



Revised July 2020

College Street
Urban Design Guidelines



College Street
Bathurst Street to McCaul Street

City of Toronto

College Street Urban Design Guidelines - May 2017

The City of Toronto City Planning Division would like to thank all those who participated in the community consultation process. This document has been enhanced by your knowledgeable and helpful feedback.



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Mandate

On February 14, 2012, Toronto and East York Community Council requested the City Planning Division to review the policy context for College Street generally from University Avenue to Bathurst Street in consultation with the Ward Councillor and the local community. The mandate calls for a study that supports the area's existing character by addressing:

- *"land use and the inclusion of institutional uses within mixed-use buildings,*
- *building scale and height, and*
- *public realm, including special places and pedestrian improvements."*

This was later amended to include analysis of the social value of buildings, in addition to built form and physical character.

As part of this study, City Planning has developed Urban Design Guidelines for this portion of College Street. These Design Guidelines are intended to support the Official Plan and the Site and Area Specific Policy (SASP) for the Study Area, and will be used as a tool to evaluate proposed developments in the area as well as ensuring that such development is compatible with the existing context. The guidelines will assist with the implementation of the Official Plan policies, provide an understanding of the area's local character, explain how development will respect and reinforce local character, promote an animated public realm, and identify buildings of heritage interest.

The Official Plan provides a long-term vision for the City that is intended to be supported by implementation plans, strategies and guidelines. These supporting documents, including the urban design guidelines, provide detailed implementation guidance that is consistent with the Official Plan and responds to changing circumstances and priorities.





College Street from Bathurst to Lippincott looking North

1.0 Introduction

Historically, College Street was laid out as a private avenue to provide King's College with access to Yonge Street and Queen Street. Throughout the years, College Street's function, extent and character have evolved greatly. Today, College Street does not only display a defined institutional character inherited by its original function, but also displays a great diversity of building typologies and land uses.

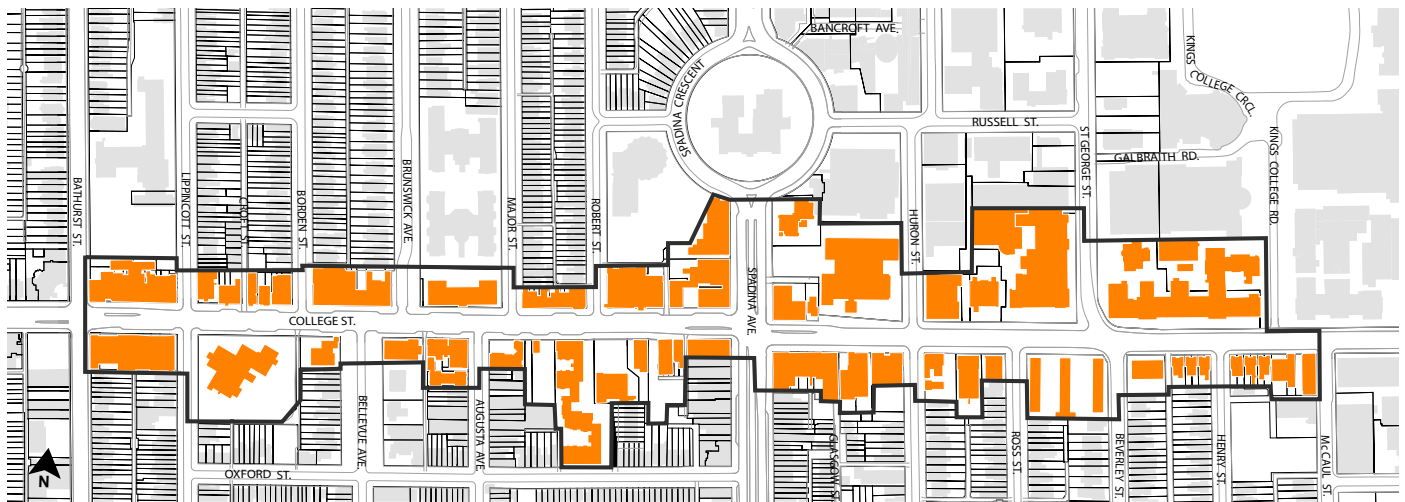
College Street continues to evolve and new developments in recent years are a testament to these changes. The urban design guidelines in this document are intended to guide redevelopment in the area in a way that will support College Street's diversity, vibrancy, its rich heritage value, and a harmonious fit with the surrounding residential areas.

- 1.1 Study Area**
- 1.2 Historical Overview**
- 1.3 Community Feedback**

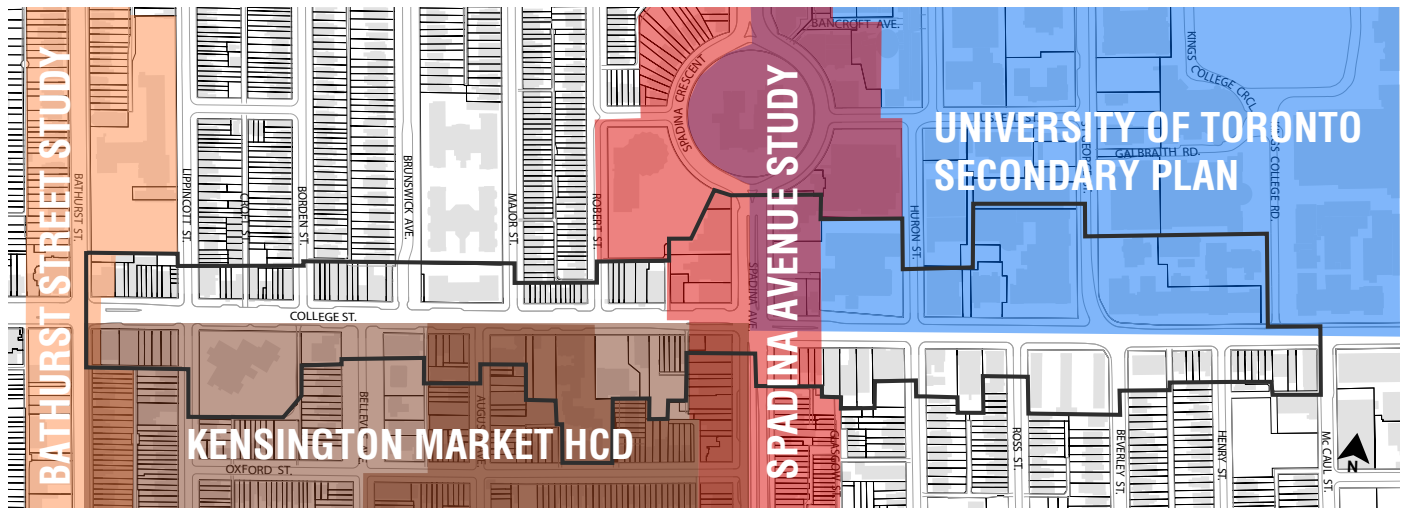
1.1 Study Area

The Study Area comprises all properties fronting onto College Street between Bathurst Street and McCaul Street. The study also includes the properties north of College fronting onto Spadina Avenue, up to Spadina Crescent. The Study Area is immediately surrounded by low density neighbourhoods, with the exception of lands north of College Street and east of Spadina Avenue, where the University of Toronto campus is located. This study does not propose changes to the existing *Neighbourhood* areas inside or outside of the Study Area.

The boundaries of the College Street Study Area overlap with other concurrent studies including the Bathurst Street Study, the Kensington Market Heritage Conservation District (HCD), the Spadina Avenue Study and the review of the University of Toronto Secondary Plan. Through the course of the community consultation and preparation of this planning and urban design study, efforts were made to ensure that the subject guidelines will support and not contradict the other studies.



Map of the Study Area



Map of Concurrent Studies near the Study Area

1.2 Historical Overview

College Street was developed in three phases and evolved from an access road to King's College into a commercial thoroughfare.

The original portion of College Street, historically known as College Avenue, was laid out in 1829 as a private avenue to provide King's College, present day University of Toronto, with access to University Avenue and Yonge Street. The original L-shaped route ran along the south boundary of King's College and turned to University Avenue.

In the 1840s, the second stretch of College Street was laid out south of Spadina Crescent, yet not connected to the original portion south of King's College. This was part of the development of Baldwin estate. The Baldwin family laid out Spadina Avenue as a central north-south thoroughfare, as well as Spadina Crescent and residential subdivisions along Spadina Avenue and south of Bloor Street.

Throughout the 1850s-1860s residential subdivisions west of Major Street triggered the extension of College Street and the connection from Bathurst Street to Yonge Street. Despite the subdivisions, the area west of Spadina remained vacant until the 1900s. At that time a dramatic change in demographics occurred when the area became attractive to immigrants while more affluent residents moved north of Bloor Street.

The pattern of development in the Study Area corresponds to the division of the historic park lots surveyed between present-day Queen and Bloor Streets after the founding of the Town of York (Toronto) in 1793. Other factors that contributed to the historical evolution of the Study Area include the institutional uses east of Spadina Avenue, the residential uses that came from the historic subdivisions, and the commercial uses that emerged along College Street to support the residential and institutional uses.

In overall, College Street displays, inside and outside of the Study Area boundary, a rich collection of built heritage.



College looking east from Bathurst with the Fire Hall's Clock Tower in the background, 1902 (City of Toronto Archives)



The Wallberg Memorial Building in the University of Toronto, a Listed Heritage Property on College Street



The historic commercial character of College Street in the northwestern stretch of the study area, which is historically connected with the Harbord Village to the north.

1.3 Community Feedback

Stakeholders and members of the community were involved in all phases of the study process, which included:

- Four Stakeholder Advisory Committee (SAC) meetings
- Three Community Consultation Meetings (CCM)
- One Walking Tour

The Study Team met with the SAC and the public to present the purpose and scope of the Study, discuss the key findings, and solicit feedback from participants. Through the consultation process, residents, landowners, and stakeholders identified many aspects of College Street that they were interested in preserving and enhancing, such as the:

Unique mix of uses

Spacious, well-balanced streets

Strong heritage presence

Diversity in character along the street

Fine grain retail and inviting environment

As a result, some key principles for redevelopment identified in the community and stakeholder feedback include:

Appropriate built form

Sensitive transition to Neighbourhoods

Healthy mix of retail

Preserve diversity

Strengthen heritage conservation

Improve Public Realm

Create opportunities for open spaces



College Street from Lippincott to Borden looking North

2.0 Planning Context

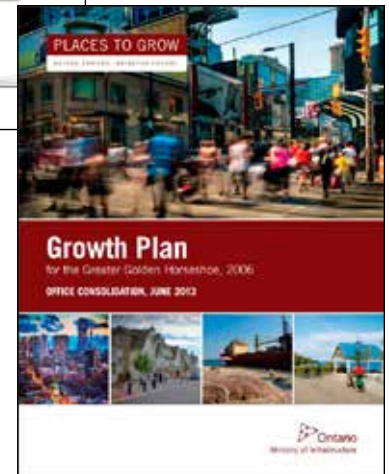
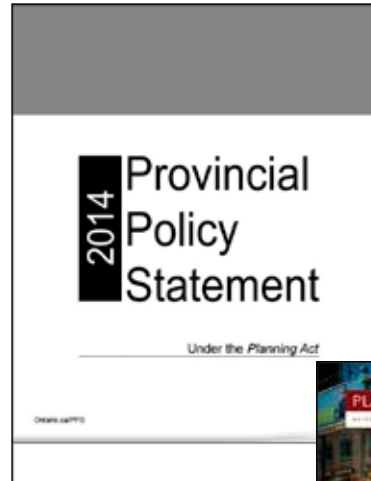
There are a number of municipal and provincial policies and guidelines that provide direction for growth in Toronto. The following section provides a synopsis of these policies and guidelines and their applicability to the study area.

- 2.1 Provincial Planning Documents**
- 2.2 Official Plan Policies**
- 2.3 Additional Relevant Documents**

2.1 Provincial Planning Documents

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe (GGH) provides a framework for managing growth to implement Ontario's vision for building strong, prosperous communities. Principles expressed in the GGH Growth Plan include directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the Planning Act to conform, or not conflict, with the Growth Plan for the GGH.



2.2 Official Plan Policies

The City of Toronto's Official Plan provides a vision for a successful city by directing growth to strategic areas, setting infrastructure priorities, and identifying implementation strategies. The vision of the Plan is about creating an attractive and safe City that evokes pride, passion and a sense of belonging - a City where people of all ages and abilities can enjoy a high quality of life.

This long-term vision for the City is intended to be supported by implementation plans, strategies and guidelines. These supporting documents, including the Urban Design Guidelines for College Street, provide detailed implementation guidance for new development within the Study Area.

2.2.1 URBAN STRUCTURE

The Official Plan directs growth to the *Downtown, Mixed Use Areas, Centres, and Avenues*. The Study Area is identified as a *Downtown* area on Official Plan Map 2 – Urban Structure.

According to Section 2.2.1 of the Official Plan, the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown*, is attracted to the area. In particular, the quality of the *Downtown* will be improved by "Design guidelines specific to districts of historic or distinct character developed and applied to ensure new development respects the



Extracted from Official Plan Map 2 - Urban Structure

context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings."

In light of the foregoing, a planning analysis of this portion of College Street was considered appropriate in order to develop urban design guidelines that complement the local context and the Official Plan policies.

2.2.2 LAND USE DESIGNATIONS

The Official Plan also includes development criteria to guide new development in different areas across the City. Development criteria are described for each of the land use designations within the Official Plan. The Study Area has a variety of land use designations including, *Mixed Use Areas*, *Neighbourhoods*, and *Institutional Areas*.

A large portion of the Study Area is designated *Mixed Use Areas* on Map 18 of the City's Official Plan. This designation permits a broad range of commercial, residential and institutional uses, providing opportunities to live, work and shop within the same area. *Mixed Use Areas* are intended to accommodate most of the anticipated growth in the city with new service, employment

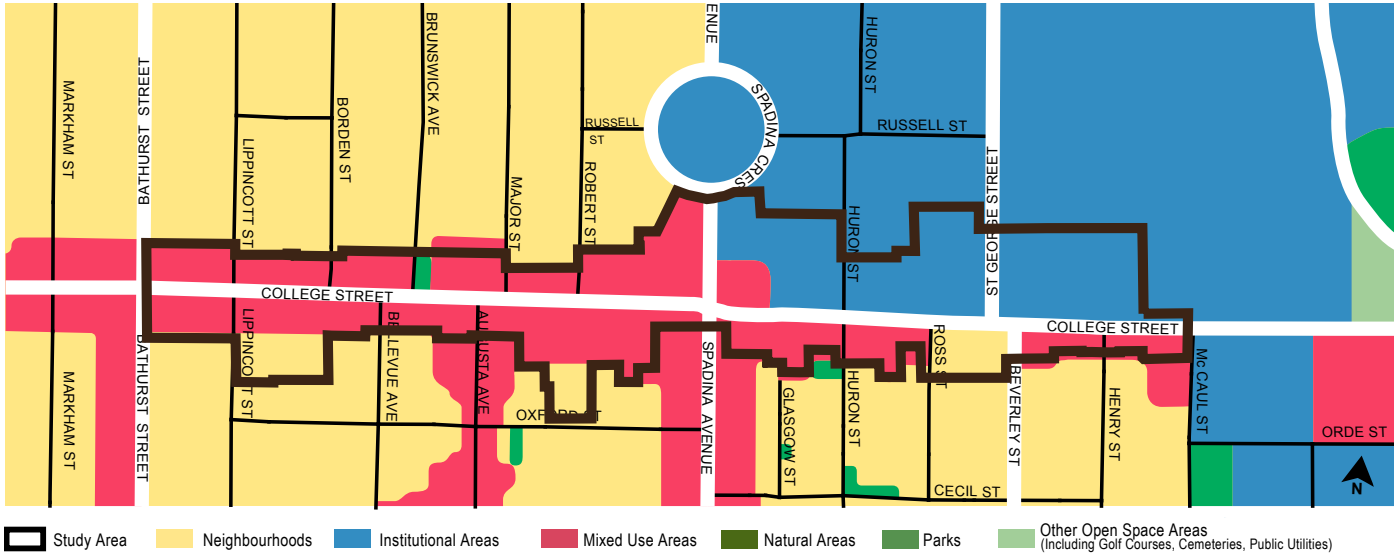
and housing in a manner that is appropriate to their surrounding contexts, with adequate transportation and infrastructure servicing.

The lands north of College Street generally east of Spadina Avenue are designated *Institutional Areas*. This designation is comprised of major educational, health and governmental uses with their ancillary uses; cultural, parks, recreational, religious, commercial uses; and institutional residence facilities. These uses are encouraged to continue as they serve the needs of an increasing city and regional population.

There are a limited number of properties within the Study Area designated *Neighbourhoods*, including the Cawthra Mansions Co-op, located in the south side of College Street between Beverley and Ross Streets. *Neighbourhoods* are physically stable areas and development within *Neighbourhoods* is anticipated to respect and reinforce the existing physical character. Policy 2.3.1 requires new development in *Mixed Use Areas* that are adjacent to *Neighbourhoods* to provide a transition in scale and density towards the *Neighbourhoods*. New development in such an area is also required to maintain adequate light and privacy for existing residential properties, and to mitigate traffic or parking impacts on nearby residential streets.

2.2 Official Plan Policies (continued)

Extracted from Official Plan Map 18 - Land Use Plan



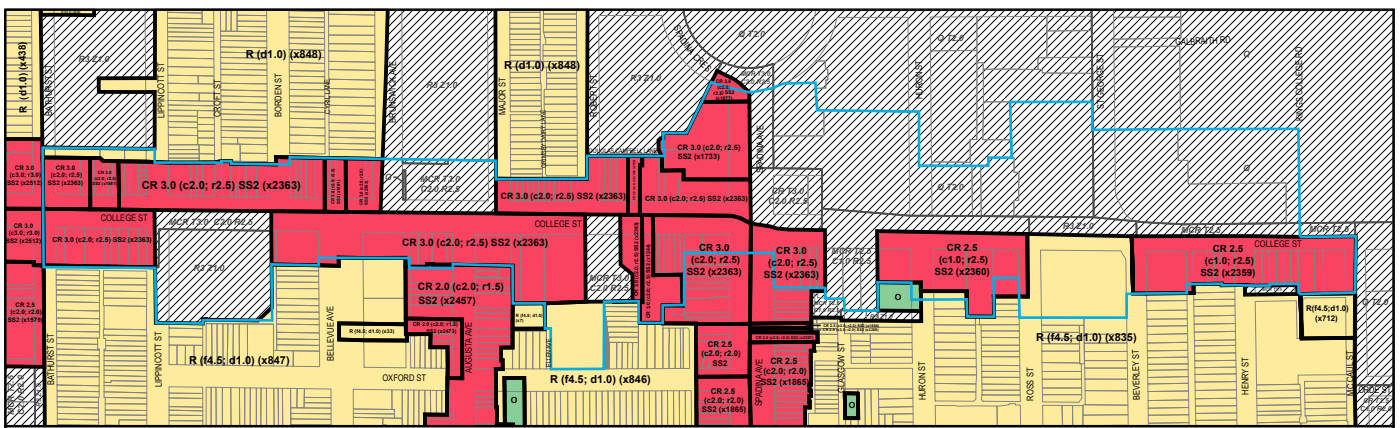
2.2.3 ZONING BY-LAW

Most of the properties within the Study Area are zoned Commercial Residential, which permits a wide range of commercial and residential uses (under the former City of Toronto Zoning By-law 438-86). Other permissions in the Study Area include:

- Commercial-Residential densities that range from 2.5 to 3.0
- The maximum permitted heights in the study area range between 12.0 metres (approximately 4 storeys) and 23.0 metres (approximately 7 storeys).

