

**CONFIDENTIAL APPENDIX A - made public  
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**King-Spadina Heritage Conservation District Plan**

Adopted by Council December 2016

Revised October 2019

Toronto City Planning

Heritage Preservation Services

### 3 - 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's contributing properties, its public realm, 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's contributing properties, ~~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 Industrial/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 the historic scale of contributing properties, the public realm and the general built form 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* and sense of place.
- 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 but not limited to commercial, cultural and community-based activities.
- 17) ~~Ensure new development and alterations adjacent to the District conserve the District's cultural heritage value.~~

## 4 – DISTRICT SIGNIFICANCE

### 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 Industrial/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 Industrial/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 Industrial/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 Industrial/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 District's historic value as it signaled 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.- Industrial/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 brick-and-beam 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 contextual 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 a primarily residential neighbourhood to a industrial, commercial and mixed-use area contributed to 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 ~~e~~District can be ~~ascertained-traced~~ through an understanding of 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 they are tangible and navigable links that provide opportunities for pedestrians to experience and understand the history and evolution of the District from a residential neighbourhood through to its later history as a manufacturing and commercial area use. The range of uses that the network of laneways facilitates, including servicing adjacent buildings and providing mid-block connections, contributes to the District's contextual value and supports a sense of place. The network of laneways, providing opportunities for the interpretation of both the intact and lost historic buildings around which the network of laneways developed.

### 4.3 Statement of 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 Industrial/Commercial contributing properties with mid-rise commercial contributing properties
- The fine-grained streetscape pattern, ~~achieved-reflective of through a combination of~~ long and narrow historic lots and accentuated by vertical articulation on Industrial/Commercial contributing properties
- The ~~irregular-variability in~~ streetwall setbacks of the District's contributing properties, with Industrial/Commercial contributing properties that are often built to the front lot lines ~~juxtaposed with and~~ 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 Industrial/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 Industrial/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
- Horizontal articulation, expressed through window arrangements, architectural detailing, and roofline detailing such as cornices and parapets
- Flat roofs with ~~structural and~~ architectural features including cornices, parapets, chimneys and ornamental details
- 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 visible from the public realm, that 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

- The former Brant Street Public School ~~property including 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 Industrial/Commercial properties along Wellington Street West, with 2-3 storey residential properties on Clarence Square and Stewart Street
- The narrow and 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 in the 1837 Hawkins Plan
- 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*

- Industrial/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 that are expressed through the

articulation and embellishment of building ~~elevations~~facades

- Distinct tripartite design, with articulated bases at street level with formal entrances and rooflines expressed with cornices, parapets and embellishments
- The two landmark buildings at the northeast and northwest corners of Spadina Avenue and Adelaide Street West, ten to twelve storeys tall, capped with masonry penthouse structures with steep sloped pyramidal roofs and 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 contributing Industrial/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 – DISTRICT BOUNDARY AND 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 and additional boundary modifications were made to include the north side of Richmond Street West, east of Bathurst Street. 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
  - Industrial/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

### 5.2 Building Typologies

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

~~For the purposes of clarity these~~ 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 Industrial/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, and not their current use.

### Residential Building Typology

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.

### Industrial/Commercial Building Typology

~~Industrial/Commercial buildings-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 Industrial/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.~~

### 5.3 Contributing and 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 should they be modified or redeveloped.

#### 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.

## **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 District's 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-contributes 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.

## 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

### 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 Industrial/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 Industrial/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 Industrial/Commercial properties to one another 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 Industrial/Commercial properties meet the front property line with a solid streetwall. The Industrial/Commercial properties vary in scale, floor plate size and date of construction, however they ~~are generally visible from four sides,~~ generally have multiple elevations visible from the public realm, are 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.

#### Wellington Place

The Wellington Place Character Sub-Area is an important historic landscape within the District, valued for the interrelationship between built form and public realm envisioned in the 1837 Hawkins Plan. The area is bookended by two public parks – Victoria Memorial Square and Clarence Square – between which the axial road of Wellington Street West was laid out. The mansions that formerly lined Wellington Street West were demolished and subdivided for housing and commercial development following the construction of nearby rail yards through the latter half of the 19th century, resulting in remnants of a residential public realm adjacent to Industrial/Commercial properties.

The Wellington Place Character Sub-Area primarily consists of low- to mid-rise Industrial/Commercial properties, interspersed with Residential properties, including a row of extant 1879 row houses on the north side of Clarence Square. Contemporary mid-rise commercial buildings are generally located north and

northeast of Victoria Memorial Square, with mid-rise infill development on the north side of Wellington Street West.

Views between Clarence Square and Victoria Memorial Square contribute to the ~~public realm~~ sense of place of the sub-area, and are enhanced by the setback of properties on Wellington Street West, the wide sidewalks with landscaped boulevards, and the mature tree canopy of both parks.

