views of Landmark Buildings, properties, or groupings of properties.

ORIGINAL		REVISED	
Current Section	ACTION	New Section	Language
8.13 Parks			
8.13.1	Simplification of language	6.12.1	<p>Urban parks, gardens, and public squares should be conserved and the introduction of new development in the St. Lawrence Neighbourhood HCD should be undertaken to be compatible with these sites and important views of these areas, as identified on Map XX.</p> <p>a. Parks and open spaces should be conserved, enhanced, and their public access continued.</p> <p>b. Interventions within existing parks should be undertaken to ensure that their cultural heritage value is conserved and new construction within and around these parks should be undertaken to be compatible with the cultural heritage value of these public realm areas.</p> <p>c. Visual relationships are significant components of St. James' Cathedral and Park, Berczy Park, the Sculpture Garden, Courthouse Square and Market Lane Park and should be conserved by using non-destructive methods such as pruning trees to maintain site lines and designing new development to respect these historic and evolved visual relationships. Representative views that express these relationships include the following: - Views east from within Courthouse Square to St. James Cathedral - Views northeast to St. James Cathedral and park from southwest corner of King Street East and Church Street - Views north to St. James Cathedral through the Sculpture Garden from Front Street East - Views of Berczy Park from southwest corner of Scott Street and Front Street East</p> <p>d. New development and alterations to existing buildings should be undertaken to respect historic visual relationships, and which might include matching established proportions, or avoiding introduction of features that will have a negative impact.</p> <p>e. Circulation systems through Berczy Park, St. James Park, the Sculpture Garden, Market Lane Park, and Courthouse Square are significant elements of these public parks within the St. Lawrence Neighbourhood HCD and should be conserved by planning interventions to be compatible with the cultural heritage value of these parks.</p> <p>f. Enhancements to these parks should reflect the historical significance and social and community value of these spaces and should use design treatments that are sympathetic to the overall setting and history of the site. This would include conserving their heritage attributes, including but not limited to circulation patterns and systems, visual relationships, vegetation, and built features such as plaques, fencing systems, benches and seating areas.</p> <p>g. St. James Park is a significant cultural heritage landscape and feature within the District. This site is associated with mid-nineteenth-century intensification in the Town of York, and contributes to the social and community value of the District. Accordingly, a master plan should be prepared to address appropriate management of interventions relating to the park use, circulation systems and patterns, commemorative or functional installations, lighting, tree conservation, planting plans and species selection, and design and placement of public facilities, including maintenance and upgrading of municipal infrastructure</p>
8.15 Utilities and Public Works			
8.15.1	Simplification of language	6.14.1	<p>Municipal improvements and public works will conserve the District's cultural heritage values and heritage attributes.</p> <p>a. Replacement of lighting poles and fixtures should be undertaken in accordance with relevant provisions of this Plan.</p> <p>b. Where public works projects are undertaken within the St. Lawrence Neighbourhood HCD, preferred project solutions should be developed in consideration of HCD Plan objectives.</p> <p>c. Installation of gas connections, ground services, and other utility infrastructure should be undertaken to avoid non-reversible and visible interventions with building fabric on contributing properties, and to avoid obstruction or negative impacts on views of Landmarks Buildings, contributing properties, or groupings of properties.</p>