The harmonized City-wide Zoning By-law 569-2013 is currently under appeal at the Ontario Municipal Board. It includes generally the same permissions as By-law 438-86 for the Study Area.

There are also a number of properties that are exempt from City-wide Zoning By-law 569-2013 and are subject to the former City of Toronto Zoning By-law 438-86. These are mainly the lands north of College Street and east of Spadina Avenue, where the University of Toronto is located, and four other properties scattered throughout the Study Area.

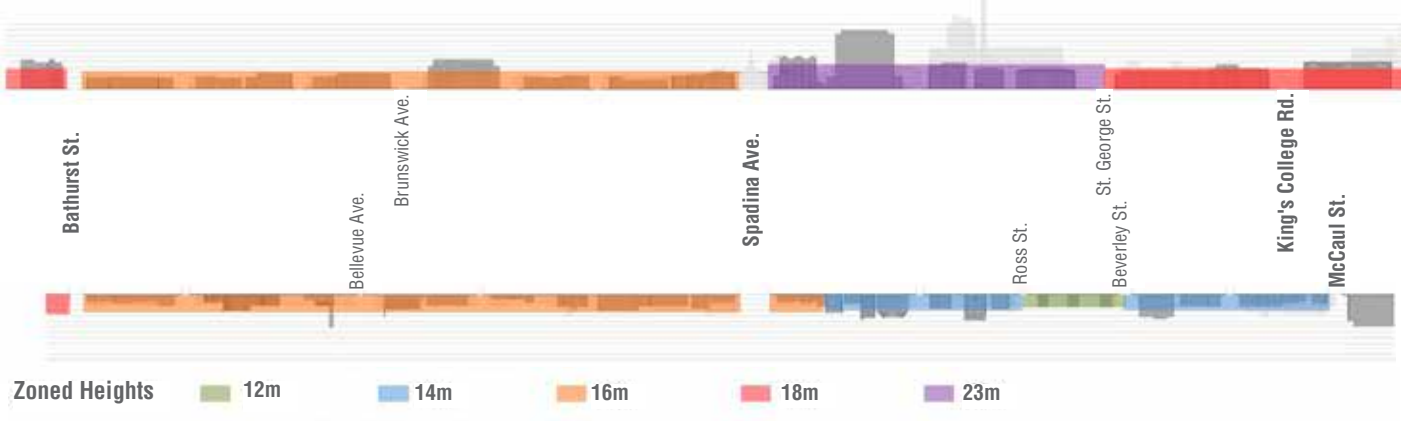


College Street Study - Zoning

Extracted from Zoning Map By-Law 569-2013

Not to Scale
Extracted 09/17/2014

Existing and Zoned Heights



2.3 Additional Relevant Documents

2.3.1 AVENUES AND MID-RISE BUILDINGS STUDY

In 2010, Toronto City Council adopted the Avenues and Mid-Rise Buildings Study and related performance standards (commonly referred to as the Mid-rise Guidelines). The study includes performance standards for mid-rise developments along the City's *Avenues* that are identified on Map 2 – Urban Structure of the Official Plan. The Study Area is not located on an *Avenue* and therefore the performance standards/guidelines do not apply to this section of College Street.

Although the intention of the Avenues Study was to provide recommendations for mid-rise buildings on Avenues, it was identified by City Council that these guidelines may also be appropriate and useful to guide the review of proposals for mid-rise buildings in *Mixed Uses Areas* that are not located on *Avenues*.

2.3.2 TALL BUILDING GUIDELINES

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

The Study Area is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong in Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. Nonetheless, the Study Area falls within a segment of College Street, between McCaul Street and Bathurst Street, which has been identified as a "Special Study Street" in which no particular height range or building typology has been assigned. Rather, the height should be determined through a site by site assessment.



College Street from Borden to Brunswick looking North

3.0 Existing Character

College Street between Bathurst and McCaul Streets has a character that is very diverse, shaped by the mix of uses and building typologies within the area. This diversity makes it challenging to define as a whole, but it is also what makes College Street unique.

The institutional character of the University of Toronto lands, together with the mixed residential, commercial and warehousing

uses, enriches the diversity experienced along College Street. The scale, combined with the age, materials and detailing of existing buildings also contribute to a unique character that should be respected and reinforced. It is important to note that many buildings within the Study Area boundary display a rich collection of heritage elements and architectural attributes that define the character of this portion of College Street.

- 3.1 Built Form**
- 3.2 Heritage**
- 3.3 Streetscape**
- 3.4 Character Areas**

3.1 Built Form

There is a wide variety of built form in the Study Area. The variety of buildings include semi-detached, house-form buildings, low-rise residential and mixed-used buildings, mid-rise office buildings, large and small scale institutional buildings, loft style buildings and some recently approved tall buildings.

Due to its location on the western edge of the Downtown, this section of College Street displays a variety of built form that gradually transitions to a larger scale of buildings located at the intersection of College Street and University Avenue.

The built form is also partly shaped by the diversity of lot sizes, lot configurations, frontages and depths which contribute to College

Street's unique character. Generally speaking, lot sizes west of Spadina Avenue are small with a relatively consistent frontage width. This results in buildings that are fine grain forming a continuous streetwall. This character is less consistent on the south side of College Street due to some atypical lot sizes.

The age and architectural typology of the buildings also vary. Many buildings date back to the 1800s and early 1900s, resulting in a rich collection of buildings with heritage attributes. There are also buildings that were built more recently, including some approved tall buildings. These buildings are generally located on the south side of College Street where lots are larger in both depth and width.



House form mixed-use buildings on College Street



Recent development on College Street



University of Toronto Building



Loft style commercial building

3.2 Heritage

The existing character in the Study Area corresponds to the pattern of development and division of the historic Park Lots. The Study Area originated as part of Park Lots 13, 14, 15, 16, 17 and 18, of the series of 100-acre allotments surveyed between present-day Queen and Bloor Streets after the founding of the Town of York (Toronto) in 1793. Other key factors that contributed to the historical evolution of the Study Area includes:

- Spadina Avenue - the most prominent north south avenue with views of Knox College at Spadina Crescent
- University of Toronto and other institutional uses east of Spadina Avenue
- The residential neighbourhoods that originated from the subdivisions of the lands belonging to the Baldwin and the Denison families
- Commercial uses that emerged along College Street to support adjacent residential and institutional uses. The area west of Spadina Avenue has more of a main street character to support the established residential neighbourhoods at Harbord Village, while the commercial uses east of Spadina Avenue and south of College Street mostly included medical-related commercial uses, offices and warehouses.

On Park Lots 13 - 15, with the growth of the University of Toronto north of College Street and the institutional uses on the south side, this area became primarily dominated by institutional uses with a number of house-form buildings between McCaul and Beverly Streets. Some examples of these buildings are the

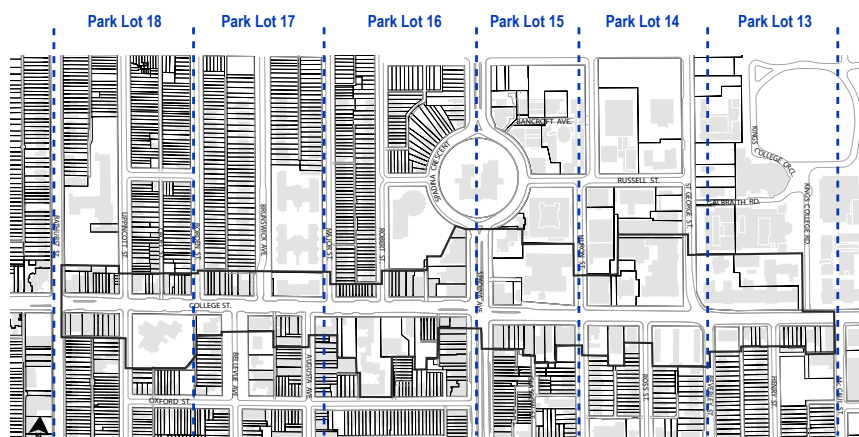
Gage Institute, Oddfellows Buildings, and the Temple-Pattison Co. Building which are purpose-built loft buildings with offices and light manufacturing, medical or dentistry related uses.

Between Park Lots 15 and 16, the character of the intersection of College Street and Spadina Avenue changed dramatically with the demolition of notable corner buildings and the Grace Hospital being replaced by the Clark Institute (present-day CAMH facilities).

On Park Lots 16 - 18, on the south side of College Street, most of the historic blocks have been replaced by post-1950 buildings. The remaining pre-1950 buildings include two commercial buildings close to Spadina Avenue, Toronto Fire Station 315, the Church of Saint Stephen-in-the-Fields and a loft building adjacent to the church. Also in this area, the intersection of College Street and Augusta Avenue is of particular interest as it serves as the main entry point to Kensington Market to the south.

The historic commercial character of College Street is more robust in the northwestern stretch of the Study Area that spans Park Lot 16, 17 and 18. This section has a main street feel with its retail character and fine grain built form which is well connected and integrated with Harbord Village to the north.

In the Study Area, there are 32 properties presently included on the Heritage Register. Of these, 28 are listed properties and 4 are designated under Part IV of the Ontario Heritage Act.



Map of the Study Area: Dotted blue lines indicate the 1790s division of Park Lots



College St. looking east from Bathurst, 1902 (City of Toronto Archives)

3.3 Streetscape

The existing right-of-way width of College Street is 30 metres from Bathurst Street to Beverley Street and 23 metres from Beverley Street to McCaul Street.

Within this right-of-way, public sidewalk widths generally range between 4 to 5 metres. However, due to generous front yard setbacks of some institutional buildings (especially east of Spadina Avenue where the University of Toronto is located), the sidewalks feel much wider, above 20 metres in some instances. It is important to note that these deep front yard setbacks have expansive landscaping, creating a strong character of a "green promenade".

Buildings west of Spadina Avenue, which are mainly mixed-use buildings with retail at grade, are characterized by narrower setbacks and recessed entrances, typical of a "main street" character. This character is reinforced by heritage buildings framing this section of College Street.

Of particular interest is that very few north-south streets within the Study Area continue across College, namely Bathurst Street, Lippincott Street, Spadina Avenue and Huron Street. This creates opportunities to craft buildings of interest that terminate at vistas.

In terms of streetscape amenities, planting and seating areas are provided where the sidewalk widths allow. These are generally located in the expansive landscape area in front of institutional buildings east of Spadina, or on the wider corners of some intersections west of Spadina. Patio cafes can also be found in these locations.



Deeper front yard setbacks with soft landscaping



Patio cafe at the corner of College and Henry St.



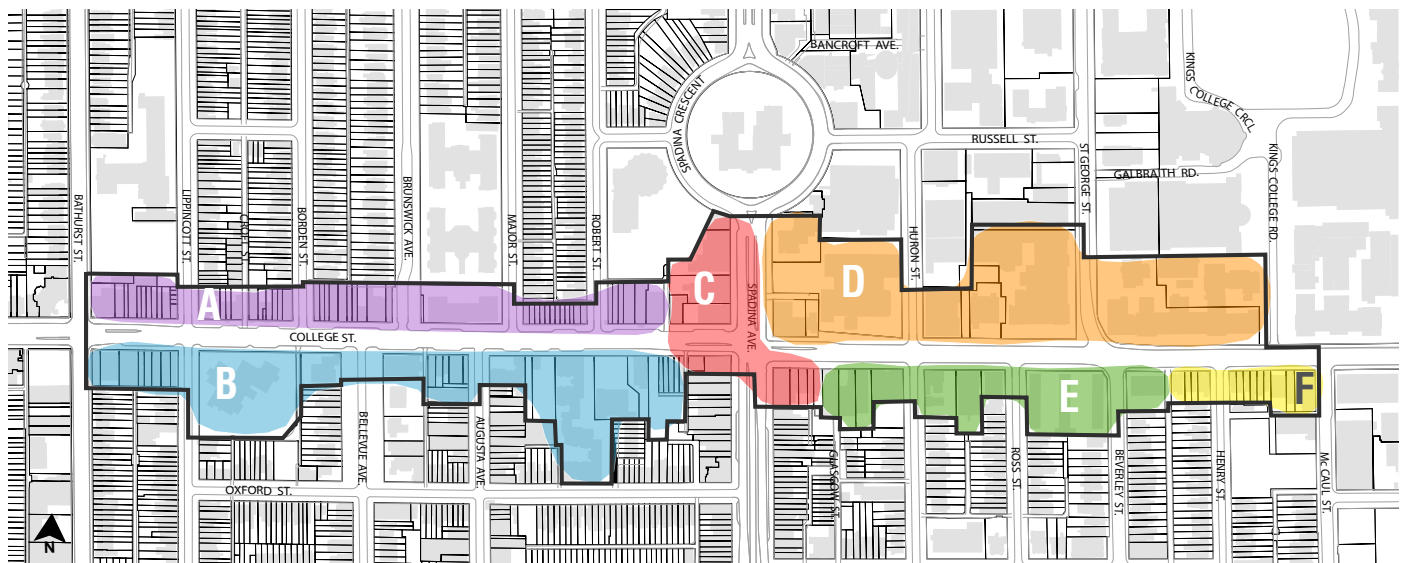
Sidewalk width near College and Robert St., where there is a strong Main Street character

3.4 Character Areas

Based on the variations in built form and land uses identified in previous sections, for the purpose of these guidelines, College Street can be described in six character areas: A, B, C, D, E and F within the Study Area.

- Area “A” has a main street feel with a low-rise scale and mixed-use buildings. Small retail storefronts frame the street at the ground level. It is also an area with many heritage buildings, which corresponds to the residential subdivisions throughout the 1850s-1860s that triggered the extension of College Street. The zoning allows a maximum height of 16 metres.
- Area “B” is characterized by a variety of lot sizes comprising small, medium and large lots and a diversity of building typologies and uses including residential, commercial and institutional. Two unique heritage buildings, the Church of Saint Stephen-in-the-Fields and Toronto Fire Station 315 with its recognizable clock tower, are visual landmarks on this section of College Street. Current zoning allows for a mix of uses and a maximum height of 16 metres.
- Area “C” is a main commercial intersection punctuated by the view corridor towards Knox College, new home to the Daniels School of Architecture at Spadina Crescent. Building typologies vary but generally keep an open feel to the street due to the width of Spadina Avenue. Current zoning allows a mix of uses with a maximum height of 16 metres.
- Area “D” is characterized mainly by buildings with institutional uses that are set back from the street, creating a generous landscaped frontage. Many of these buildings are heritage properties. It also corresponds with the area within the University of Toronto Secondary Plan.
- Area “E” displays many institutional and commercial buildings that are loft style with historic architectural features. This character is evolving due to recent developments. Current zoning allows for a mix of uses and maximum heights between 12 and 14 metres.
- Area “F” is comprised of low-rise commercial and institutional buildings, many of which are house-form buildings with retail at-grade and patio cafes. Lots are generally small in size and shallow. Current zoning allows for a mix of uses and a maximum height of 14 metres.

Character Areas Map





College Street from Major to Robert St. looking North

4.0 Urban Design Guidelines

The following urban design guidelines will provide direction to help shape both the public and private realm within the College Street Study Area so that new development is compatible with the existing local character of College Street and provides adequate transition to the surrounding low-rise residential context.

These guidelines address built form, public realm improvements, and heritage considerations in terms of building design, rhythm and articulation.

The recommendations in these guidelines do not apply to *Neighbourhood* designated areas within the Study Area. No changes are proposed to *Neighbourhoods*.

4.1 Public Realm

4.2 Built Form

4.3 Heritage

4.1 Public Realm

The public realm includes streets, sidewalks, parks, open spaces, views, and other community amenities that are accessible to the public. The public realm should be beautiful, comfortable, safe and accessible because it is these shared assets that contribute to the image and identity of the community and the City. The guidelines in this section are intended to set directions for the enhancement of the pedestrian environment and the public realm. This will also help to improve accessibility for all users and the advancement of Complete Streets goals.



View of the Spadina Crescent from the intersection of College and Spadina

4.1.1 PEDESTRIAN CONNECTIONS

Connections designed for pedestrians can create a pleasant and comfortable experience and contribute to the walkability and sense of community by joining linear parks, parkettes, playing fields, natural areas, plazas and historic buildings. Pedestrian connections on College Street can be improved and expanded through the following:

Sidewalk Improvements

Current sidewalk conditions along College Street can be improved through new developments, by the creation of wider sidewalks and the addition of landscaping. This will be achieved by requiring front yard setbacks at-grade to allow for a sidewalk width that meets accessibility standards and provides for pedestrian amenities such as tree planting, street furniture, lighting and soft landscaping.

The City's Urban Design Streetscape Manual provides standards for the design of comfortable, aesthetically-pleasing sidewalks. It also emphasizes design quality and amenity in the pedestrian realm with specifications for paving, trees, medians, lighting and street furniture. All new development should meet the Manual's requirements of a minimum pedestrian clearway of 2.1 metres and other public realm design specifications.

Further consultation with the Kensington Market Business Improvement Area (BIA) will help identify any streetscape elements or requirements that will be needed to enhance the entry point to Kensington Market from College Street. The Harbord Village Green Plan also provides guidance on greening opportunities on College Street between Bathurst Street and Spadina Avenue.

Off-street Linkages

Pedestrian connections can also be made available off-street, through laneways. Laneways and other mid-block connections are a potential open space resource in urban neighbourhoods that can provide a safe, calm, and comfortable refuge for pedestrians and cyclists. They can be transformed into shared spaces that prioritize the use of the space for pedestrians to create enhanced places for landscaping, seating and active transportation. Laneway beautification can be achieved through embellishments such as murals, enhanced paving materials, appropriate lighting, and green walls. Laneway improvements will be considered in the context of their ongoing function to provide automobile and service access. This function helps to keep these activities off of main street frontages to protect streetscaping and sidewalks. Laneway improvements will be studied in consultation with Transportation Services staff.

Additional pedestrian linkages, such as the pedestrian connection secured through the development proposal at 297 College Street, are also desirable. Opportunities for new pedestrian linkages will be further explored and evaluated when new developments come forward.