### Spadina Avenue

Spadina Avenue was originally named Brock Street after it was laid out by Dr. William Warren Baldwin as a road to his country estate “Spadina”, located on the escarpment above Davenport Road. At the south end of Spadina Avenue, the street was flanked on the east and west by Clarence Square and Victoria Memorial Square, respectively, which were connected by Wellington Place (later Wellington Street West), with the surrounding neighbourhood attracting high-end residences in the mid-19th century. North of King Street West, Spadina Avenue developed in the early 20th century as a manufacturing and warehouse corridor that came to be referred to as the “Garment District”, owing to the large number of textile manufacturing and distributing operations that located within the area.

The built form of the Spadina Avenue Character Sub-Area is generally defined by Industrial/Commercial Detached properties with large floorplates and in a range of architectural styles. Many of these buildings have ~~visible~~ side walls visible from the public realm, a tripartite design with defined base, shaft and roofline, and service access through side and rear laneways.

The grand avenue design envisioned by Baldwin is still evident in the public realm, defined by the wide right-of-way with trees and centre median (now a streetcar right-of-way). Wide sidewalks with tree planters separating pedestrians from traffic enhance the pedestrian experience, and support an understanding of the civic design of Spadina Avenue as a major artery within the downtown core.

### Duncan Street

The Duncan Street Character Sub-Area is an intact artery of Industrial/Commercial Detached properties that reflect the change in use and character of the District from residential and institutional to manufacturing following the Great Fire of 1904.

The largely uninterrupted streetwall on Duncan Street of masonry Industrial/Commercial Detached properties that are generally between 5-8 storeys contributes to ~~its a defined~~ sense of place. The sub-area’s context is supported by a view north from King Street West to the terminus of Duncan Street at Queen Street West. This view supports the sub-area’s contribution to the District’s cultural heritage value as a relatively intact corridor of Industrial/Commercial Detached properties, and is enhanced by the strong streetwall and horizontal

articulation of the sub-area's contributing properties. Laneways between the buildings provide views of side elevations, and have in some cases been repurposed as pedestrian mid-block connections or outdoor amenity space.

Buildings within the Character Sub-Area vary in architectural style, with most dating from the District's period of significance. The area contains a few examples of contemporary development that have ~~been largely generally~~ been sympathetic to the historic streetwall ~~and contributing properties and pedestrian experience~~.

## 5.6 Parks

The District contains three parks that have been identified as heritage attributes and which contribute to the cultural heritage value of the District – Victoria Memorial Square, Clarence Square and St. Andrew's Playground. These parks reflect the development of the District from when it was first established as a residential neighbourhood, through its industrial period and in to its redevelopment as a mixed-use neighbourhood. Their historic value is intertwined with their longstanding community and social value as spaces for recreation, reflecting their historic intent as amenities for local and city residents.

### Victoria Memorial Square

Victoria Memorial Square was established as a cemetery by John Graves Simcoe in 1793, with its last burial being held in 1863. The 1837 Hawkins Plan for the expansion of the Town of York proposed a park – Victoria Memorial Square - to envelope the cemetery, expanding the open space to symmetrically align with Wellington Street West and bounded by Bathurst Street, Portland Street, Stewart Street and Niagara Street. By the 1880s, residential subdivision claimed the western frontage on Bathurst Street, disconnecting the cemetery and square from Fort York to the south. In spite of this loss of land, the square retains significant heritage value as a public amenity, with mature trees, permeable edges and historic internal circulation routes that have been restored. It is also valued for its commemorative nature; surviving gravestones have been mounted at the park's western edge, a monument to the War of 1812 (designed by Frank Darling and Walter Seymour Allward) is located in the centre of the square, and the cornerstone of the demolished Anglican Church of St. John the Divine has been preserved.

### Clarence Square

Clarence Square is one of the oldest remaining public parks in downtown Toronto, laid out in the 1837 Hawkins Plan as part of the Georgian civic plan that included Victoria Memorial Square and Wellington Street. Clarence Square complements the remaining adjacent terrace (row) housing located on the north side of the square, which have retained their form, roof lines and details. The park contains a mature tree canopy with permeable edges and internal circulation paths that have been altered overtime, yet continue to facilitate

heritage fabric as possible

- 6.1.2** An understanding of the *contributing property* shall be determined through investigation and research to ascertain its evolution over time and contribution to the District
- 6.1.3** *Alterations to a contributing property* may be permitted only once the *cultural heritage value* and *heritage attributes* of the District, as expressed through the property, have been documented and described, and the impact of any proposed *alteration* on those *cultural heritage values* and *heritage attributes* has been determined
- 6.1.4** A Heritage Impact Assessment shall be submitted to the City alongside any application as described in Section 11.3 of this Plan and shall evaluate the impact of any proposed *alteration* or *addition* on the *contributing property* to the satisfaction of the Chief Planner and Executive Director, City Planning

## 6.2 Conservation

The District's *contributing properties* must be *conserved* in order ensure the long-term *conservation* of its *cultural heritage value*. Once an understanding of how a *contributing property* support's the District's *cultural heritage value* has been established, planning for appropriate interventions can occur. The *Standards and Guidelines* identify three *conservation treatments* – *preservation*, *rehabilitation* and *restoration* – as actions and processes aimed at safeguarding the *cultural heritage value* of a historic place. Additional *policies* relating to the *alteration*, *removal* and/or *relocation* and *demolition* of *contributing properties* have been added to this Plan to provide clarity and direction.