Laneway beautification on Croft Laneway, part of the Harbord Village Green Plan

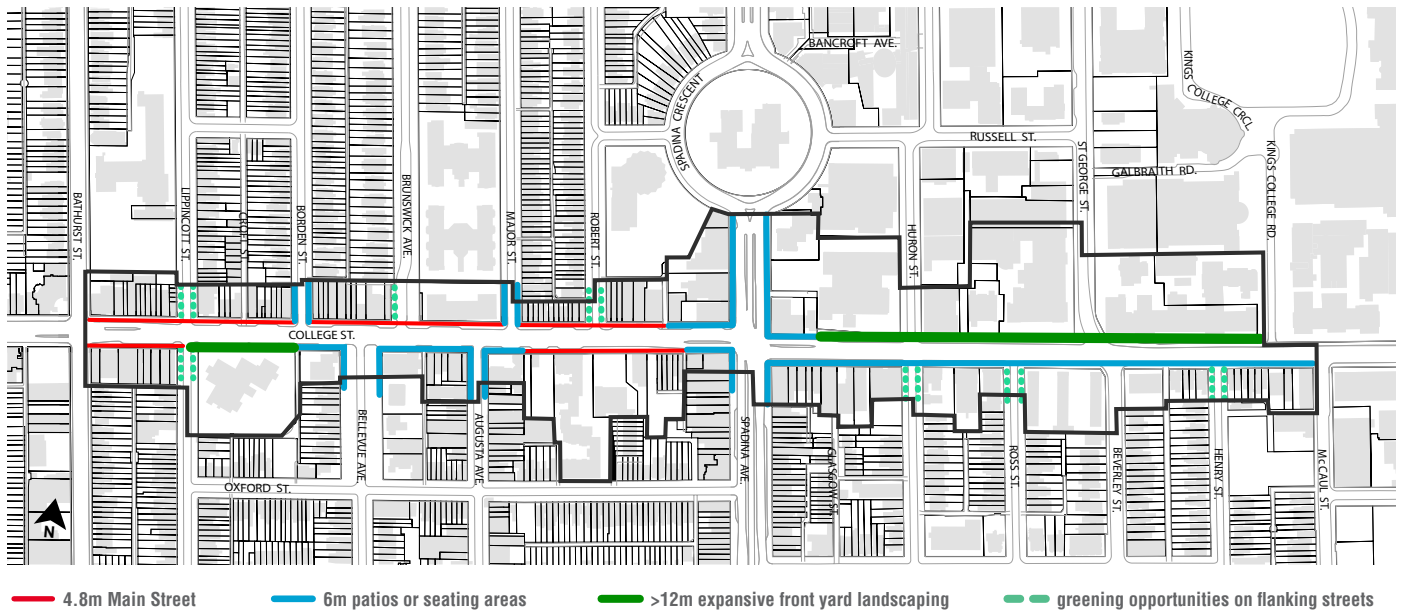
4.1.2 STREETScape

Streetscape improvements will reinforce the existing character while seeking opportunities to expand the public realm. New developments should promote the pedestrian amenity area with landscaping, benches, bicycle racks, and other street amenities. The retention of existing trees and the introduction of new trees and soft landscaping within the public realm will be encouraged to protect and improve the health of the natural ecosystem.

The College Street Study identifies four types of existing streetscape to be reinforced and improved through the development application process. The below Streetscape Recommendations Map indicates the location of each of these streetscape typologies. See Appendix A for an enlarged version of this map. The guidelines for the four streetscape typologies as identified in the Streetscape Recommendations Map are as follows:



Streetscape Recommendations Map



Main Street

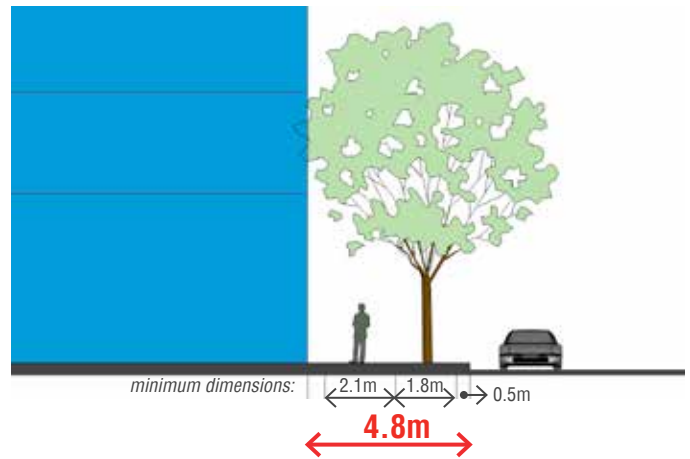
The north side of College Street from Bathurst Street to Spadina Avenue is characterized as a main street, with mixed-use buildings which generate grade-related activities. These buildings create a direct or "storefront" relationship with the public realm, encouraging diverse types of social interaction at a pedestrian scale. For this reason, wider sidewalks and more pedestrian amenities are desirable in these types of streetscape, which can also be found in other segments of the Study Area. New developments can help achieve this improved condition.

Where new development occurs, a minimum boulevard width of 4.8 metres is recommended, measured from the curb to the building face of a new development. This will include an edge zone along the curb, a tree planting zone of approximately 1.8 metres width and a minimum clear pedestrian walkway of 2.1 metres. Street trees should be planted except where they conflict with utilities or transit stops.

Many heritage properties are also concentrated in this area. The requirement for new developments to widen sidewalks may not be applied where it conflicts with the continuous streetwall established by heritage buildings or buildings of heritage interest.



Existing boulevard width east of Lippincott Street



Patios or Seating Areas

Currently, some locations of College Street provide patios and seating areas that help animate the street and create bustling meeting places for local neighbours and the wider community. Creating more of these places, while still maintaining a minimum 2.1 metres pedestrian clearway, reinforces the community feel found within the Study Area and the role they play as social spaces where neighbours meet and congregate.

Widening the boulevard in strategic locations can help accommodate patios and seating areas. A boulevard width of more than 6 metres is recommended for locations intended to accommodate patios and seating areas, measured from the curb

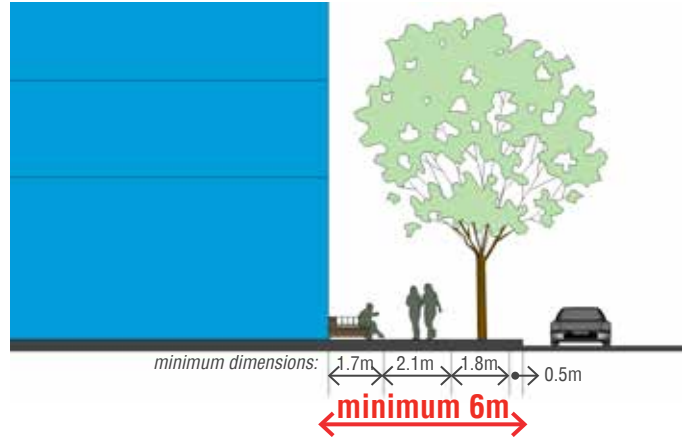


Existing outdoor patio on College, east of Huron Street

4.1.2 STREETScape (cont'd)

to the building face of a new development. This will include an edge zone along the curb, a tree planting zone of approximately 1.8 metres width, a clear pedestrian walkway of 2.1 metres, and a patio zone of approximately 1.7 metres wide. In locations where an outdoor patio is not desirable or where there are existing heritage buildings, the 1.7 metres zone can be used to accommodate seating areas and/or soft landscaping.

Locations where a boulevard width of 6 metres are recommended (for the provision of these meeting places) are: the intersections of College Street with Borden Street, Bellevue Avenue, Augusta Avenue, Major Street, Spadina Avenue; and along College Street between Spadina Avenue and McCaul Street. These locations are illustrated on the Streetscape Recommendations Map on page 27.



Expansive Front Yard Landscaping

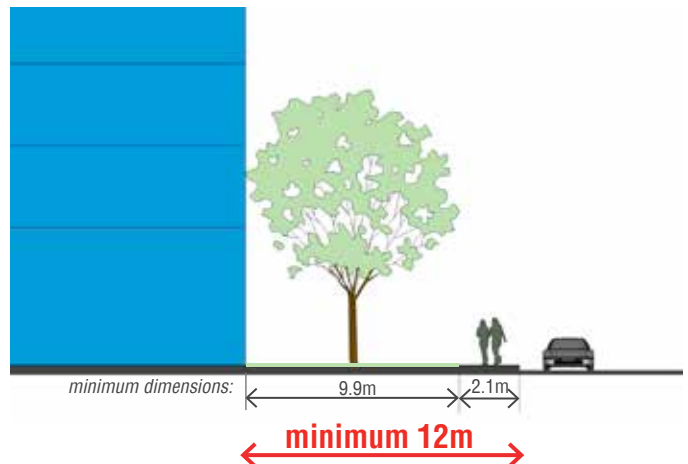
On the north side of College Street, east of Spadina Avenue, expansive front yard landscaping defines the existing character of the street, creating a very green and open feel promenade. This segment of College Street is characterized by deep setbacks with institutional buildings that are recessed from the public street. This is also the area where the University of Toronto campus is located.

To reinforce this green, open feel of the street, a minimum boulevard width of 12 metres is recommended, measured from the curb to the building face of a new development. This will include a clear pedestrian walkway of 2.1 metres and a setback of approximately 10 metres for soft landscaping and tree planting.

As many of the buildings facing this section of College are of heritage value, the compliance with the minimum boulevard width is not applicable where it conflicts with the setbacks of heritage properties and buildings of heritage interest.



Landscaping in front of a University of Toronto building



Corners with Flanking Streets

There are other opportunities to introduce greener streetscapes on the public right-of-way at the corners of College Street and its flanking streets. Many of these flanking streets have an existing boulevard widths of approximately 6 metres or more measured from the curbside to the property line. Currently, there are outdoor patios associated with at-grade retail shops at some intersections, but other intersections are underutilized paved surfaces.

These spaces have the potential to become small pockets of green spaces and seating areas for public enjoyment. Street improvements are encouraged in these locations and the design and location will be decided in conjunction with City of Toronto staff, the local councillor, the community and other stakeholders. A similar initiative has been implemented in the Dundas Street West Streetscape Project led by the Dundas West Business Development Area.



Existing outdoor patio at the intersection of College St. and Major St.



An underutilized corner at the intersection of College St. and Lippincott St.

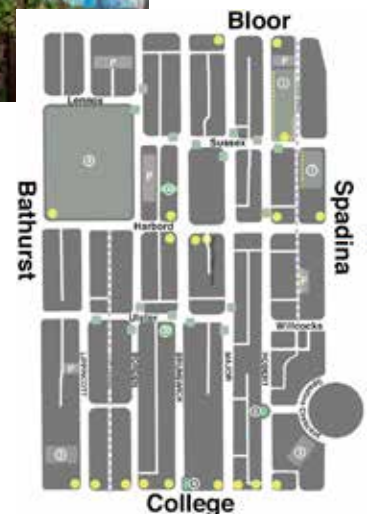


Dundas Street West Parkette. Image by PMA Landscape Architects

Other Improvements

Additional setbacks and streetscape improvements will be encouraged to animate the public realm at locations of special interest. Of particular interest are the entry point to Kensington Market at the intersection of College Street and Augusta Avenue and the northern entry point to Chinatown at the intersection of College Street and Spadina Avenue. These improvements will be reviewed in consultation with the Kensington Market BIA and the Chinatown BIA; and may include coordinated street furniture, enhanced paving, public art and temporary planters.

In 2015, the Harbord Village Residents' Association (HVRA) in collaboration with Councillor Joe Cressy's office released *The Harbord Village Green Plan*. This Plan identified opportunities to expand and enhance green spaces in the neighbourhood and "includes laneways, flankages, corners, and other spaces that could be used to promote green infrastructure". The Harbord Village Green Plan complements the Urban Design Guidelines in this document and can be used to complement streetscape improvements in this section of College Street.



4.1.3 VIEWS AND VIEWPOINTS

Within the Study Area, there are two existing views and viewpoints protected under the Official Plan heritage policies:

1. The Knox College building at 1 Spadina Crescent is a prominent Toronto landmark since its construction in 1875 and an excellent example of a High Victorian Gothic style college building. The views from the public realm at the northeast and northwest corners of College Street and Spadina Avenue as identified on Official Plan Map 7B (Identified Views from the Public Realm) will include the prevention of any further intrusion into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College, as shown in the view diagrams attached to OPA No. 368. The views from the identified public realm of College Street to and beyond Knox College will be conserved.
2. The view of University College includes the full view of the south facing façade and tower of the building as viewed from both the northwest and northeast corners of Kings College Road at College Street.

Based on the local context, Toronto Fire Station 315's clock tower is also a prominent landmark within the Study Area, contributing to the area's character and identity. Therefore, viewpoints to the clock tower from the east and the west are recommended to be protected in the following locations:

3. Sidewalk at the southeast corner of Bathurst and College Street looking east
4. Sidewalk at the southwest corner of Robert and College Street looking west

Future developments will be designed with sufficient setbacks and stepbacks to ensure that the current and proposed viewpoints continue to exist for public use and enjoyment. New developments should not negatively impact these existing views or viewpoints.

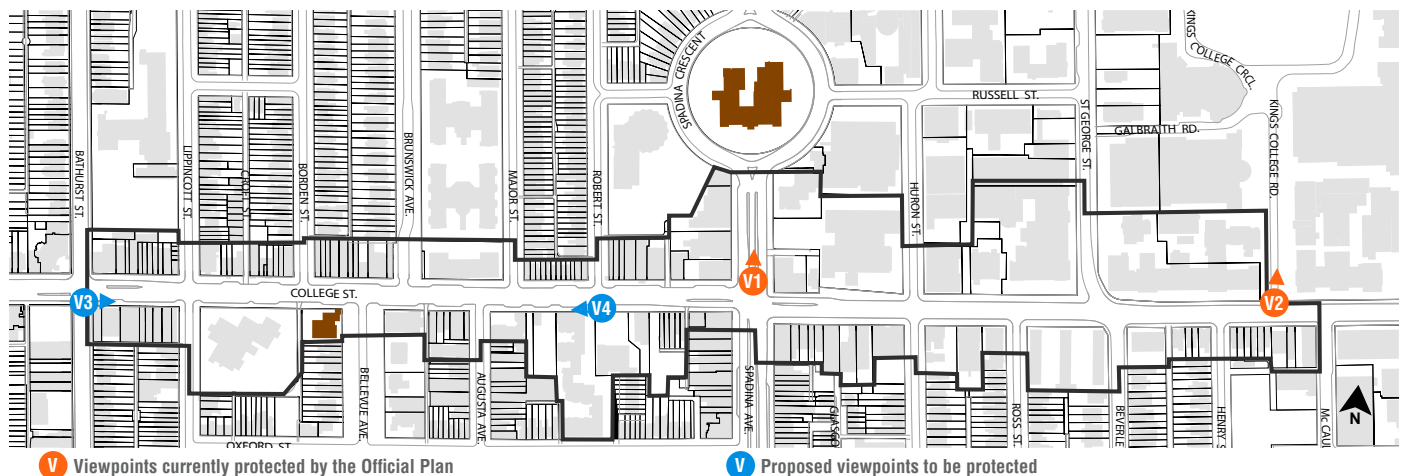


View of the Spadina Crescent from the intersection of College and Spadina



Fire Station's clock tower

Map of Existing and Proposed Viewpoints



4.1.4 PARKS AND OPEN SPACES

As the City continues to grow and intensify, there is an increasing need and demand to create new parks and open spaces as places of retreat, relaxation and recreation. Seeking opportunities to create and implement these open spaces is a priority. This can be achieved through the following mechanisms:

On-site Parkland Dedication

In new developments of sufficient size, developers are typically required to either set aside an amount of land for parkland or pay cash-in-lieu of parkland dedication. In the context of this Study Area, the conveyance of land to meet parkland requirements will be prioritized over cash-in-lieu of parkland for all new developments.

The design and location of these new open spaces will be decided in conjunction with the Parks, Forestry and Recreation Department, the community, the local councillor and other stakeholders during the development application process. New parks should face a public street.

Privately Owned Publicly-accessible Spaces (POPS)

POPS are a type of open space which the public are invited to use, but remain privately owned and maintained. They are a key

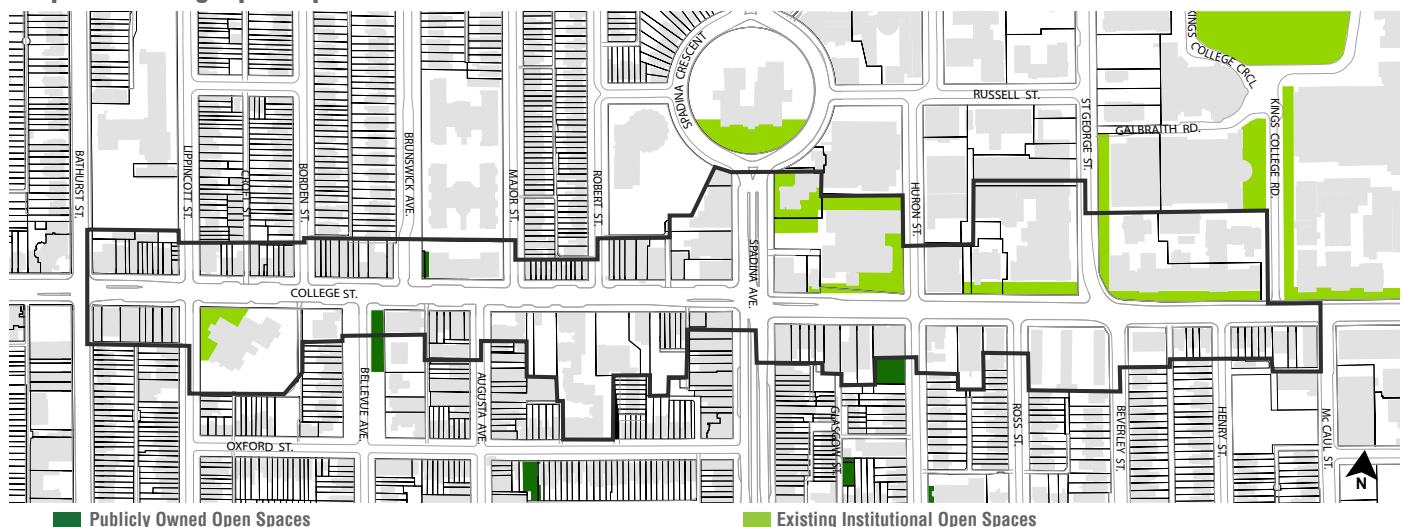
part of the city's public realm network, providing open space in much needed locations and complementing existing and planned publicly-owned parks and open spaces. POPS are not a replacement for new City Parks.

The location and design of POPS are negotiated during the development application process and secured on title. Based on site-specific needs, POPS can take the form of plazas, courtyards, gardens, pedestrian connections (walkways), and landscaped setbacks, among others. Opportunities to expand the open space network through POPS is strongly encouraged within the Study Area.

Opportunities for Park Improvements

Improvements to the design, materials and programming of existing open spaces help revitalize the public realm and reimagine public spaces to accommodate new needs. One example is the current improvement under construction at the Brunswick Parkette, which was spearheaded by the Harbord Village Residents' Association. Improvements to the Brunswick Parkette were funded by Section 37 contributions from new developments in the area. A similar approach is encouraged for other existing open spaces within the Study Area with public input and in consultation with Parks, Forestry and Recreation.

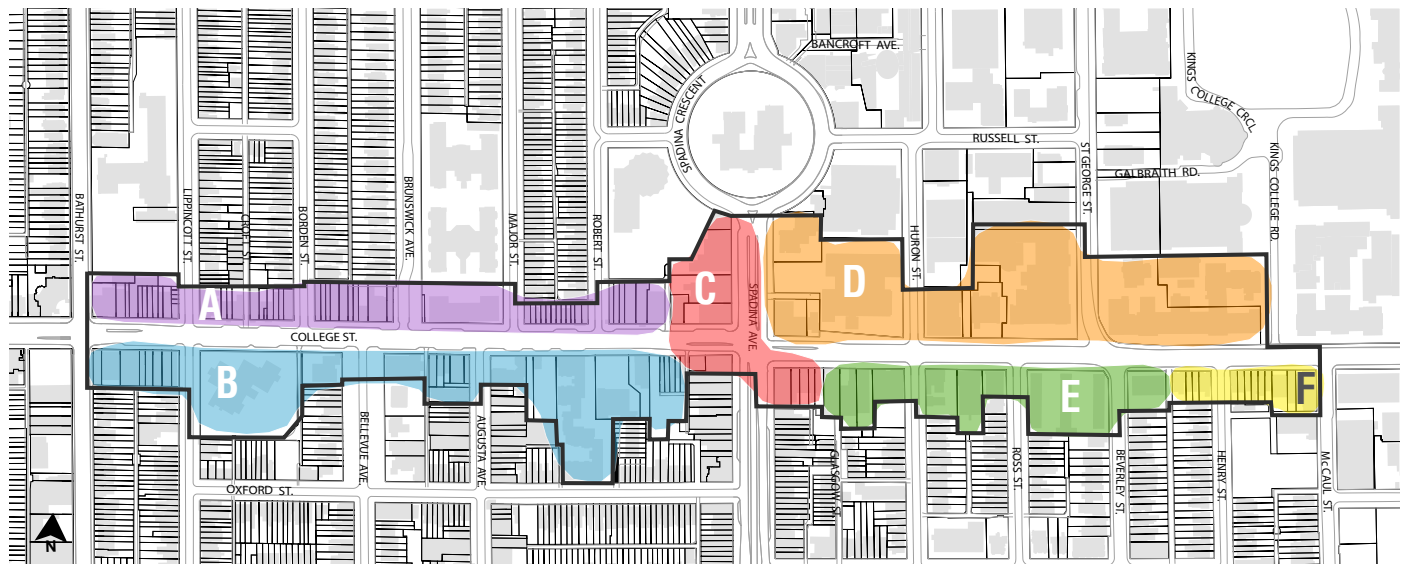
Map of Existing Open Spaces



4.2 Built Form

The built form guidelines aim to provide directions on appropriate development and intensification forms within the Study Area. Overall, new buildings will be sited and massed to provide adequate privacy and access to natural light, sunlight and sky views for residents through the location and orientation of buildings and appropriate separation distance between building walls. The massing of these buildings will also be designed in a way that minimizes negative impacts on the public realm and neighbouring properties such as adverse shadowing, pedestrian level wind and the blockage of sky view from the public realm. New buildings should also not add any new net shadows on existing parks.

4.2.1 CHARACTER AREAS



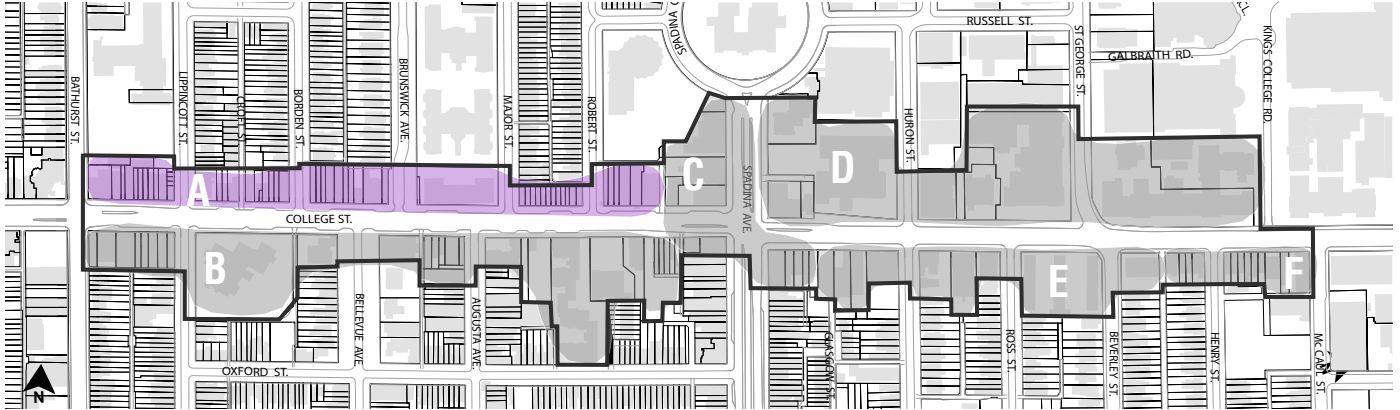
Character Areas Map

 Study Area boundary

The process of the College Street Study has identified six character areas within the Study Area: A, B, C, D, E and F. The diversity along College Street is part of its unique character and one single set of built form guidelines would not be appropriate for the entire area. Built form guidelines specific to each of the

character areas recognize and acknowledges the diverse range of building typologies and uses along the street, while make recommendations for new developments that will complement the existing context.

Character Area A



North of College Street from Bathurst to Lippincott St.



North of College Street from Lippincott to Borden St.



North of College Street from Borden to Brunswick St.



North of College Street from Major to Robert St.

Character Area A comprises lots on the north side of College Street from Bathurst Street to approximately the middle of the block between Robert Street and Spadina Avenue. This area is the traditional main street of the Harbord Village Neighbourhood.

Buildings in this character area are generally low rise and mixed-use, filled with fine grain retail forming a consistent streetwall. The general feel of the street is commercial due to at-grade retail uses. This area is also characterized by small and shallow lots with many properties included in the City's Heritage Register. Only new developments that are sensitive and respect the existing fine grain character and heritage elements will be permitted in Character Area A.

Built Form Guidelines

This Character Area is not intended to experience significant intensification. Existing height permissions will be maintained and infill through vertical additions to existing buildings is encouraged, rather than by demolition. Additional guidance is provided as follows:

Building Height and Step Backs: The maximum height of the buildings will be 16 metres, which is approximately 5 residential storeys. The street wall for new developments will be at a maximum height of 14 metres (4 storeys), to complement the existing low-rise character. The fifth floor should step back at a minimum of 3 metres above the fourth floor.

Rear Transition: Character Area A backs onto stable residential neighbourhoods. New buildings should be setback a minimum of 7.5 metres from the rear property line and be within a 45 degree angular plane taken from a height of 10.5 meters above the 7.5 metre setback line. Where a public laneway abuts a site, the public laneway may be included for the purposes of establishing setbacks and angular planes.

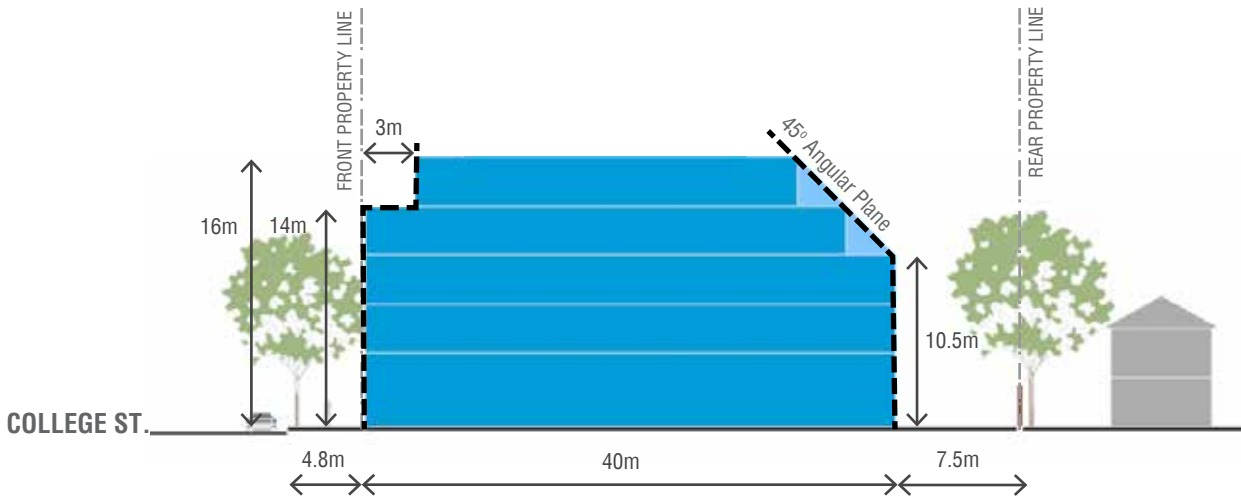
Setback from the Street: Sidewalk conditions in Character Area A are typically narrower than elsewhere in the Study Area due to the historical main street condition. As higher pedestrian traffic is expected from the commercial nature of the street, a wider sidewalk condition is desirable for a new development provided it does not interrupt the existing heritage streetwall pattern.

Character Area A (cont'd)

New developments should set back to provide a minimum dimension of 4.8 metres between the curb edge and the front building face. This distance will allow for a 2.1 metre pedestrian clearway and a tree planting zone. The widening of sidewalks may not apply where it conflicts with the continuous streetwall established by heritage buildings or buildings of heritage interest.

Building Articulation: Character Area A is part of the historic Harbord Village and a number of buildings were identified as properties with heritage interest. Some of the physical building attributes identified as being consistent throughout this area are brick cladding, punched windows, horizontal and vertical articulations of building façades, small and pronounced storefronts, and recessed entrances. New developments should complement this character with the following design strategies:

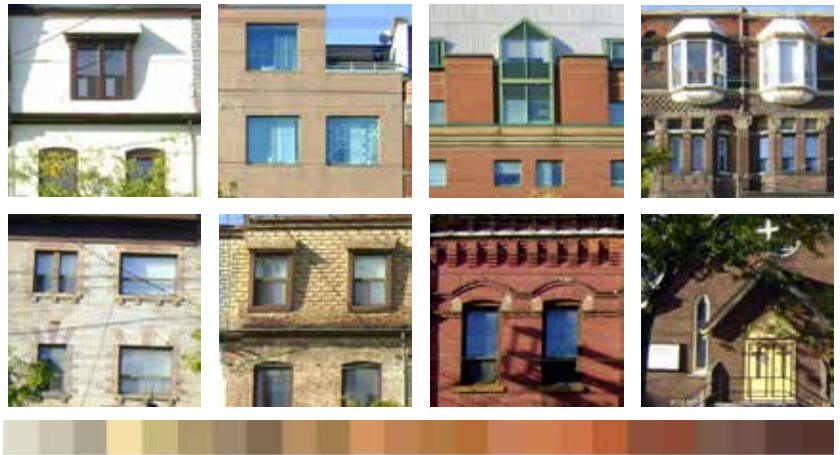
- providing commercial uses at-grade with a maximum ground floor height of 4.5 metres
- limiting retail sizes to a maximum of 400 square meters
- respecting the significant design features and the horizontal rhythm of adjacent buildings.
- introduction of vertical articulation every 5 to 8 metres in the main façade to emulate existing storefront widths
- introducing more transparency at-grade and reduced glazing on the upper floors in the form of punched windows
- providing recessed entrances
- use of traditional materials such as brick or masonry
- use of colours that complement the existing colour palette which is comprised of earthy-tones ranging from neutral to reddish-brown (see diagram below)



Cross section of a development in a deep lot that conforms to the built form guidelines in Character Area A.

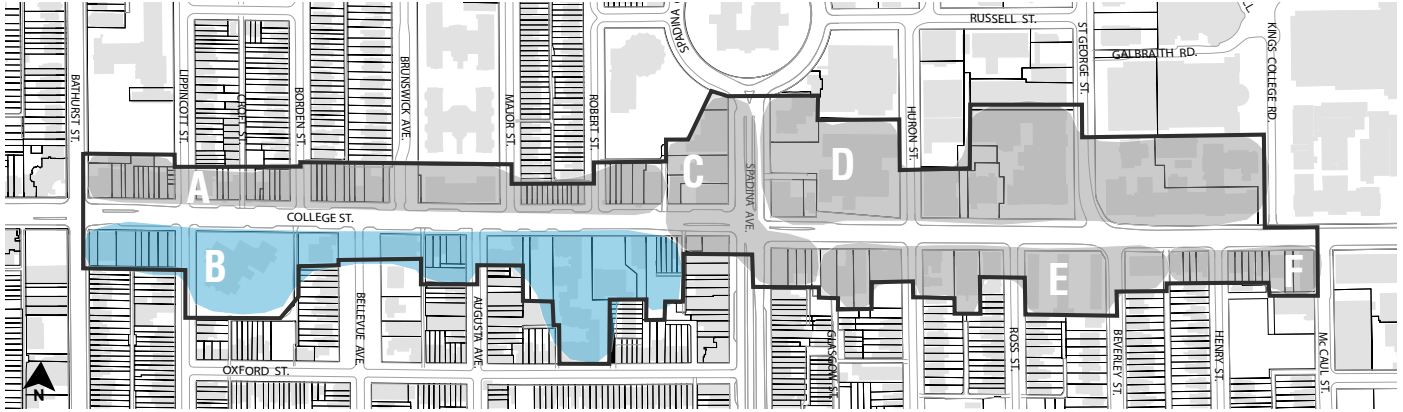


Sketch of recommended built form on Character Area A



Colour palette of existing buildings

Character Area B



South of College from Borden to Lippincott St.



South of College from Lippincott to Bathurst St.



South of College from Spadina to Augusta Ave.

South of College west of Augusta Ave.

Character Area B includes lots on the south side of College Street, from Bathurst Street almost to Spadina Avenue. This area presents a high diversity of lot sizes and building typologies. Generally speaking, the character is mixed-use with the presence of some institutional uses such as the Church of Saint Stephen-in-the-Fields and the Kensington Community School, and commercial uses including retail and office uses.

Although there is not a large concentration of heritage buildings in this character area, two properties are currently in the City's Heritage Register: the Toronto Fire Station 315 and the Church of Saint Stephen-in-the-Fields. The generous landscaped area surrounding the church and the distinctive view of the Fire Station's clock tower are local landmarks.

Character Area B also backs into Kensington Market, with streets and laneways at certain locations that permeate into the market. Of special mention is the entry point located at the intersection

of College Street and Augusta Avenue, which is one of the most prominent gateways into Kensington Market. Kensington Market is currently the subject of a Heritage Conservation District study.

Built Form Guidelines

The larger lots in Character Area B can accommodate a moderate degree of intensification, which should be sensitive to the existing heritage resources and provide an appropriate transition to residential areas and the low-rise scale of Kensington Market. The recommended built form for Character Area B is mid-rise buildings with special considerations to streetwalls and landscape elements. Additional guidance is provided as follows:

Building Height and Step Backs: New buildings will be limited to a maximum height of 30 metres (approximately 9 storeys) excluding mechanical penthouse. This height should only be achieved if the dimensions of the lot allow for the required setbacks and step backs to be complied with.

Character Area B (cont'd)

To create a streetwall that complements the low-rise character of Area A across the street, there should be a step back of 3 metres above the fourth floor (14 metres) plus an additional 3 metre step back above the seventh floor (23 metres). There will also be a minimum 5.5 metre sideyard step back above the base building. This step back should occur above the seventh floor (23 metres) to increase sky views and sunlight penetration onto the sidewalks. On corner sites, the same front step backs and heights will also apply to the secondary street frontage.

The massing of new developments must not negatively impact the view of Toronto Fire Station 315's clock tower from the viewpoints located on the south side sidewalk at the intersections of College Street / Bathurst Street and College Street / Robert Street. New developments at the corners of College Street and Augusta Avenue will reinforce the main gateway into Kensington Market with public realm enhancements and active uses at grade.

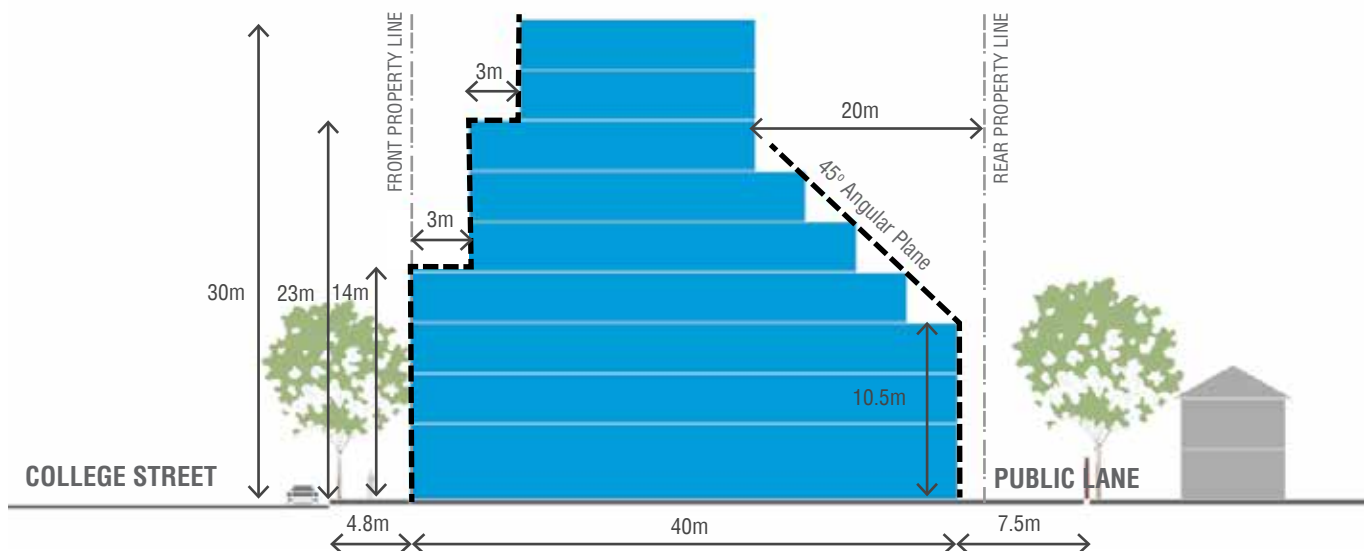
Rear Transition: New buildings should set back a minimum of 7.5 metres from the rear property line and be within a 45 degree angular plane taken from a height of 10.5 meters above the 7.5 metre setback line. Massing above the seventh floor can penetrate this angular plane only if there is a minimum separation distance of 20 metres between the building wall and *Neighbourhood* designated areas. Where a public laneway abuts

a site, the public laneway may be included for the purposes of establishing setbacks and angular planes. In lots with depths that exceeds 45 metres, additional setbacks and step backs may be required and will be determined in a case-by-case basis.

Properties that back onto the Kensington Market need additional design considerations to create a better and more interactive rear relationship with the Market. The objective is to encourage connectivity and synergy with the market, rather than isolating it. New developments at the corners of College Street and Augusta Avenue will transition downwards to a low-scale height on Augusta in keeping with the 3-storey scale of Kensington Market. This transition will be accommodated on the development site and not within the boundary of Kensington Market.

Setback from the Street: New developments should set back to provide a minimum dimension of 4.8 metres between the curb edge and the front building face. This distance will allow for a 2.1 metre pedestrian clearway and a tree planting zone.

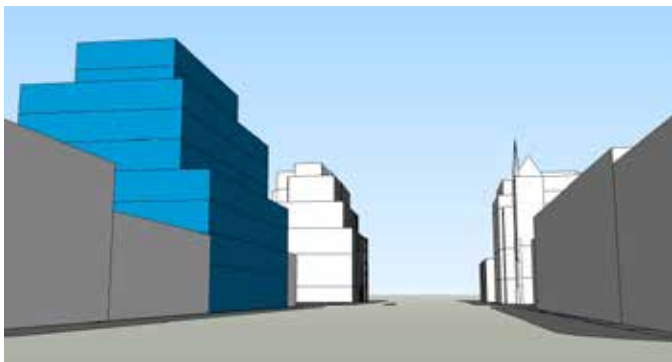
In some locations, wider sidewalk zones are recommended to allow for public realm improvements and additional pedestrian space, especially in corners of special interest such as the intersection of College Street and Augusta Avenue (the entry point of Kensington Market) and the intersection of College Street



Cross section of a development in a shallow lot that conforms to the built form guidelines in Character Area B.

and Bellevue Avenue, between the two heritage buildings: the Toronto Fire Station 315 and the Church of Saint Stephen-in-the-Fields. In these locations, new developments should set back to provide a minimum dimension of 6 metres between the curb edge and the front building face on both streets. This distance will allow for a 2.1 metre pedestrian clearway and approximately 4 metres for public realm enhancements.