- 6.2.1** *Contributing properties* shall be *conserved* in a manner that ensures the long-term *conservation* of the District's *cultural heritage value*, *heritage attributes*, and the *integrity* of the *contributing property*
- a. Record, *repair* and *restore*, where possible, deteriorated, lost or removed *heritage attributes* based on thorough supporting historic documentation and research. If necessary, replace in-kind *heritage attributes* that are missing or deteriorated beyond repair
  - b. Maintain *contributing properties* on an ongoing and regular basis. Adopt a sustainable maintenance plan and regular scheduled inspections to identify necessary maintenance work
  - c. Stabilize deteriorated *heritage attributes* as required, until *repair* work is undertaken. This includes the regular cleaning and *repair* of damaged materials and monitoring architectural assemblies

## 6.6 Demolition

The City of Toronto's Official Plan requires a Heritage Impact Assessment for the proposed *demolition* of a property on the City of Toronto's Heritage Register. The Heritage Register includes all properties designated under Part V of the *OHA*. Article IV of the Municipal Code requires that heritage permit applications be submitted for the proposed *demolition* of any property located in a HCD. The Property Standards By-Law protects heritage properties in HCDs from demolition by neglect. The Municipal Code and the Property Standards By-Law require that the *demolition* of properties in HCDs may only take place in accordance with the *OHA*, and the Official Plan requires that the *demolition* of properties in HCDs be in accordance with respective HCD plans.

**6.6.1 The *demolition* of buildings or structures on *contributing properties* shall not be permitted, unless:  
The *integrity* of the *contributing property* for which the demolition application has been submitted has been lost; and**

**The loss of *integrity* of the *contributing property* is not the result of demolition by neglect, deferred *maintenance* or purposeful damage to the property**

- a. A peer review of the demolition application may be required at the expense of the applicant, if requested by the City

**6.6.2 The *demolition* and reconstruction of a building on a *contributing property* shall not be permitted**

**6.6.3 As per the City of Toronto's Property Standards By-law, ensure that *contributing properties* are protected against demolition by neglect**

## 6.7 Removal and Relocation

The City of Toronto's Official Plan states that buildings or structures located on properties included on the Heritage Register should be *conserved* on their original location, and that their *removal* or *relocation* may only be permitted where the *removal* is supported by the *cultural heritage value* and *heritage attributes* of the property. The Official Plan also states that *relocation* may only be permitted where it does not conflict with any applicable HCD plans.

In the District, the location of buildings or structures on *contributing properties* relative to the property lines has been identified as a *heritage attribute*. This includes but is not limited to the *setback* of *contributing Residential* properties from front lot lines, the visibility of side walls for *contributing Industrial/Commercial Detached* properties, and their *consistent contribution to the -streetwall-of-contributing Commercial row properties.*

**6.7.1 The *removal* of buildings or structures from a *contributing property* shall not be permitted, unless**

supported when they meet the objectives, comply with the *policies* and maintain the intent of the *guidelines* of this Plan.

**6.10.1 The *alteration of contributing properties* shall be *complementary* and subordinate to the District’s *cultural heritage value* and *heritage attributes***

- a. *Complementary alteration* should reference the architecture, materials, features and built form of the *contributing property*, and the history of the property including changes made over time

**6.10.2 New materials shall be physically and visually *complementary* to the materials of the *contributing property***

**6.10.3 *Alterations to contributing properties* shall include the *preservation* of the District’s *heritage attributes***

- a. *Preserve* rather than replace *heritage attributes* when designing *alterations*
- b. Evaluate and document the existing condition of the *contributing property* including its *heritage attributes* prior to designing *alterations*

**6.10.4 The *alteration of contributing properties* shall not diminish or detract from the *integrity* of the District or the *contributing property***

**6.10.5 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *alteration to a contributing property* to the satisfaction of the Chief Planner and Executive Director, City Planning**

## **6.11 Massing**

Massing relates to the exterior form of a building and its spatial relationship to its immediate context, including the space in front, behind, beside and above the building where visible from the *public realm*. It pertains to the overall proportions of a building or structure, its relationship to adjacent properties, and its impact on the scale and character of the streetscape and *public realm*. Massing is interrelated to the composition of the *streetwall*, the roof, as well as the architectural expression of the building or structure in its entirety.

The existing massing in the District varies, reflecting the two Building Typologies that define the District’s historic character – Industrial/Commercial and Residential properties – as well as contemporary new development and additions. The close juxtaposition of historic massing contributes to the District’s *cultural heritage value* and reflects its evolution from a residential neighbourhood to a warehouse and manufacturing area.

The following *policies* seek to *conserve* the massing of the District's *contributing properties* and permit *complementary additions*. This Plan recognizes that a range of design approaches may be appropriate to achieve the objectives of this Plan and *conserve* the District's *cultural heritage value*, based on the scale, form and massing of the proposed *addition* and the *contributing property*.