Building Articulation: Some properties in this area are identified as buildings with heritage interest. As such, new developments should be articulated in a way that complements the smaller scale elements of adjacent heritage buildings. This can be addressed through vertical articulation that continues to the ground level, reduced glazing on the building façades above the first floor, and added design emphasis on the retail at-grade.



3D masing and sketch of recommended built form on Character Area B



View of the Fire Station's clock tower from College and Robert St.



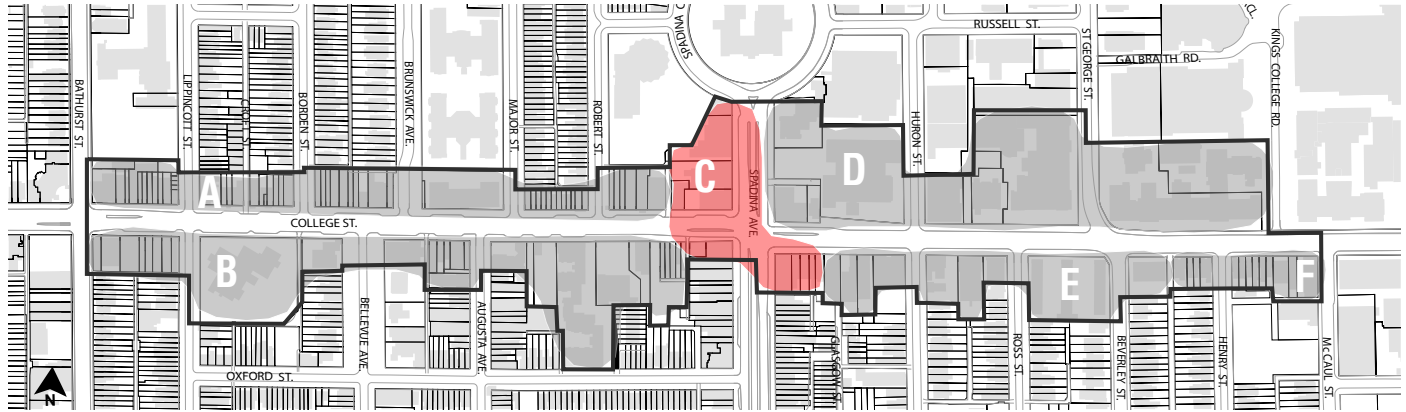
New development within the area next to buildings of heritage value



Existing public realm improvements in the public right-of-way of Augusta Ave. to punctuate the entry point to Kensington Market



Character Area C



Northwest corner of College and Spadina Ave.



Southwest corner of College and Spadina Ave.



Southeast corner of College and Spadina Ave.

Character Area C is at the intersection of College Street and Spadina Avenue, and is comprised of primarily commercial buildings which maintain the designated view corridor towards Spadina Crescent. The buildings north of College Street that face Spadina Avenue are also part of this character area. Existing building typologies are generally 2 to 3 storey commercial buildings, but this is changing due to the recent development on 484 Spadina Avenue, which is approved at 15 storeys.

Most of the lots in this area are shallow and back into *Mixed Use areas* except for the lots north of College Street facing Spadina Avenue. This area is also subject to the built form study underway on Spadina Avenue. New buildings should not add any net new shadow to Lord Lansdowne Public School.

Built Form Guidelines

This Character Area has infill development potential for mid-rise buildings, with careful consideration to the Spadina Crescent view corridor. Additional guidance is provided as follows. The concurrent Spadina Avenue Study, which overlaps with this Study Area, will provide further direction regarding this Character Area.

Building Height and Step Backs: New buildings will be limited to a maximum height of 30 metres (approximately 9 storeys) excluding mechanical penthouse. This height should only be achieved if the proposed development meets the required step backs and view protection policies. To create a streetwall that complements the adjacent low-rise character of Character Area A and Spadina Avenue, there should be a step back of 3 metres above the fourth floor (14 metres). This front step back will apply to both College Street and Spadina Avenue. A minimum 5.5 metres sideyard step back above the base building is required. This sideyard step back should occur above the seventh floor (23 metres) to increase sky views and sunlight penetration onto the sidewalks.

The massing of new developments should not negatively impact the view of Knox College from the viewpoints at the intersection of College Street and Spadina Avenue.

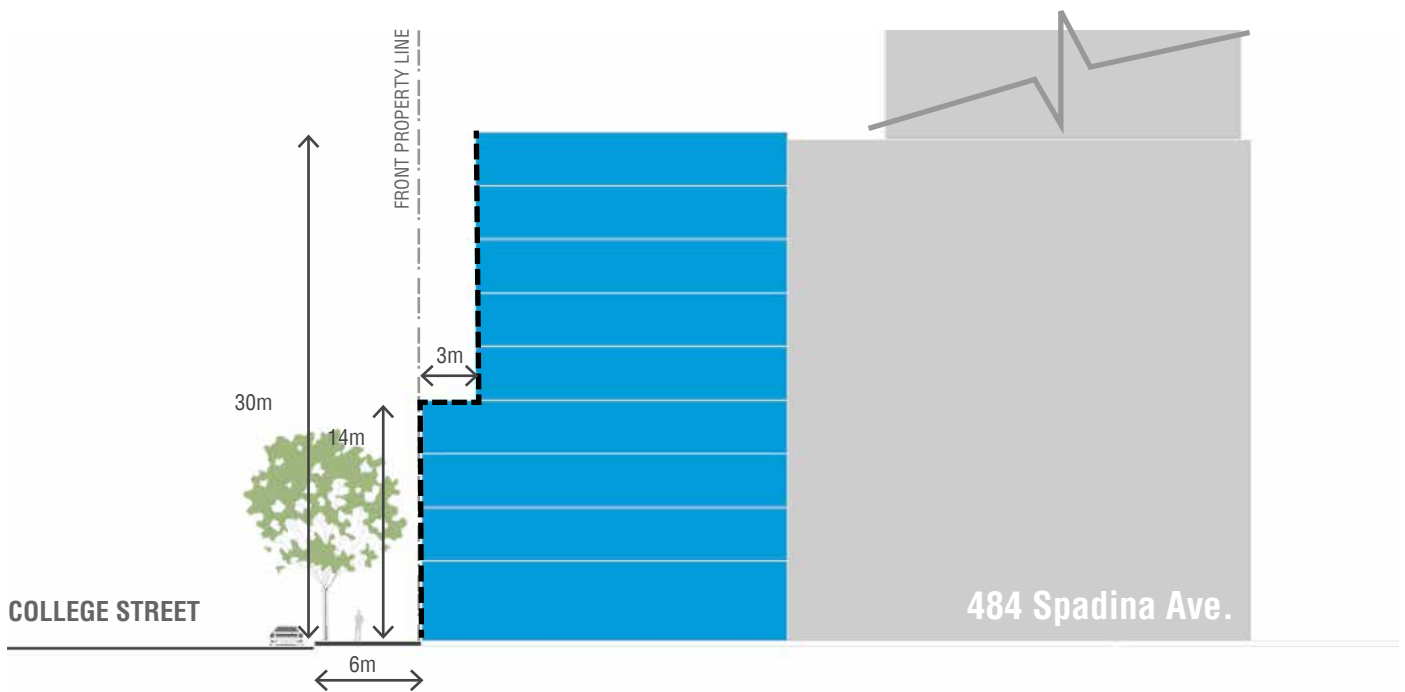
Rear Transition: New buildings will be set back a minimum of 7.5 metres from the rear property line and provide an appropriate transition to the abutting low-scale *Mixed Use* areas on Spadina

Avenue. Where a public laneway abuts a site, the public laneway may be included for the purposes of establishing setbacks.

Setback from the Street: Wider sidewalk zones are needed in this area to reinforce the existing "open feel" character and protect the view corridor towards Spadina Crescent. New developments should setback to provide a minimum dimension of 6 metres between the curb edge and the front building face. This distance will allow for a 2.1 metre pedestrian clearway and an additional area of approximately 4 metres to increase public

space in this main intersection. This setback does not apply to existing buildings identified with heritage value.

Building Articulation: Due to the proximity to buildings identified with potential heritage value, the 4-storey podium should be articulated in a way that complements the smaller scale elements of adjacent heritage buildings. Special design considerations should be given to treat existing blank walls. New developments are discouraged to propose blank walls, especially if they detract from the aesthetic quality of the view towards Spadina Crescent.

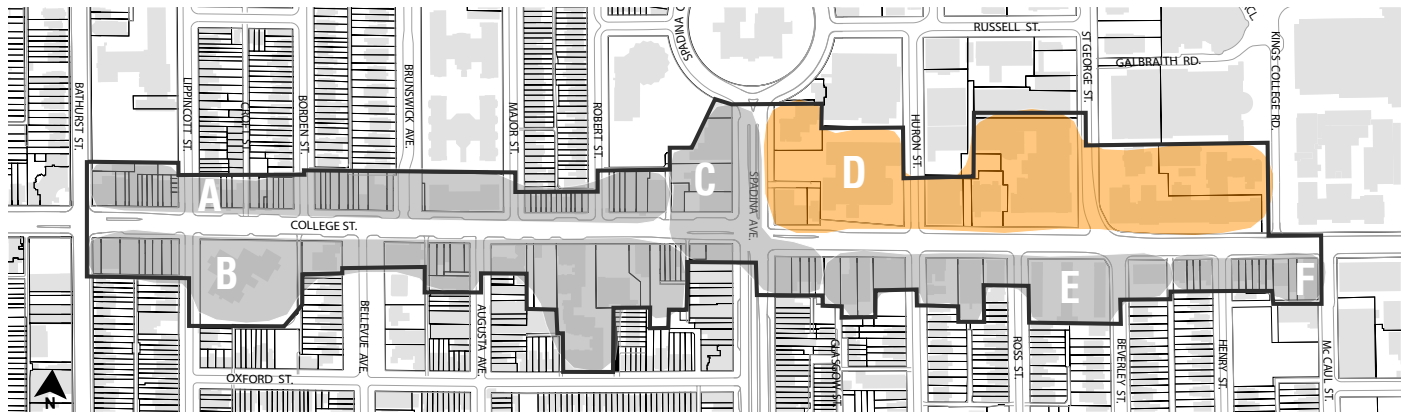


Cross section of a development that conforms to the built form guidelines in Character Area C.



3D modelling and sketch of recommended built form on Character Area C, while protection the view corridor towards Knox College

Character Area D



North of College from Spadina Ave. to Huron St.



North of College from Huron St. to St. George St.

Character Area D is located on the north side of College Street, between Spadina Avenue and King's College Road. This area is characterized by primarily institutional buildings, many of which are part of the University of Toronto campus. The lands comprising Character Area D are also subject to the University of Toronto Secondary Plan, which at the time of writing these guidelines is currently under review. In Character Area D, the University of Toronto Secondary Plan will prevail and will have its own Urban Design Guidelines.

This is also an area with a high concentration of buildings on the City's Heritage Register and properties identified with heritage value. Existing building typologies vary, but it is generally composed of 2 to 5 storey buildings, with two taller buildings in the range of 6 to 14 storeys that were built after the 1950s.

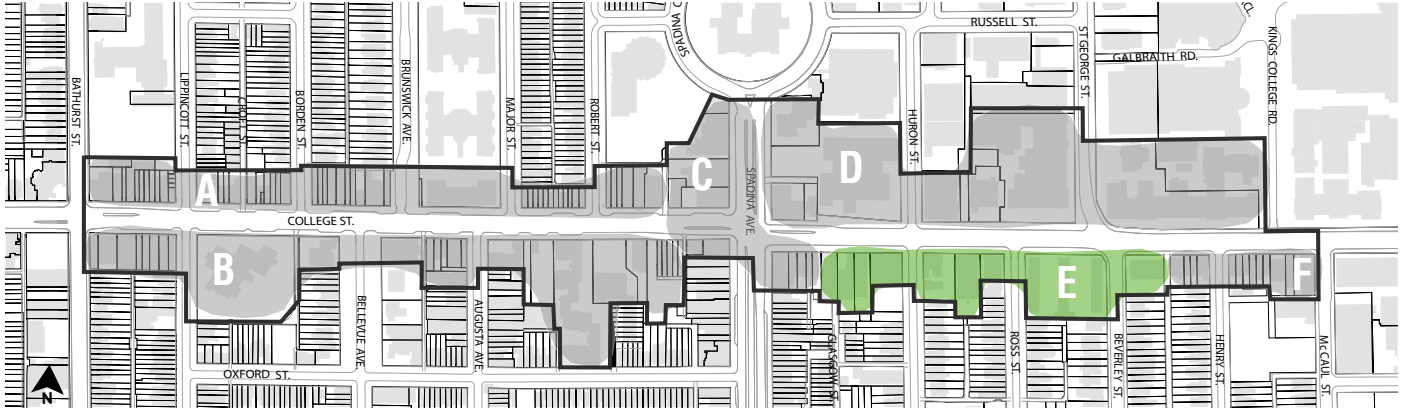
The existing streetscape is a green promenade with an open feel created by the expansive front yard landscaping in most of the properties in this area. Amenities such as seating areas and bike racks are part of the streetscape.

Built Form Guidelines

As this is an area that is regulated by the University of Toronto Secondary Plan, any new development should follow the policies set in the Secondary Plan. No changes to built form are proposed to this Character Area as part of the College Street Study.

Deep front yard setbacks with soft landscaping is also recommended to complement the existing context. Section 4.2.2 of this document (Public Realm) speaks to the setbacks and streetscape improvements required to reinforce this existing character.

Character Area E



South of College from Beverley to Ross



South of College from Ross to Huron St.



South of College from Huron St. to Spadina Ave.

Character Area E comprises lots on the south side of College Street, from a few lots east of Spadina Avenue to one lot east of Beverley Street. This area displays a variety of lot sizes and building typologies. It is mixed-use, with residential, commercial and institutional buildings. Generally speaking, the character is mainly commercial and institutional with loft-style buildings that exhibit historical architectural features, leading to many buildings being identified with potential heritage value. This character is evolving due to recent developments with height ranging from 17 to 25 storeys.

Sidewalks in this Character Area are generally wider, with portions of the right-of-way used as patio areas by retail tenants or as green space in front of some institutional buildings. This character emulates the green promenade and street amenities on the north side of College Street (Character Area D).

There is one property within this Character Area that is designated *Neighbourhoods*. The College Street Study does not propose any change in *Neighbourhood* designated lands.

Built Form Guidelines

This Character Area has infill development potential for buildings of higher density. Additional guidance is provided as follows:

Building Height and Step Backs: New buildings will have a maximum height of 30 metres (approximately 9 storeys) excluding mechanical penthouse. Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including all mechanical elements, provided the setbacks and stepbacks significantly exceed the minimum setbacks and stepbacks required for this Character Area to provide appropriate transition to adjacent properties and *Neighbourhoods*.

To create a streetwall that complements the existing loft-style buildings, there should be a step back of 3 metres above the seventh floor (23 metres). A minimum 5.5 metres sideyard step back above the base building is required. This sideyard step back should occur above the seventh floor (23 metres). On corner sites, the same front step backs and heights will also apply to the secondary street frontage.

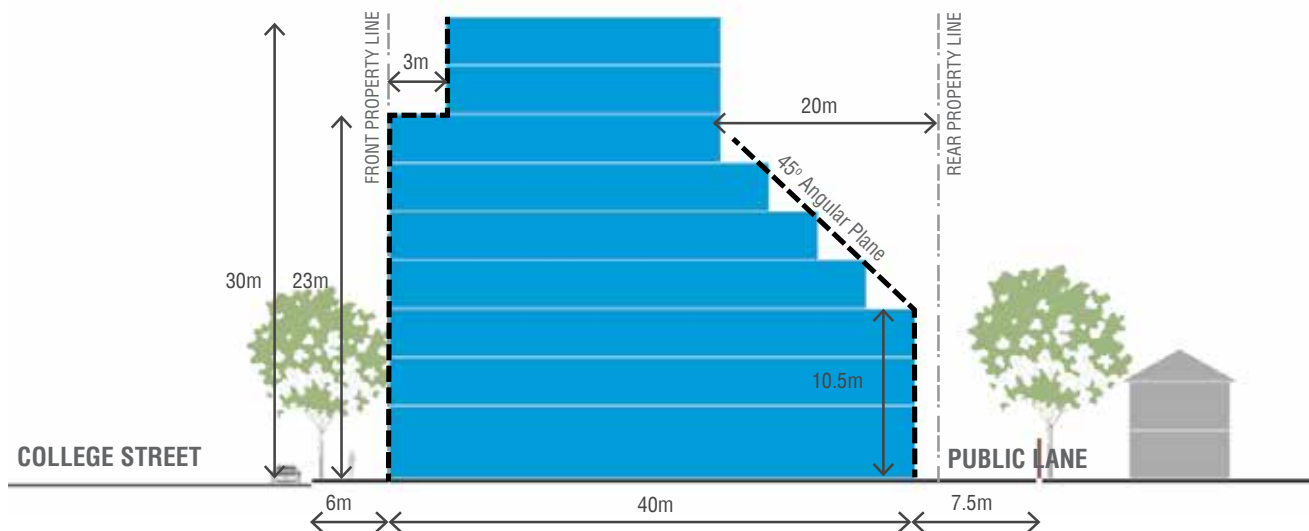
Character Area E (cont'd)

Rear Transition: Character Area E backs onto *Neighbourhood* designated areas. As such, new buildings should be setback a minimum of 7.5 metres from the rear property line and be within a 45 degree angular plane taken from a height of 10.5 meters above the 7.5 metre setback line. Massing above the seventh floor can penetrate this angular plane only if there is a minimum separation distance of 20 metres between the building wall and *Neighbourhood* designated areas. Where a public laneway abuts a site, the public laneway may be included for the purposes of establishing setbacks and angular planes. In lots with depths that exceeds 45 metres, additional setbacks and step backs may be required and will be determined in a case-by-case basis.

Setback from the Street: New developments will set back to provide a minimum dimension of 6 metres between the curb

edge and the front building face. This distance will allow for a 2.1 metre pedestrian clearway and additional space for patio areas or front yard landscaping. Enhanced public realm connections between this Character Area and the north side of College Street will be encouraged.

Building Articulation: Many properties in this area are identified as buildings with potential heritage value. As such, new developments should be articulated in a way that complements the rhythm, character and proportion of adjacent heritage buildings. This can be addressed through vertical articulation that continues to the ground level, punched windows, as well as larger floor to ceiling heights at the podium level to complement the character of existing loft-style buildings.

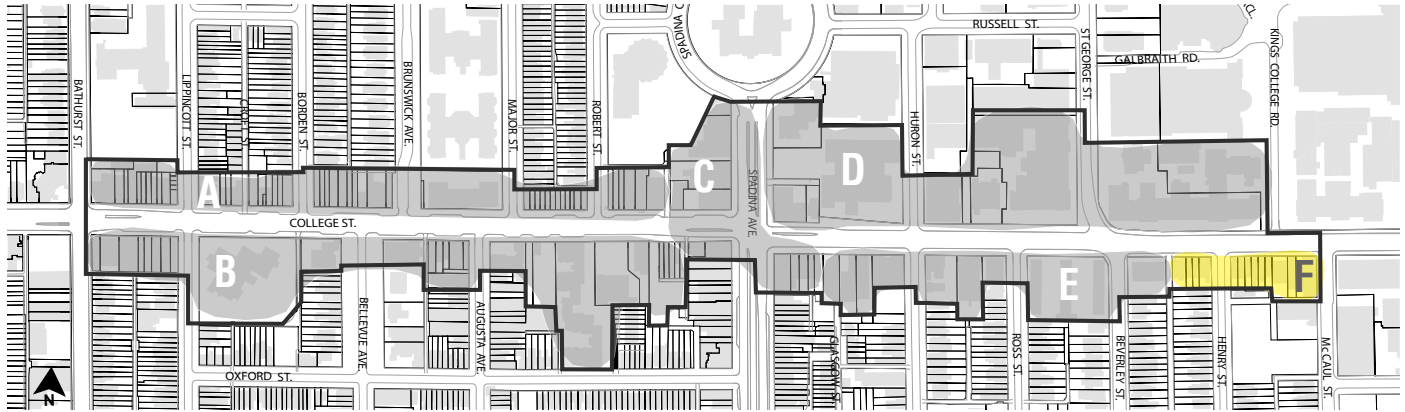


Cross section of a development that conforms to the built form guidelines in Character Area E



3D modelling and sketch of recommended built form on Character Area E, with landscaped front yard setbacks

Character Area F



South of College from McCaul to Henry St.



South of College from Henry to Beverley St.

Character Area F includes lots on the south side of College Street, from the east side of the lane bisecting the block between Beverley Street and Henry Street to the west side of McCaul Street. This area has a low-rise character with small and shallow lots. Most of the buildings are house-form commercial buildings with retail at-grade and patio cafes. There are some low-rise institutional buildings closer to McCaul Street.

The overall streetscape is fine grain with small restaurants with patio areas. The sidewalks are not generally as wide as the adjacent Character Area E, but due to the fine grain character and size of the retail, the scale is appropriate. The majority of the buildings in this Character Area have been identified as having potential heritage value.

Built Form Guidelines

This Character Area has infill development potential for buildings of higher density. Additional guidance is provided as follows:

Building Height and Step Backs: New buildings will have a maximum height of 30 metres (approximately 9 storeys) excluding mechanical penthouse. Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including all mechanical elements, provided the setbacks and setbacks significantly exceed the minimum setbacks and setbacks required for this Character Area to provide appropriate transition to adjacent properties and *Neighbourhoods*.

Buildings up to a maximum height of 66 metres, including any mechanical penthouse, may be considered for the properties municipally known on May 16, 2019 as 167-175 College Street if the setbacks and setbacks exceed the minimum setbacks and setbacks required for the Character Area to provide appropriate setbacks and setbacks to adjacent properties, and the buildings consist entirely of non-residential uses.

To create a streetwall that complements the existing low-rise buildings of heritage interest, there should be a step back of 3 metres above the fourth floor (14 metres) plus an additional 3 metres step back above the seventh floor (23 metres). A

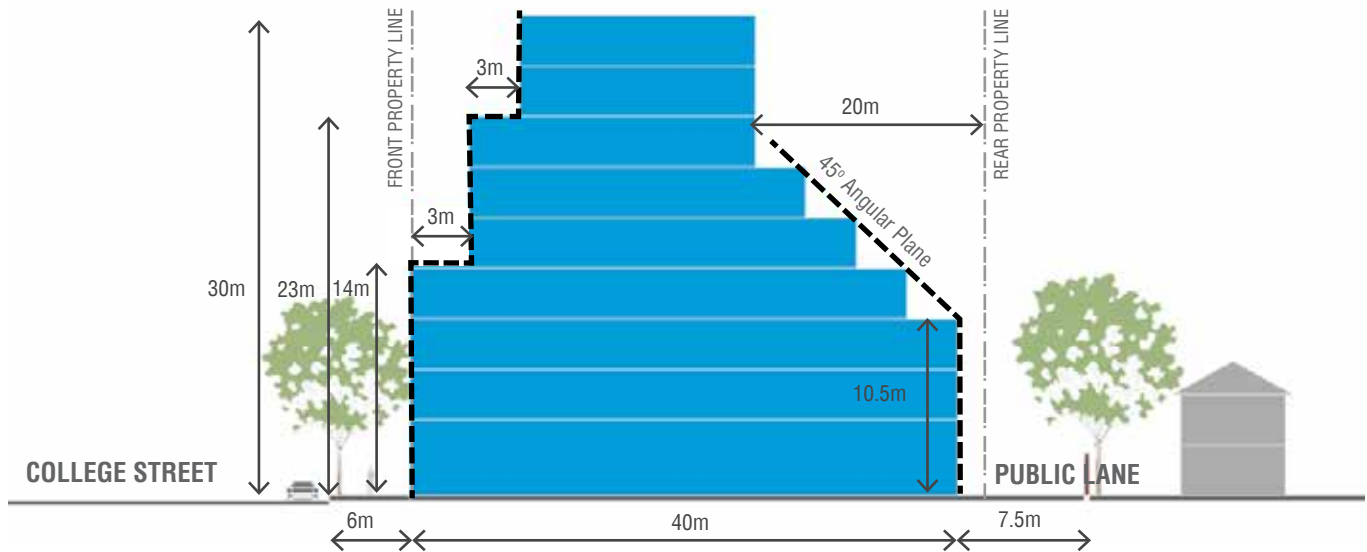
Character Area F (cont'd)

minimum 5.5 metres sideyard step back above the base building is required. This sideyard step back should occur above the seventh floor (23 metres). On corner sites, the same front step backs and heights will also apply to the secondary street frontage.

Rear Transition: New buildings should be setback a minimum of 7.5 metres from the rear property line and be within a 45 degree angular plane taken from a height of 10.5 meters above the 7.5 metre setback line. Massing above the seventh floor can penetrate this angular plane only if there is a minimum separation distance of 20 metres between the building wall and

a site, the public laneway may be included for the purposes of establishing setbacks and angular planes. In lots with depths that exceeds 45 metres, additional setbacks and step backs may be required and will be determined in a case-by-case basis.

Setback from the Street: New developments will set back to provide a minimum dimension of 6 metres between the curb edge and the front building face along College Street. This distance will allow for a 2.1 metre pedestrian clearway and additional space for patio areas or landscaped front yards that complements the green promenade on the north side of College Street. Enhanced public realm connections between this Character Area and the north side of College Street will be encouraged.



Cross section of a development that conforms to the built form guidelines in Character Area F



3D modelling of recommended built form on Character Area F, looking towards University Ave.



Existing patio areas of retail at-grade

Building Articulation: The majority of the properties in this area are identified as buildings with potential heritage value. New developments should be articulated in a way that complements the fine grain character of adjacent historical low-rise buildings. This can be addressed through reduced glazing and vertical articulations that continues to the ground level. This vertical articulation can be expressed by deeper change of planes that reference the bay windows of existing house-form buildings.

4.2.2 DESIGN EXCELLENCE AND SUSTAINABILITY

New development should be compatible with the existing character of the Study Area, as well as achieving design excellence. Design excellence means that buildings will be designed with architectural details and materials that enhance the public realm and fit harmoniously in the existing and planned context. New developments should also achieve a balance of unit types, including larger units for families.

As well as achieving design excellence, new development should be modern, energy efficient and sustainable. All applications will be reviewed for their conformity to the Toronto Green Standards, a two-tiered set of performance measures with supporting guidelines related to sustainable site and building design for new public and private developments. The standards are designed to work with the regular development approvals and inspections process. All new planning applications are required to document compliance with Tier 1 environmental performance measures

outlined in the Toronto Green Standards. Applicants are also encouraged to meet Tier 2 of the Toronto Green Standards, a voluntary higher level of environmental performance. Choosing to do so will result in a project that may be eligible for reduction in development charges.

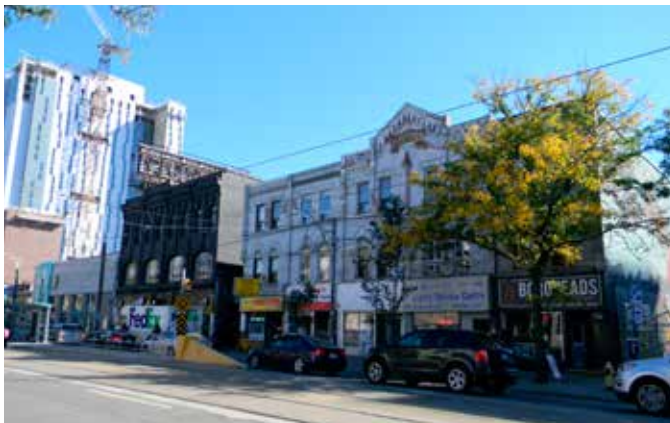
Identifying opportunities to create new habitat and utilizing a variety of species in plantings will help ensure resilience, longevity and the successful functioning of green spaces in the Downtown area. New developments are encouraged to enhance biodiversity through planting varieties of species and creating habitats at grade and on rooftops.

In addition to this, new multi-unit residential buildings will be required to provide on-site pet amenities including pet relief facilities. This provision will be in addition to the requirements for indoor and exterior amenity areas for residential units.

4.4 Heritage

A range of tools have been used to conserve the cultural heritage values and attributes of the College Street Study Area. This includes identification of potential heritage properties for inclusion on the City of Toronto's Heritage Register and the development of draft Urban Design Guidelines and a Site and Area Specific Policy that ensures and reflects context sensitive design and heritage conservation.

Heritage Preservation Services staff undertook a background history and built heritage survey as part of the College Street Study (see Appendix F for a detailed historic analysis of the evolution of the Study Area) to inform the development of Urban Design Guidelines and to identify individual properties for inclusion on the City's Heritage Register. The heritage planning analysis has informed the recommendations for public realm and urban design guidelines contained in this document. The following policies and recommendations are intended to inform new developments, as envisioned in this document, in a way that respects and conserves the cultural heritage value of the Study Area.



Commercial buildings near College St. and Spadina Ave.

4.4.1 OFFICIAL PLAN HERITAGE POLICIES

As stated in the City of Toronto's Official Plan, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable city that can contribute to other social, cultural, economic and environmental goals of the City". Section 3.1.5 of the Official Plan provides the official plan policy framework for heritage conservation in the City.

The revised 2015 OP policies (OPA 199) require that proposed alterations, development and/or public works within or adjacent to, a property on the Heritage Register ensure the integrity of the heritage property's cultural heritage value and attributes. The impacts of these changes may be required to be described and assessed through a Heritage Impact Assessment.

New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it. A Heritage Impact Assessment is required for the proposed demolition of a property on the Heritage Register, and/or properties adjacent to a property on the Heritage Register.

Archaeological Assessments are required prior to any soil disturbance activity in areas identified as having archaeological potential in the City's Archaeological Management Plan. See Appendix D for a map of Areas with Archaeological Potential in the Study Area.

Protected views under the Official Plan heritage policies will be conserved unobstructed and the City may require a Heritage Impact Assessment where a development application may have an impact on the identified views.

4.4.2 HERITAGE RECOMMENDATIONS

The heritage survey of the study area identifies a substantial number of properties with heritage potential. The further evaluation of these properties for inclusion on the City of Toronto Heritage Register should be initiated by the City Planning Division. See Appendix E for the full list of recommended properties and an enlarged map identifying these properties.

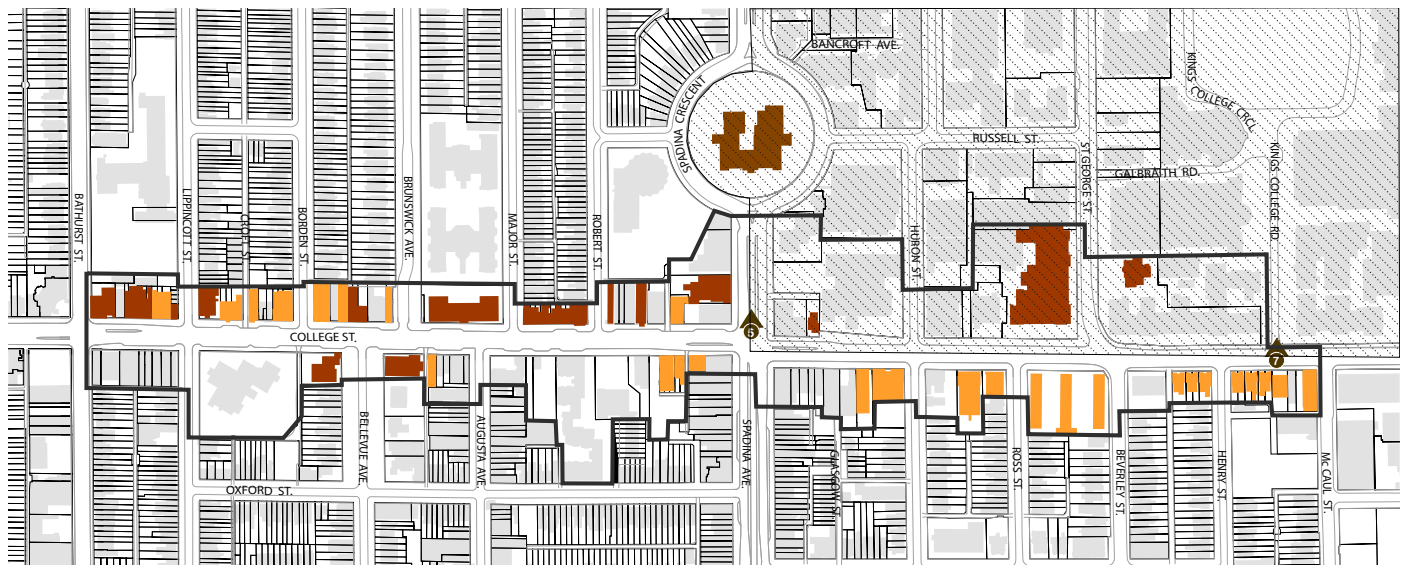
Within the context of streetscape and public realm improvement initiatives or through the review of development applications, explore interpretation opportunities of the Study Area's history in collaboration with appropriate City divisions and agencies and in consultation with indigenous communities.



The Temple-Pattison Co. Building, an example of purpose-built loft building on College St.



Low-rise, main street character retail buildings that are historically connected with Harbord Village to the north



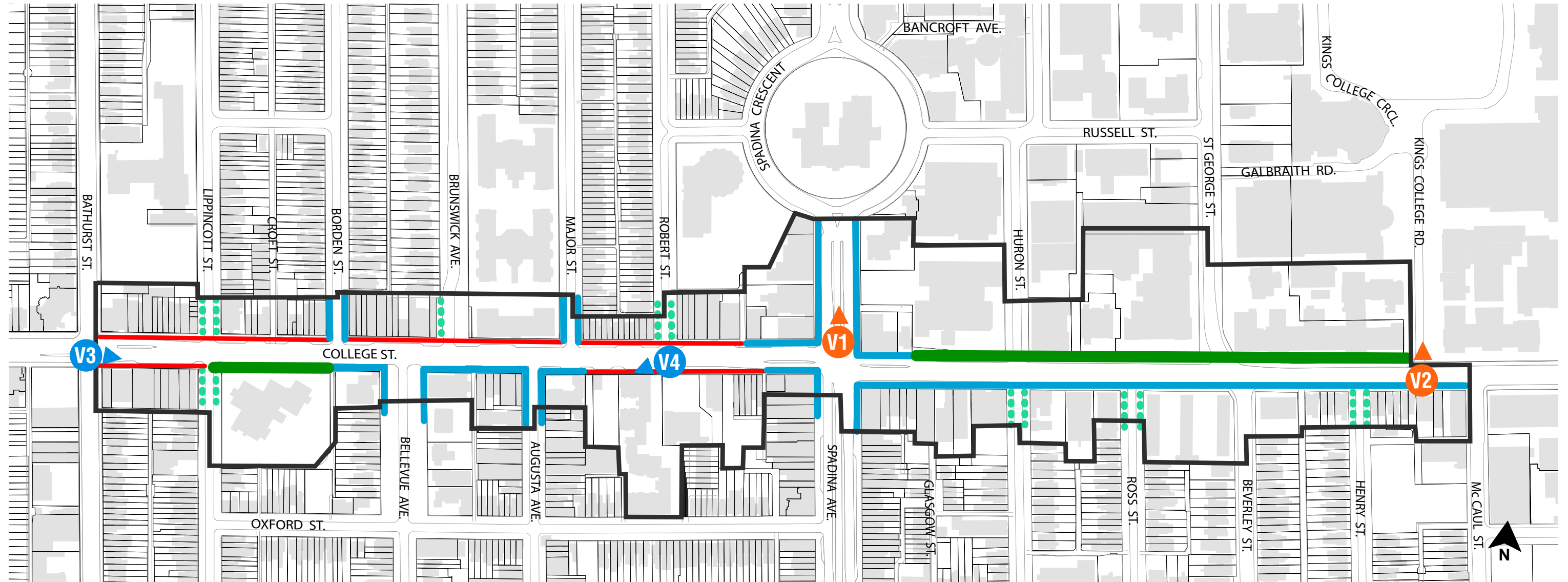
- Properties Included on the Heritage Register
- Properties with Potential to be Included on the Heritage Register
- Protected views identified in the Official Plan
- Subject to the University of Toronto Secondary Plan
(currently under review at the time of this survey. Area may include Properties with Potential to be included on the Heritage Register)

Appendices

Appendix A	Summary of Public Realm Recommendations
Appendix B	Summary of Built Form Recommendations
Appendix C	Demonstration of the Design Guidelines on Character Area A
Appendix D	Map of Areas with Archaeological Potential in the Study Area
Appendix E	Heritage Inventory for the College Street Study Area
Appendix F	History and Evolution of Study Area

Appendix A

SUMMARY OF PUBLIC REALM RECOMMENDATIONS



STREETScape

- 4.8m commercial frontage
- 6m patios or seating areas
- >12m expansive front yard landscaping
- greening opportunities on flanking streets

VIEWPOINTS

- V Viewpoints currently protected by the Official Plan
- V Proposed viewpoints to be protected



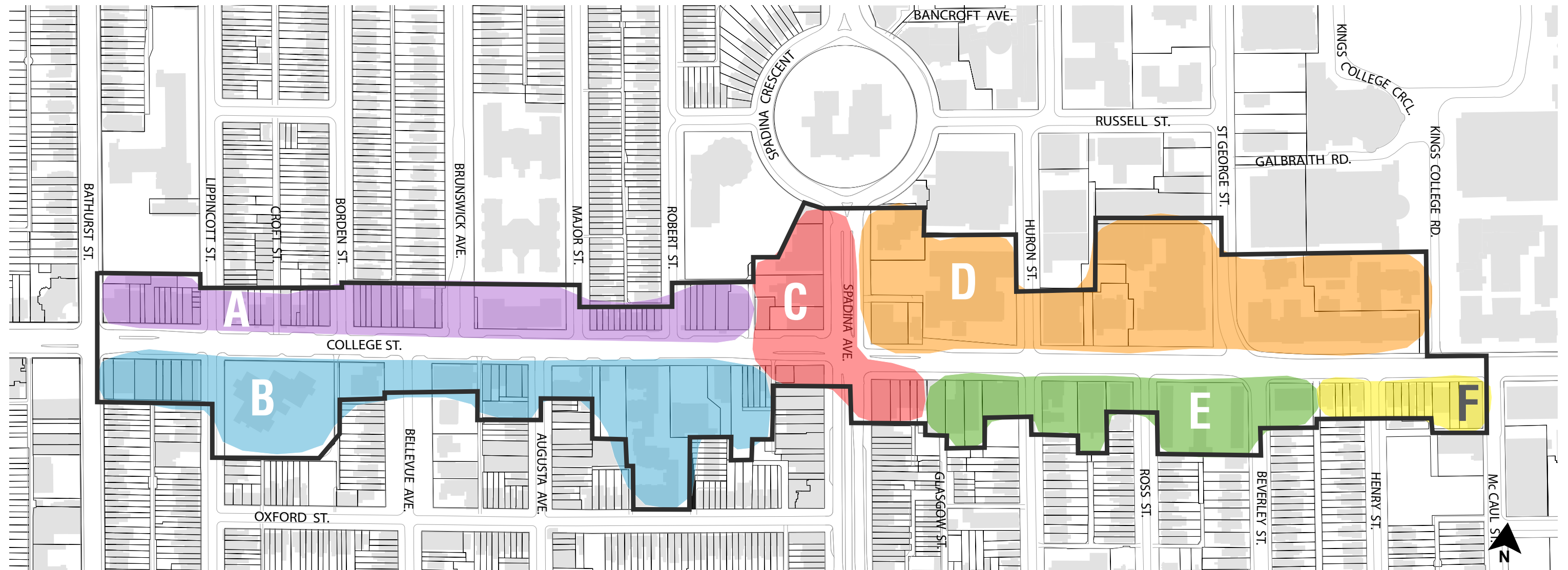
Street trees in widened sidewalks



View of the Spadina Circle from the intersection of College and Spadina

Appendix B

SUMMARY OF BUILT FORM RECOMMENDATIONS



Character Area A

5 storey (16m) building
4 storey (14m) streetwall

Character Area B

9 storey (30m) building
4 storey (14m) streetwall

Character Area C

9 storey (30m) building
4 storey (14m) streetwall

Character Area D

No changes to the
built form

Character Area E

9 storey (30m) building
7 storey (23m) streetwall

Character Area F

9 storey (30m) building
4 storey (14m) streetwall

Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including all mechanical elements, provided the setbacks and setbacks significantly exceed the minimum setbacks and setbacks required.