**6.11.1 Additions to contributing properties shall conserve the primary structure's three-dimensional integrity as seen from the public realm**

**6.11.2 Additions to contributing properties shall be designed in a manner which is of their time, complementary to and distinguishable from the contributing property**

**6.11.3 Additions to contributing properties shall not be permitted on any street-facing elevation**

- a. *Additions* for the purposes of *accessibility*, fire and life safety and building code requirements may be permitted where the District's *heritage attributes* are not negatively impacted
- b. Do not enclose entranceways or add balconies or other features to street-facing elevations

**6.11.4 Additions to the side elevations of contributing properties shall maintain the visibility of fenestrated side elevations from the public realm**

- a. The design, scale and massing of side *additions* should be *complementary* to and distinguishable from the *contributing property*
- b. Physically and/or visually separate side *additions* from the *primary structure* through the use of reveals, transparent materials, *setbacks*, the incorporation of publically-accessible space, or other design methods

**6.11.5 The streetwall height of side additions shall ~~match-transition to~~ the streetwall height of the primary structure on a contributing property**

- **Additional height above the streetwall must step back. Step back distances will be determined based upon the design, scale and massing of the proposed addition, the contributing property, and other applicable policies**

**6.11.6 The setback of side additions shall ~~match-transition to~~ the setback of the primary structure on a contributing property**

- a. Where the *primary structure* is *setback* from the front property line, *setback the additions* the same distance from the front property line or greater to *conserve* the visibility of the *primary structure* from the *public realm*
- b. Minor *setbacks* for the purposes of accessibility, recessed entranceways and landscaping that do



not match the *setback* of the *primary structure* may be permitted where it has been determined that the *setback* will not negatively impact the District's *cultural heritage value*

**6.11.7 Cantilevered portions of *additions* to *contributing properties* shall not be permitted above any required *step back* or *setback***

**6.11.8 *Additions* shall be designed to maintain and complement the primary horizontal and vertical articulation of the *primary structure* on a *contributing property***

- a. Floor-to-floor dimensions, cornice lines and bays of the *contributing property* as well as *adjacent contributing properties* should inform and guide the horizontal and vertical articulation of *additions*

Industrial/Commercial ~~Detached~~ Building Typology

The District's Industrial/Commercial buildings contribute to an understanding of its historic function and use as a manufacturing district, and were instrumental in supporting its later regeneration. Many have multiple facades that are visible from the public realm and that express the building's historic function and use. Additions to contributing Industrial/Commercial properties within the District will be expected to conserve the whole building, and the retention of facades alone will not be permitted.

~~**6.11.9 Additions to contributing Commercial Detached properties shall only be permitted when the proposed *addition* conserves the whole building**~~

**6.11.9 Additions shall stepback from all facades facing a street a minimum of 5 metres. Additional stepbacks may be required in order to conserve the attributes of Part IV designated properties, or those within the Spadina Avenue and Duncan Street Character Sub-Areas**

~~**6.11.10 Additions to contributing Commercial Detached properties shall *step back* from all elevations of the *primary structure*, notwithstanding elevations that are blank**~~

~~***Step back* distances will be determined based upon the design, scale and massing of the proposed *addition*, the *contributing property*, and other applicable *policies***~~

**6.11.10 Side elevations visible from the public realm that have original fenestration and/or architectural detailing shall be retained in situ.**

- a. The conservation of side elevations visible from the public realm may be achieved through a range of design solutions, including but not limited to their incorporation within a new development, setting back side additions or stepping back vertical additions.
- b. For visible side elevations that do not have original fenestration and/or architectural detailing (e.g. a visible party wall), alternative design solutions will be considered.

- c. Where a stepback is being proposed from a visible side elevation, the stepback distance will be determined based upon the design, scale and massing of the proposed addition, the contributing property, and other applicable policies
- d. Where the visible side elevation is incorporated within a new development, select a glazing material that will permit the continued visibility of the side elevation from the public realm, in whole or in part.

### ***Commercial Row Building Typology***

~~6.11.11 Additions to contributing Commercial Row properties shall step back a minimum of 10 metres from all elevations facing the public realm~~

### Residential Building Typology

~~Rooftop additions to contributing Residential properties shall not be permitted, except for rooftop additions which comply with all of the following requirements:~~

- ~~— the proposed addition is located behind the rear eaves line~~
- ~~— the proposed addition is no greater than 2/3 the height of the primary structure\*~~
- ~~— The proposed addition has been demonstrated to have minimal impact upon the three-dimensional integrity of the contributing property~~

**6.11.12 Additions taller than the roof ridge of contributing residential properties shall be located behind the primary structure.**

- a. Existing rear wings and additions to the primary structure may be demolished.
- b. Projecting balconies or cantilevered portions of additions to contributing residential properties shall not be permitted above the primary structure.

## **6.12 Roofs**

The roof of a *contributing property* often expresses distinct characteristics that define both the architectural style of the building and contribute to the *streetwall*. Roof form helps to define the overall massing, proportions and scale of a building, while roof components convey the assemblage of a roof providing the architectural detailing that reflects its architectural history, form, function and design.