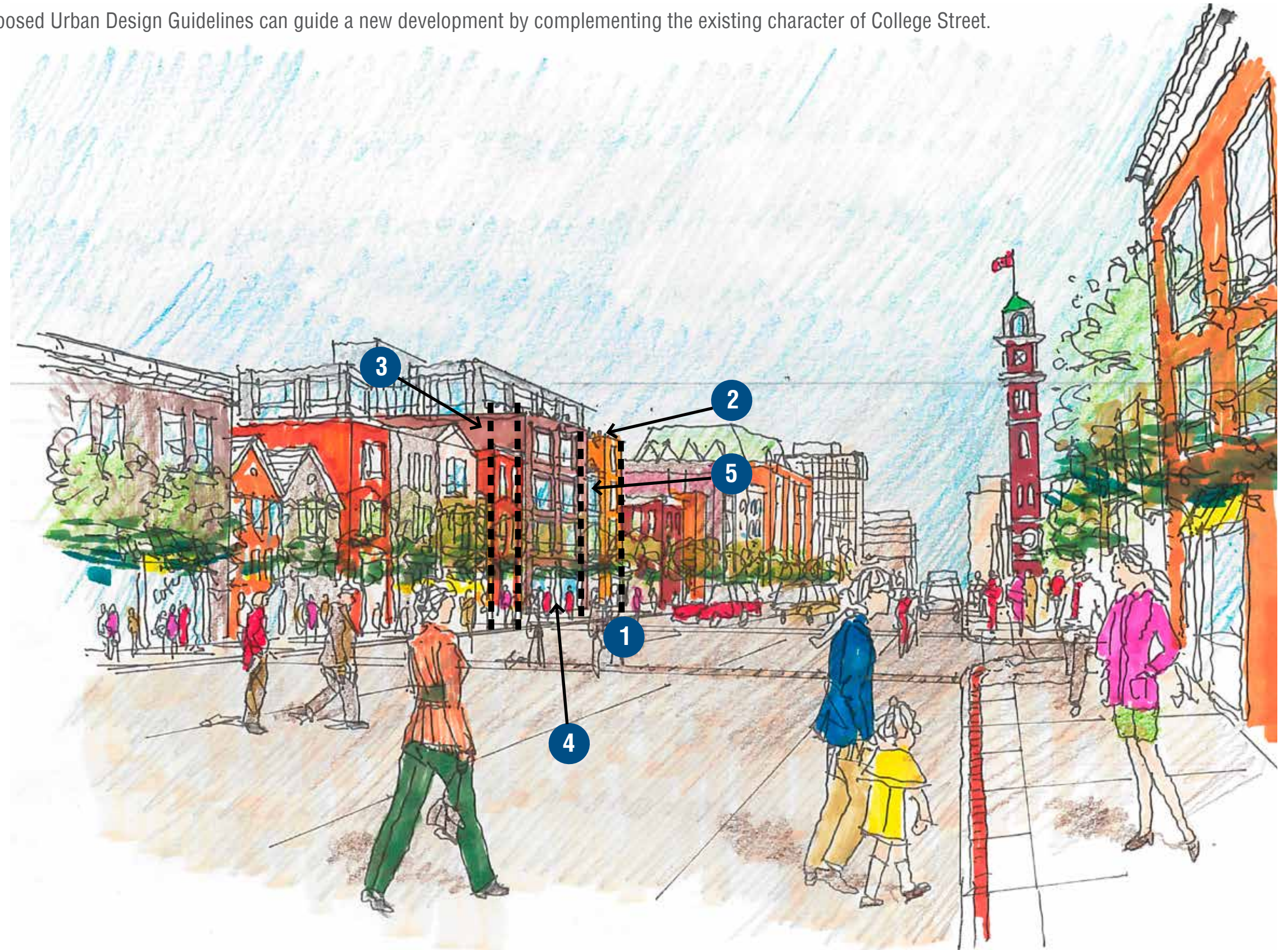
Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including all mechanical elements, provided the setbacks and setbacks significantly exceed the minimum setbacks and setbacks required.

Appendix C

DEMONSTRATION OF THE DESIGN GUIDELINES IN CHARACTER AREA "A"

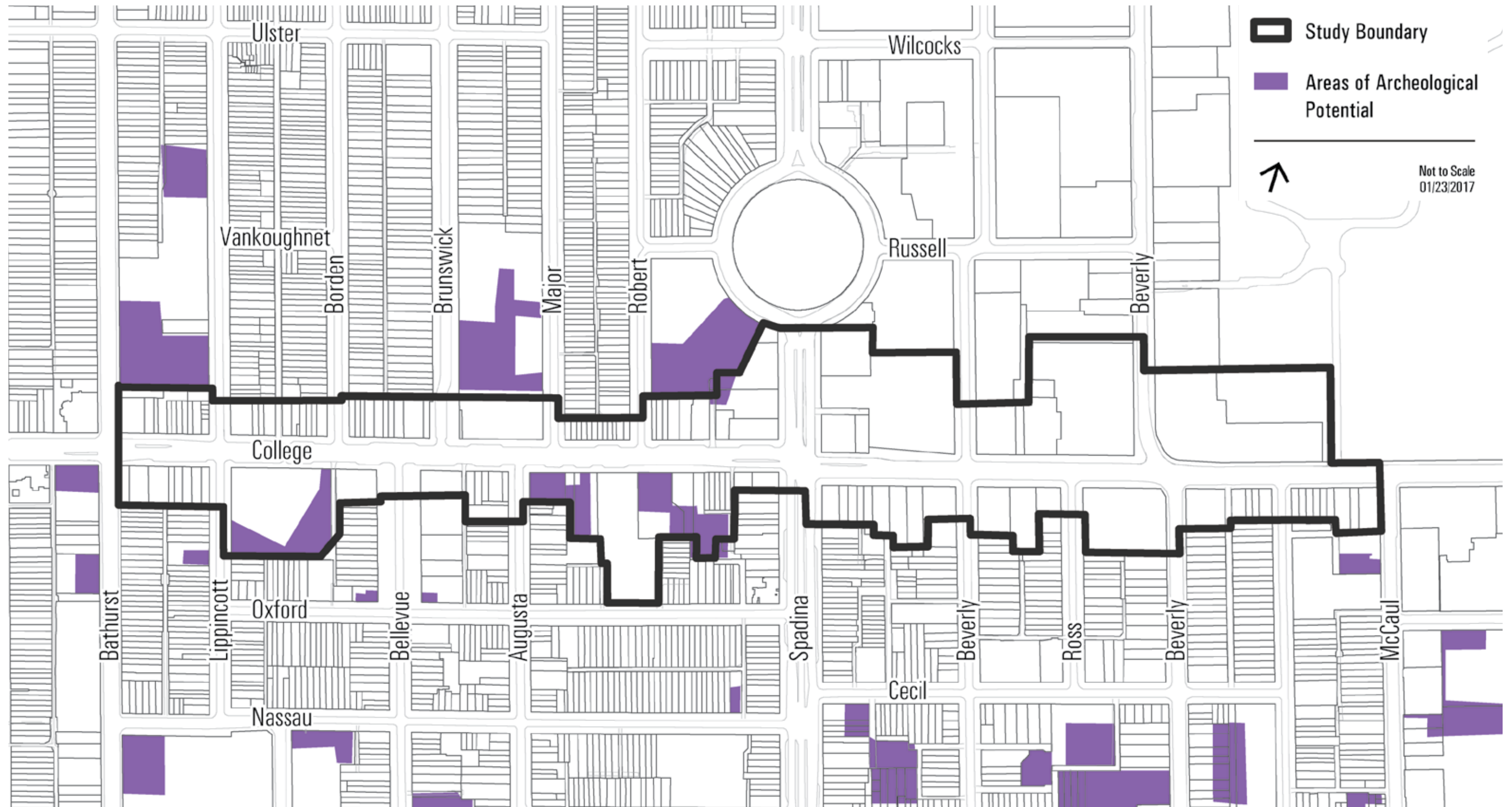
Below is an illustration demonstrating how the proposed Urban Design Guidelines can guide a new development by complementing the existing character of College Street.

- 1 Strong **vertical articulation**
- 2 **Four-storey** street wall and step back on upper floors
- 3 Use of **brick or masonry** fronting onto the street
- 4 **Emphasize the ground floor** with retail signage and larger windows
- 5 **Reduced glazing** on upper floors



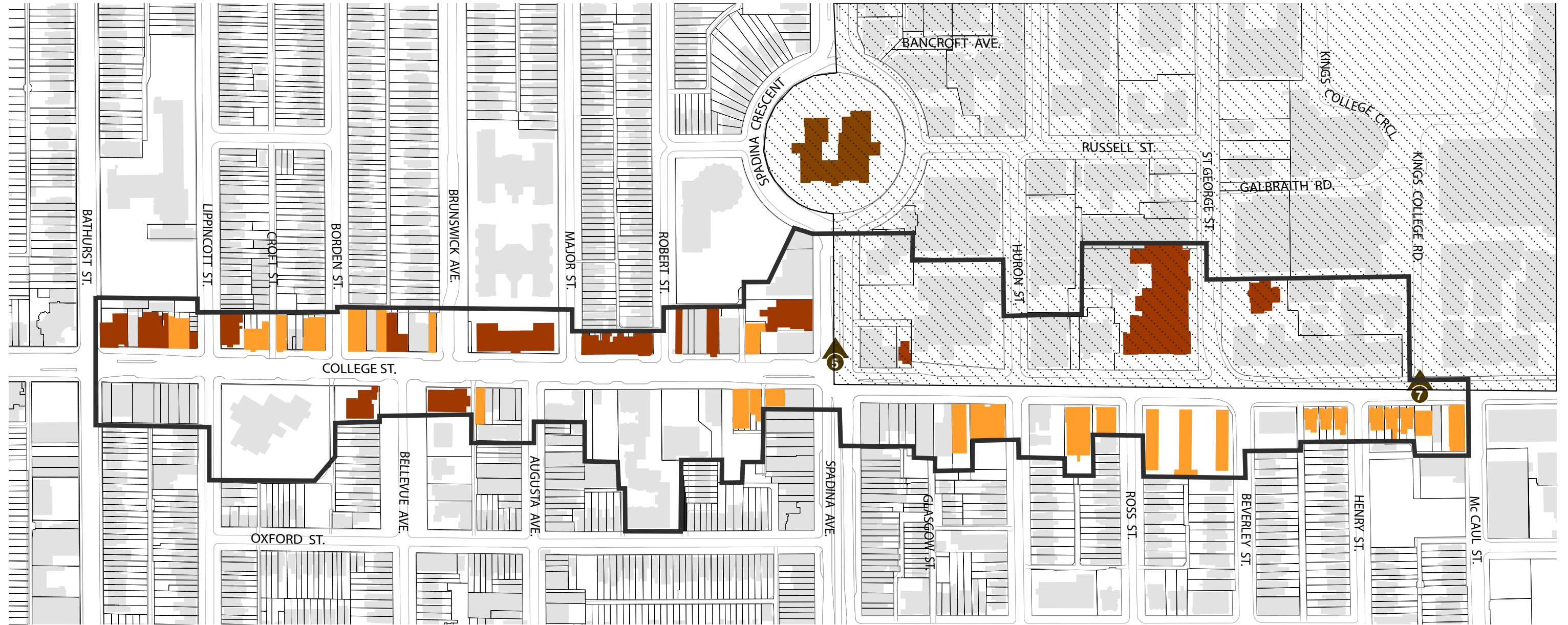
Appendix D

MAP OF AREAS WITH ARCHAEOLOGICAL POTENTIAL IN THE STUDY AREA



Appendix E

HERITAGE SURVEY FOR THE COLLEGE STREET STUDY AREA



■ Properties Included on the Heritage Register

■ Properties with Potential to be Included on the Heritage Register

● Protected views identified in the Official Plan

▨ Subject to the University of Toronto Secondary Plan (currently under review at the time of this survey. Area may include Properties with Potential to be included on the Heritage Register)

HERITAGE SURVEY FOR THE COLLEGE STREET STUDY AREA



Photograph of College Street and Spadina Avenue looking north-west, May 1927
(City of Toronto Archives, Fonds 16, Series 71, Item 4888)

As part of the College Street Urban Design Guidelines, a built heritage survey has been undertaken to identify heritage properties and provide a deeper understanding of the heritage character of the street as a whole. It also has informed the built form analysis for developing the Urban Design Guidelines.






This survey has identified individual properties and allocated them to two categories of heritage status and recommendation as indicated below:

HR - Heritage Register Properties: listed or designated under Part IV of the Ontario Heritage Act






HP - Heritage Potential: screened according to O. Reg. 9/06 of the Ontario Heritage Act (OHA) and merit inclusion on the Heritage Register

The survey is divided into the north and south sides of College Street, progressing numerically from east to west. Unless otherwise indicated all photographs are by Heritage Preservation Services.





COLLEGE STREET – NORTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<i>King's College Rd - St. George St.</i>		184 College St.	HR - Listed	The portion of the property at 184 College Street, known as Pendarvis and Cumberland House (1860) is included on the Heritage Register.
<i>St. George St. - Huron St.</i>		214 College St.	HR - Designated	Koffler Student Services Centre, former Metro Toronto Central Library, 1907, Wickson & Gregg, A.H. Chapman; 1928-30, Chapman & Oxley, Wickson & Gregg.
<i>Huron St. - Spadina Ave.</i>		252 College St.	HR - Listed	R. Gilmour House, 1883
<i>Spadina Ave. - Robert St.</i>		484 Spadina Ave.	HR - Designated	Silver Dollar Room (only) is designated
<i>Spadina Ave. - Robert St.</i>		280 College St.	HP	Design Value Contextual Value




COLLEGE STREET – NORTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<i>Spadina Ave. - Robert St.</i>		288 College St.	HP	Design Value Contextual Value
<i>Spadina Ave. - Robert St.</i>		290 College St.	HR - Listed	Alfred Hawes Amusements, 1909, J.H. Stanford, now known as Chang's Theatre
<i>Spadina Ave. - Robert St.</i>		302 College St.	HR - Listed	John N. Grant Building, 1882
<i>Robert St. - Major St.</i>		304 College St.	HR - Listed	Albert Purvis Building, 1889
<i>Robert St. - Major St.</i>		306 - 316 College St.	HR - Listed	William Mullins House, 1875


COLLEGE STREET – NORTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<i>Robert St. - Major St.</i>		318 - 326 College St.	HR - Listed	Thomas Douglas Building, 1887
<i>Major St. - Brunswick Ave.</i>		340 College St.	HR - Listed	This address includes the heritage buildings known as St. John's Hospital Convent Chapel (later known as Doctors Hospital Chapel, 1892-93; Frank Darling)
<i>Brunswick Ave. - Borden St.</i>		356 College St.	HP	Design Value Contextual Value
<i>Brunswick Ave. - Borden St.</i>		366 - 370 A College St.	HR - Listed	Built in 1892




COLLEGE STREET – NORTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
Brunswick Ave. - Borden St.	 <p data-bbox="228 911 630 961">College Street, 1958: red frame shows 372 College Street (City of Toronto Archives, series 372)</p>	372 College St.	HP	Design Value Contextual Value
Brunswick Ave. - Borden St.		376, 378 and 380 College St.	HP	Design Value Contextual Value
Borden St. - Croft St.		382, 386 and 388 College St.	HP	Design Value Contextual Value






COLLEGE STREET – NORTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<i>Borden St. - Croft St.</i>		396 College St.	HP	Design Value Contextual Value
<i>Croft St. - Lippincott St.</i>		398, 402 and 404 College St.	HP	Design Value Contextual Value
<i>Croft St. - Lippincott St.</i>		410 College St.	HR - Listed	College Street Baptist Church, 1872
<i>Lippincott St. - Bathurst St.</i>		412 College St.	HR - Listed	R. E. Crane Drug Store, 1905
<i>Lippincott St. - Bathurst St.</i>		414, 418 and 420 College St.	HP	Design Value Contextual Value






COLLEGE STREET – NORTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
Lippincott St. - Bathurst St.		422, 424 and 426 College St.	HR - Listed	Built in 1887 - 1888
Lippincott St. - Bathurst St.		430 and 432 College St.	HR - Listed	Part of a Row of Shops and Residences; 1887-1888 -adopted by City Council on Oct. 1, 1984.
Lippincott St. - Bathurst St.		440 College St.	HR - Designated	Metropolitan Bank, now Bank of Nova Scotia; 1913, Darling & Pearson (designation plaque - 1979)




COLLEGE STREET – SOUTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<i>McCaul St. - Henry St.</i>		167 College St.	HP	Design Value Contextual Value
<i>McCaul St. - Henry St.</i>	  <p data-bbox="228 1241 639 1308">Archival photograph showing 175 College Street in 1965 (City of Toronto Archives, Fonds 1257, series 1057, item 5493)</p>	175 College St.	HP	Design Value Contextual Value
<i>McCaul St. - Henry St.</i>		177-179 College St.	HP	Design Value Contextual Value
<i>McCaul St. - Henry St.</i>		181 - 183 College St.	HP	Design Value Contextual Value




COLLEGE STREET – SOUTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<i>McCaul St. - Henry St.</i>		185 - 187 College St.	HP	Design Value Contextual Value
<i>Henry St. - Beverley St.</i>		191 College St.	HP	Design Value Contextual Value
<i>Henry St. - Beverley St.</i>		193 - 195 College St.	HP	Design Value Contextual Value
<i>Henry St. - Beverley St.</i>		199 College St.	HP	Design Value Contextual Value
<i>Beverley St. - Ross St.</i>		211 College St.	HP	Design Value Contextual Value




COLLEGE STREET – SOUTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<i>Ross St. - Huron St.</i>		223 College St.	HP	National Sanitarium Association (Gage Institute) Design Value Contextual Value
<i>Ross St. - Huron St.</i>		229 College St.	HP	Oddfellows Hall Design Value Contextual Value
<i>Huron St. - Spadina Ave.</i>		239 College St.	HP	Lillian H. Smith Library Design Value Contextual Value

COLLEGE STREET – SOUTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<p><i>Huron St. - Spadina Ave.</i></p>		<p>243 College St.</p>	<p>HP</p>	<p>Temple-Pattison Co Building Design Value Contextual Value</p>
<p><i>Spadina Ave. - Augusta Ave.</i></p>		<p>271 College St.</p>	<p>HP</p>	<p>Design Value Contextual Value</p>
<p><i>Spadina Ave. - Augusta Ave.</i></p>		<p>281 - 289 College St.</p>	<p>HP</p>	<p>Design Value Contextual Value</p>

COLLEGE STREET – SOUTH SIDE

Block	Photo	Address	Status / Recommendation	Additional Information
<i>Augusta Ave. - Bellevue Ave.</i>		357 College St.	HP	Design Value Contextual Value
<i>Augusta Ave. - Bellevue Ave.</i>		103 Bellevue Ave.	HR - Designated	St. Stephen's in the Fields; 1858, Thomas Fuller; rebuilt 1865, Gundry & Langley; add. 1872, R.C. Windeyer
<i>Bellevue Ave. - Bathurst St.</i>		132 Bellevue Ave.	HR - Listed	No. 8 Hose Station, 1878, tower 1889, add. 1899, 1907, 1921 City Architect, rebuilt 1973

Appendix F

HISTORY AND EVOLUTION OF STUDY AREA

This section provides a summary of the historic evolution of the area for the purpose of describing the existing historic character of the College Street Study area. The research and analysis presented informs the heritage recommendations contained in this document, as well as the recommendations related to the public realm and urban design guidelines.