Roofs may have multiple profiles that distinguish form and architectural style alluding to the time period the building was constructed and the function the roof had to perform. These styles include but are not limited to:

- Gabled roofs
- Hipped roofs

- Mansard roofs
- Flat roofs
- Mono-pitched roofs
- Domed roofs

Roofs include aspects of practical and decorative architectural detail, including but not limited to:

- Entablature features (cornices, brackets, fascia, pediments, etc.)
- Chimneys, weathervanes, cresting and firewalls
- Turrets, parapets, and tower features
- Dormers
- Cladding materials (slate, asphalt shingle, tile, etc.)

The stability of the roof assembly, insulation, vapour barrier and structure below the visible roof material is important to *conserving* the roof itself, as is the condition, performance and *integrity* of parapets and rainwater diversion elements.

#### **6.12.1 Conserve the original or *restored* roof form and profile of *contributing properties***

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle
- b. ~~The design, massing and placement of alterations should conserve~~ Conserve the original or restored roof form and profile of the building, as viewed from the *public realm* when designing the massing and placement of alterations
- c. If it is not technically possible to locate *alterations* out of view of the *public realm*, ensure that they do not negatively impact the District's *cultural heritage value, heritage attributes*, and the *integrity* of the *contributing property*

#### **6.12.2 Conserve the original or *restored* structural and architectural roof components of *contributing properties***

- a. Original or *restored* roof features should not be *removed*
- b. *Repair* rather than replace damaged or deteriorated original or restored roof components
- c. Replace only those original or restored roof components that have deteriorated beyond *repair*
- d. Ensure that the form, materials and colour of eavestroughs and downspouts do not negatively

impact the *integrity* of the *contributing property*

## 6.13 Windows and Doors

Exterior windows and doors often include architectural detail such as: plain, stained, or coloured glass, divided lights and materials of wood or metal, decorative treatments and hardware. The glazing may be set in original, distinctive frames of wood or metal, with divided lights. There may be mouldings that make the transition between the frame and masonry opening. Some window frames, door frames, sidelights, transoms and glazing are original to the building and these elements may be important features to the property's significance. The use of metal sashes and the solid-to-void ratio of window to wall in *contributing* Commercial properties is an especially distinctive *heritage attribute* of the District.

### 6.13.1 **Conserve the form, placement, rhythm, openings and style of original or *restored* windows and doors of *contributing properties***

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle

### 6.13.2 **Conserve structural and architectural features of original or *restored* windows and doors of *contributing properties***

- a. *Repair* rather than replace damaged or deteriorated original or *restored* window and door features
- b. Replace original or *restored* window and door features only when they have deteriorated beyond *repair*
- c. Ensure that the form, materials and colour of eavestroughs and downspouts do not negatively impact the *integrity* of the *contributing property*

### 6.13.3 **Do not introduce new window or door openings on *contributing properties* on street-facing elevations or elevations visible from the *public realm***

- a. If new window and door openings are required and cannot be located on an elevation not visible from the *public realm*, ensure the form, placement and style of the new window or door is *complementary* to the *contributing property*

## 6.14 Exterior Walls

Exterior walls include: foundation walls, raised basements and walls from the ground through attic level, and in all but the Residential Building Typology, may include the walls of projecting elements such as parapets, bays, towers and penthouses. Walls may be designed as flat planes with projections or recesses, with

## 7 – POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

This section contains *policies* and *guidelines* intended to manage change within the District in order to meet the objectives of this Plan.

The policies (in **bold** font) describe what is required when undertaking work on a *non-contributing property* within the District. *Policies* are required components of the designating by-law and are not discretionary, unless otherwise indicated.

The *guidelines* (in regular font) provide suggested methods of satisfying associated *policies*, but do not carry the mandatory weight of *policy*. *Guidelines* recognize that there may be a variety of strategies that could satisfy any given *policy*.

Terms in italics have been defined, and are listed in Appendix A of this Plan.

### 7.1 Understanding

*New development* should be designed to *conserve* and enhance the District's *heritage attributes*. *New development* should contribute to the overall character and sense of place of the District, and will be expected to respect and build upon the District's *cultural heritage value*. Each project must therefore start with an understanding of the District's *cultural heritage value* and *heritage attributes*.

#### 7.1.1 ***New development on non-contributing properties shall be complementary to the District's cultural heritage value and heritage attributes while reflecting its own time***

- a. Avoid creating a false historic appearance. Design *new development* to be *complementary* to but not replicate the architectural style of *adjacent contributing properties*

### ~~7.2 Adjacency to Contributing Properties~~

~~The City of Toronto's Official Plan requires that proposed *alterations, new development* and public works *adjacent* to properties on the Heritage Register ensure that the *integrity* of the *adjacent* properties' *cultural heritage value* and *heritage attributes* be retained, prior to work commencing and to the satisfaction of the City. All properties within the District are include on the Heritage Register; therefore, any *alteration* to a property within or *adjacent* to the District must *conserve* the District's *cultural heritage value* and *heritage attributes*, which includes its *contributing properties*.~~

#### ~~7.2.1 Alterations to a non-contributing property or properties adjacent to the District shall conserve the District's cultural heritage value and heritage attributes~~

*contributing properties* and the District.

**7.5.1 *New development and additions to non-contributing properties shall not be permitted except where the proposed work has been evaluated and it has been demonstrated that the cultural heritage value and heritage attributes of the District will be conserved***

- a. The documentation, description and mitigation measures for any *new development* or *addition* to *non-contributing properties* will be described through a Heritage Impact Assessment satisfactory to the Chief Planner and Executive Director, City Planning

~~**7.5.2 *New development and additions to a non-contributing property shall be complementary to the District's cultural heritage value and heritage attributes***~~

**7.5.3 *New development and additions to non-contributing properties shall be complementary with and shall not negatively impact the District's cultural heritage value and heritage attributes, including any adjacent contributing properties***

## **7.6 Massing**

Massing relates to the exterior form of a building and its spatial relationship to its immediate context, including the space in front, behind, beside and above the building where visible from the public realm. It pertains to the overall proportions of a building or structure, its relationship to adjacent properties, and its impact on the scale and character of the streetscape and *public realm*. Massing is interrelated to the composition of the *streetwall*, the roof, as well as the architectural expression of the building or structure in its entirety.

The existing massing in King-Spadina varies, reflecting the two Building Typologies that define the District's historic character – Commercial and Residential properties – as well as contemporary new development and additions. The close juxtaposition of this historic massing contributes to the District's *cultural heritage value* and reflects the District's evolution from a residential neighbourhood to a warehouse and manufacturing area.

The following *policies* seek to ensure *complementary new development* that *conserve's* the District's *cultural heritage value* through appropriate massing *adjacent to contributing properties*. This Plan recognizes that a range of design approaches may be appropriate to achieve the objectives of this Plan and *conserve* the District's *cultural heritage value*, based on the scale, form and massing of the proposed *new development* and that of *adjacent contributing properties*.

**7.6.1 *New development on non-contributing properties shall be designed to be complementary to the design, scale, form and massing of adjacent contributing properties***

**7.6.2 *New development on non-contributing properties shall be setback the same distance as the primary structure on adjacent contributing properties***

- a. The *setback* of *new development* may transition from the *setback* of the *primary structure* of *adjacent contributing properties* a distance to be determined based on the scale, form and massing of the *new development* and *adjacent contributing properties*
- b. *Conserve* the view of *adjacent contributing properties* from the *public realm* when determining appropriate *setback* transitions
- c. If there are no *adjacent contributing properties*, *setback* distances will be determined by other applicable *policies*

**7.6.3 *New development on non-contributing properties shall be designed with a streetwall ~~not to exceed the~~ that provides a transition to the height of the streetwall established by the primary structure(s) on adjacent contributing properties***

- a. Where there are no *adjacent contributing properties*, the *streetwall* height for *new development* will be informed by other applicable *policies*

**7.6.4 *Additional height above the streetwall on non-contributing properties shall step back from all elevations facing a street***

- a. *Step back* distances will be determined based upon the design, scale and massing of the proposed *new development* and *adjacent contributing properties*
- b. Where there are no *adjacent contributing properties*, the *step back* for *new development* will be informed by other applicable *policies*

## **7.7 *Articulation and Proportions***

**7.7.1 *New development on non-contributing properties shall reference the horizontal articulation of adjacent contributing properties***

- a. Align first floor heights with the first floor heights of *adjacent contributing properties*
- b. Align the horizontal articulation of the *streetwall* with that of *adjacent contributing properties*, referring to cornice lines, datum lines, window heads, articulated floor levels and other horizontal architectural details

**7.7.2 *New development on non-contributing properties shall reference the vertical articulation of adjacent contributing properties***

## 8 – POLICIES AND GUIDELINES FOR CHARACTER SUB-AREAS

### 8.1 St. Andrew's

- 8.1.1 The revitalization of St. Andrew's Playground should emphasize its historic and continued importance as a centre for local civic life and as a recreational amenity
- 8.1.2 *Public realm* improvements should be informed by and reflect the history of the expansion of the Town of York into the Military Reserve
- 8.1.3 *New development on non-contributing properties adjacent to contributing Residential properties* on Adelaide Street West, Portland Street and Adelaide Place shall reference the fine grained residential lot pattern, and incorporate massing transitions to respect the historic scale of the *contributing Residential properties*
- 8.1.4 The civic composition of the former Brant Street Public School property and St. Andrew's Playground should be enhanced, including *conserving* sightlines between these two properties
- 8.1.5 *New development on non-contributing properties and additions to contributing properties* shall conserve the historic scale of the St. Andrew Character Sub-Area's contributing properties and the historic scale, block and lot pattern through massing transitions, façade articulation and *conserving* and enhancing the *network of laneways*

### 8.2 Wellington Place

- 8.2.1 *New development on non-contributing properties and additions to contributing properties* shall respect the *integrity* of the unique civic composition of Wellington Place, particularly with respect to the historic scale and built form that frames and gives *three-dimensional integrity* to the two parks and the *public realm* of Wellington Street West
- 8.2.2 *New development on non-contributing properties and public realm* improvements should be informed by and reinforce the original intentions of the 1837 Hawkins Plan for Wellington Place
- a. Reinstate the formal, tree-lined boulevards on Wellington Street West
  - b. Reinforce the picturesque complexity of the interior realm of Clarence Square
  - c. *Conserve* and enhance the visual connection between Clarence Square and the *contributing Residential properties* on the north side of Clarence Square
- 8.2.3 *Additions to contributing Commercial properties* on Wellington Street West shall *step back 10*



metres from all elevations facing Wellington Street West

- 8.2.4 *New development on non-contributing properties and additions to contributing properties shall conserve the cultural heritage value and heritage attributes identified in the Part IV designation by-laws for Clarence Square and Victoria Memorial Square*

### 8.3 Spadina Avenue

- 8.3.1 The concentration of mid-rise *contributing* Commercial properties on both sides of Spadina Avenue is a significant *heritage attribute* of the *character sub-area* and the District, and shall be *conserved*

- 8.3.2 ~~*New development on non-contributing properties, additions to contributing properties and public*~~ *Public realm* improvements should be informed by and reference the history of Spadina Avenue as the centre of the 'Garment District' and the unique right-of-way characteristics of Spadina Avenue to reinforce the area's historic character as a designed boulevard

- 8.3.3 *Additions to contributing properties shall step back 10 metres from all elevations facing Spadina Avenue*

- 8.3.4 *New development on non-contributing properties should conserve and enhance the historic scale of Spadina Avenue, particularly the massing and scale of contributing Industrial/Commercial detached properties that are over 5 storeys*

- a. Where there are no *adjacent contributing Industrial/Commercial* properties that are over 5 storeys, *new development on non-contributing properties* may be permitted to have a *streetwall* height greater than that of *adjacent contributing properties*, as determined by other applicable *policies*

- 8.3.5 *New development on non-contributing properties should reference the materiality and articulation of contributing Commercial properties within the Spadina Avenue Character Sub-Area, generally defined by 1.5 storey ground floors, the use of stone masonry at the base with brick above, window bays separated by masonry piers, and articulated rooflines*

- a. Refer to the material, texture and colour of *contributing properties* within the Spadina Avenue Character Sub-Area
- b. Design *new development* to include a defined base, shaft and roofline

### 8.4 Duncan Street

- 8.4.1 *Additions to contributing properties shall step back a minimum of 10 metres from all elevations facing Duncan Street*

<b>Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern</b>		
<b>Address</b>	<b>Contributing Status</b>	<b>Alterations Requiring Assessment/Review</b>
514 Adelaide St W	Contributing	1, 2, 6
<del>64 Bathurst St</del>	<del>Contributing</del>	<del>1, 2, 6</del>
<del>66 Bathurst St</del>	<del>Contributing</del>	<del>1, 2, 6</del>
<del>68 Bathurst St</del>	<del>Non-contributing</del>	<del>1, 2, 6 (Stage 1 if redeveloped)</del>
<del>70 Bathurst St</del>	<del>Non-contributing</del>	<del>1, 2, 6</del>
<del>74 Bathurst St</del>	<del>Non-contributing</del>	<del>1, 2, 6</del>
125 Bathurst St	Contributing	2, 5, 6
141 Bathurst St	Contributing	1, 2, 5, 6
147 Bathurst St	Non-contributing	1, 2, 6
149 Bathurst St	Non-contributing	1, 2, 6
151 Bathurst St	Non-contributing	1, 2, 6
<del>152 Bathurst St</del>	<del>Non-contributing</del>	<del>1, 2, 6</del>
153 Bathurst St	Non-contributing	1, 2, 6
155 Bathurst St	Non-contributing	1, 2, 6
157 Bathurst St	Non-contributing	1, 2, 6

<b>Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern</b>		
<b>Address</b>	<b>Contributing Status</b>	<b>Alterations Requiring Assessment/Review</b>
159 Bathurst St	Contributing	1, 2, 6
<del>160 Bathurst St</del>	<del>Non-contributing</del>	<del>1, 2, 6</del>
161 Bathurst St	Contributing	1, 2, 6
<del>162 Bathurst St</del>	<del>Contributing</del>	<del>1, 2, 6</del>
<del>164 Bathurst St</del>	<del>Contributing</del>	<del>1, 2, 6</del>
20 Brant St	Contributing	1, 2, 5 (from south, north), 6
13-19 Camden St	Non-contributing	not applicable (Stage 1 if redeveloped)
18 Camden St	Contributing	1, 2, 6 (Stage 1 if redeveloped)
23 ½ Camden St	Non-contributing	1, 2, 6
23.5 Camden St	Non-contributing	1, 2, 6
15 Duncan St	Contributing	1, 2, 5 (from east), 6
19 Duncan St	Contributing	1, 2, 5 (from east), 6
122 John St	Contributing	2, 6
220 King St W	Contributing	1, 2, 5 (from north), 6
369 King St W	Non-contributing	not applicable

**Table 2:** Properties with Generalized Archaeological Potential and Impact Categories of Concern

Address	Contributing Status	Alterations Requiring Assessment/Review
126 Portland St	Contributing	2, 6
127 Portland St	Contributing	1, 2, 3, 6
128 Portland St	Contributing	2, 6
130 Portland St	Contributing	2, 6
132 Portland St	Non-contributing	2, 6
<del>9 Portugal Sq</del>	<del>Contributing</del>	<del>1, 2, 3, 4, 5, 6</del>
229, 233 Richmond St W, 76, 78, 86 Nelson St	Non-contributing	not applicable
260 Richmond St W	Contributing	1, 2, 5 (from north), 6
269 Richmond St W	Contributing	1, 2, 6
275 Richmond St W	Contributing	1, 2, 6
300 Richmond St W	Non-contributing	1, 2, 6
304 Richmond St W	Contributing	1, 2, 6
401 Richmond St W	Contributing	1, 2, 6
451 Richmond St W	Non-contributing	not applicable (Stage 1 if redeveloped)
465 Richmond St W	Non-contributing	not applicable (Stage 1 if redeveloped)

## C. Index of Contributing Properties

**Please see below the changes to Appendix “C” of the King-Spadina Heritage Conservation District Plan, all other aspects of Appendix “C” remain the same (Note: this above noted text does not form part of the Plan and for ease of reference in this revised attachment only).**

The following addresses will be removed:

224 Adelaide Street West

18 Camden Street

35 Camden Street

47 Camden Street

## D. Statements of Contribution

**Please see below the changes to Appendix “D” of the King-Spadina Heritage Conservation District Plan, all other aspects of Appendix “D” remain the same (Note: this above noted text does not form part of the Plan and for ease of reference in this revised attachment only).**

All properties identified as either part of the "Commercial Detached" or "Commercial Row" building typologies will be re-categorized as part of the "Industrial / Commercial" building typology.

The following addresses will be removed:

224 Adelaide Street West

18 Camden Street

35 Camden Street

47 Camden Street

## E. List of Non-Contributing Properties

**Please see below the changes to Appendix “E” of the King-Spadina Heritage Conservation District Plan, all other aspects of Appendix “E” remain the same (Note: this above noted text does not form part of the Plan and for ease of reference in this revised attachment only).**

The following properties will be added:

224 Adelaide Street West

18 Camden Street

35 Camden Street

47 Camden Street

## **F. Identified Approved Developments**

**This Plan does not apply to those approvals identified in Appendix “F”. For clarity such approvals include instruments that have been approved in principle, either by a decision of Council or the Local Planning Appeal Tribunal and to pending or subsequent site plan applications which implement such approvals. This Plan also does not apply to any modifications or changes to such listed approvals that are substantially in accordance with the Conservation Plan related to the listed approval. For the purposes of this appendix, “approved in principle” shall mean an approval by City Council or the Local Planning Appeal Tribunal approving a proposal in principle, but does not require bills to have been adopted by Council or a final Order from the Local Planning Appeal Tribunal.**

**This appendix shall not be interpreted as to exclude or exempt a property from this Plan should a new development application(s) be proposed on a property that is not substantially in accordance with the approvals in Appendix “F”.**

<b>Address &amp; Application Number</b>	<b>Date of Decision</b>	<b>File/Item Number</b>	<b>By-law</b>
489-539 King Street West (16 159483 STE 20 OZ)	2019/10/04 (LPAT)	PL171227	
495-517 Wellington Street West, 31 Portland Street, 510 Front Street (17 256142 STE 20 OZ)	2018/07/23 (City Council)	TE34.13	592-2019 593-2019
263-267 Adelaide Street West (12 152660 STE 20 OZ)	2017/05/24 (City Council)  2017/07/19, 2017/09/21 (LPAT)	CC29.7  PL160318	



49-51 Camden Street (15 209675 STE 20 OZ)	2016/07/12 (City Council)		697-2016 698-2016
321-333 King Street West (10 182677 STE 20 OZ)	2013/05/09 (LPAT)	PL110554	
49 Spadina Ave, 2 Clarence Square (17 122573 STE 20 OZ)	07/05/2018 (LPAT)	PL170820	
28-30 Widmer Street, 8-20 Widmer Street (16 118450 STE 20 OZ, 14 235297 STE 20 OZ)	2017/04/05 (LPAT) 2017/03/09 (City Council) 2018/02/12 (LPAT)	PL151191 CC26.10 PL161031	
520 Richmond Street West (12 279689 STE 20 OZ)	2018/07/23-30 (City Council)	TE34.12	1265-2018
19 Duncan Street, 219-223 Adelaide Street West (15 164825 STE 20 OZ)	2018/01/22 (LPAT) 2018/07/04 (City Council)	PL160684 MM31.49	0170-2018 0171-2018
120 Peter Street, 122-124 Peter Street, 128 Peter Street, 357-359 Richmond Street West (15 255425 STE 20 OZ)	2018/07/23-30 (City Council)	CC44.27	1470-2017 1471-2017
401-415 King Street West (10 197695 STE 20 OZ)	2017/03/01 (LPAT)	PL151158	