For preparation of this heritage analysis Heritage Preservation Staff conducted a field survey, reviewed historic photographs, maps and secondary sources.

Acknowledgements:

- Barbara Myrvold, Senior Services Specialist, Local History, at Toronto Public Library. Barbara has written more than a dozen local histories including the "Historical Walking Tour of Kensington Market and College Street", 1992; and
- Steve Russell and Alec Keefer, Toronto Architectural Conservancy, "College Street, A Study Part One, Loft Buildings on the South Side 1903-1915", 2012

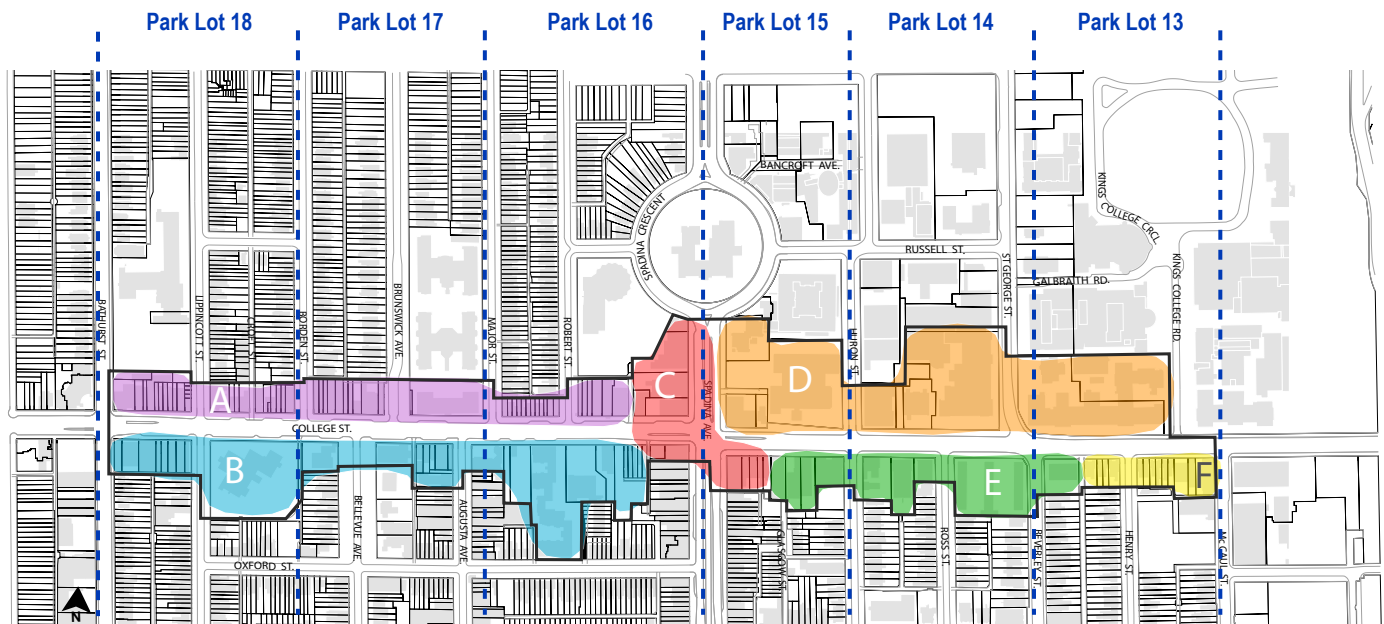


Figure 1- Map of the Study Area: showing the Character Areas and original Park Lots

Approximately 12,000 years ago, the ancient Lake Iroquois, extended north to the ridge which runs east west across the city just south of Davenport Road and ultimately terminating as the Scarborough Bluffs. This lake has since retreated to its current size and is now known as Lake Ontario. The Study Area lies within the former bed of glacial Lake Iroquois whose shores indigenous populations settled for thousand years before the

arrival of explorers from Europe and the United States in the 18th century.

With the establishment of the Town of York in 1793, lands north of present-day Queen Street and east of the Don River was subdivided into 100 and 200 acre parcels, known as Park Lots, and awarded to government officials, members of the military and loyalists.

The study area spans six Park Lots – Park Lot 13, 14, 15, 16, 17 and 18. In 1828, William Dummer Powell sold fifty acres of Park Lot 12 to Bishop Strachen for King's College. One year later, the first portion of College Street (then known as College Avenue) was laid out as a private road to provide access to King's College. Peter Russell, the most powerful public official in Upper Canada (Ontario) developed his country estate "Petersfield" on Park Lot 14, and subsequently acquired the adjoining Park Lots 15 and 16 to the west. After his death, Russell's property holdings were inherited by his sister, Elizabeth Russell, who willed most of the acreage to her cousins, Maria Willcocks and Phoebe Willcocks Baldwin. The latter was the wife of Dr. William Warren Baldwin,

who oversaw the subdivision of the Russell lands south of Bloor Street West where he designed residential districts and also laid out Brock Avenue (now Spadina Avenue/Road) as the route to his own estate. Spadina Avenue was laid out with its extraordinary grand width of 132 feet, twice that of the average width of a Toronto street. The second stretch of College Street was laid out south of Spadina Crescent as a part of the Baldwin estate development. This western portion was yet not connected to the original portion south of King's College, until the 1860s when the residential subdivisions west of Major Street triggered the extension of College Street and the connection from Bathurst Street to Yonge Street.

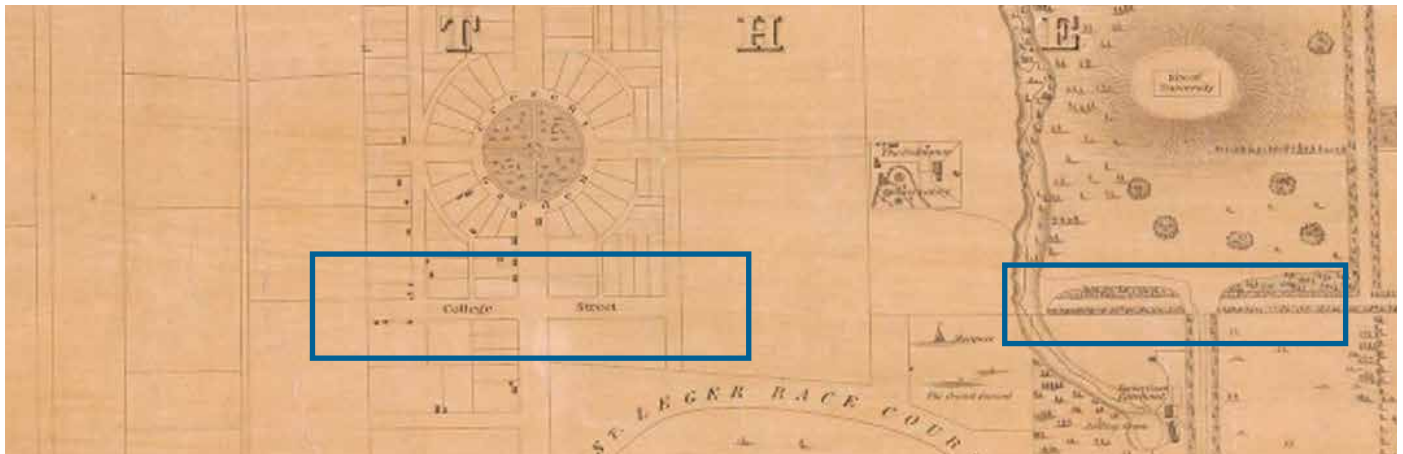


Figure 2- Cane's *Topographical Plan of the City and Liberties of Toronto, 1842*: showing the study area before the westward extension of present-day College Street. It also shows the earliest subdivisions in the study area, along Spadina Avenue where there was yet no building.

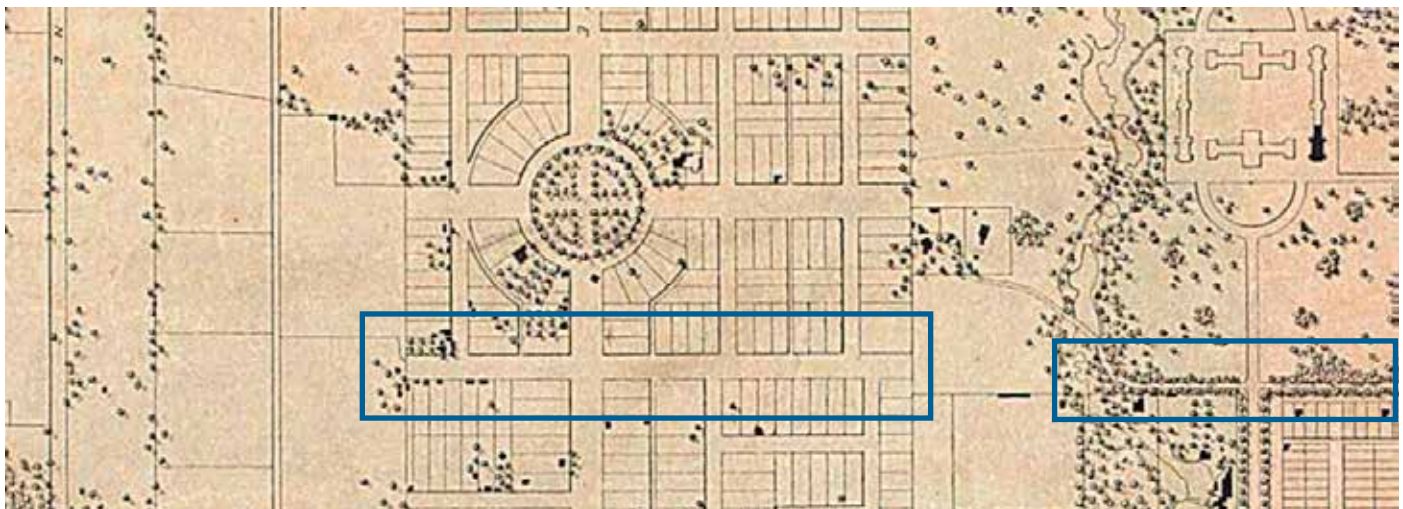


Figure 3- *Dennis-Fleming Map, 1851*: showing the west portion of College Street extended towards the east of present day St George Street. The map also delineates new subdivisions along College Street from Huron to St George.

In 1815, George Taylor Denison, the eldest son of Russell's estate manager and friend, purchased Park Lot 17 and the east half of Park Lot 18 from Elizabeth Russell. Denison immediately started building his home, "Bellevue", which was set back but visible from Queen Street. Denison family donated land and funds for St. Stephen in-the-Fields (1858), located at the corner of Bellevue and College. New streets including Denison, Bellevue, Lippincott, Borden and Major that were laid out and named for family associations. Later in 1850s, Denisons subdivided their holdings into residential lots, as shown in figure 4.



Figure 4- HJ Browne Plan of the City of Toronto, 1862: showing the detailed subdivisions along College Street in the study area.

George Crookshank, a member of a loyalist family from New York, acquired the west half of Park Lot 18, and Park Lot 19 and 20. He established a farm on his lands and then built Crookshank Lane (present day Bathurst Street) as a semi-private thoroughfare. Later in 1851 the Crookshank's property was sold and began to be subdivided and College Street shaped as a continuous street from Yonge Street to west of Bathurst Street.

While the area was mostly subdivided by 1860s, it was not completely built and occupied. John Ross Robertson reported that in the early 1870s, "College Street, west of Spadina, was thickly interspersed with gardens, corn patches and vacant land."



Figure 5- Archival photograph, 1864: showing the St. Stephen's in-the-Fields at the corner of College and Bellevue. Source: Toronto Public Library

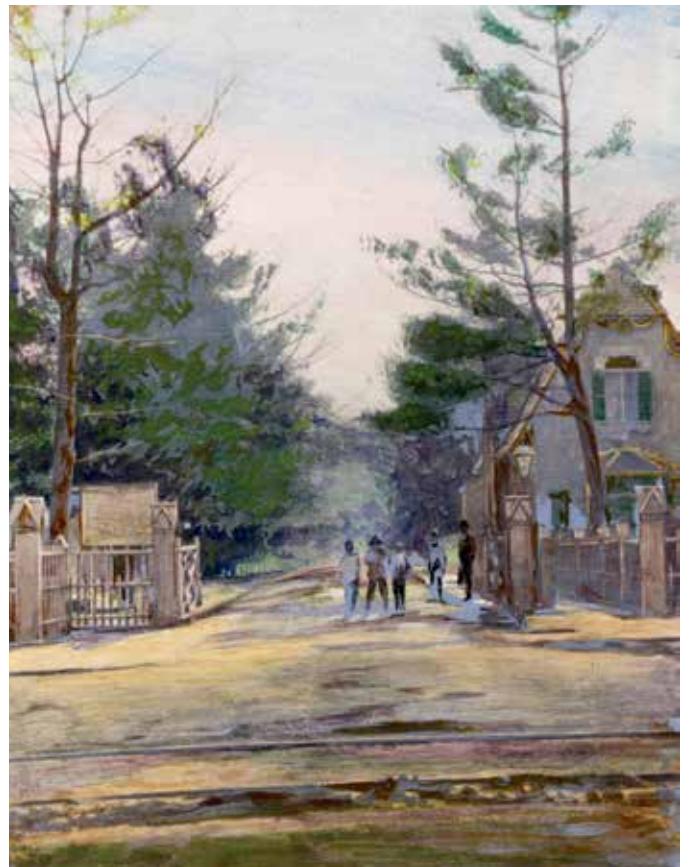


Figure 6- College Street west of Yonge Street in 1875. Source: Toronto Public Library

At the end of the 19th century, the area attracted settlers from the British Isles who established churches and schools in the area including the Bathurst Street School (1872) at the northeast corner of College and Bathurst, which was later (1913) replaced by the Metropolitan Bank, now Bank of Nova Scotia. The Fire Hall (1878) was built at the corner of College and Bellevue. Both properties are recognized on the City of Toronto Heritage Register.



Figure 7 - Illustrated Historical Atlas of the County of York, 1878: showing the street plan in place along College Street in the study area.



Figure 8 - Bird's eye view of Toronto, 1879: showing developments along College Street and the location of the former Knox College built in 1875.

City services were provided, with the horse-drawn streetcar service extended along College Street to Bathurst Street in 1880. By the late 1880s, most of the residential districts along Bathurst Street were built or under construction and a number of three storey buildings were built along the College Street, although many blocks with frontage on College Street remained vacant. The area was home to middle class families along with working class families.

Further changes brought a concentration of immigrants to College Street and surrounding area by 1900, including the Toronto's Eastern European Jewish Community who later developed the present-day Kensington Market. After World War II, immigrants from the Italy, Ukraine, Hungary and Portugal moved to the area. Later in the 1970s the Chinese settled in the area and expanded Chinatown.

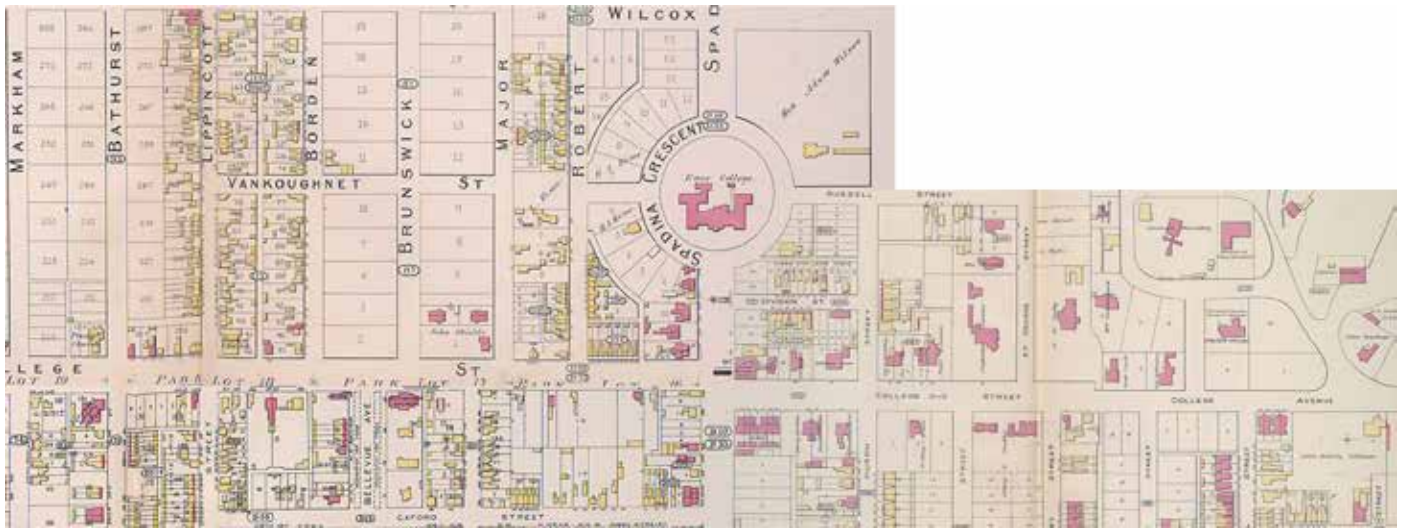


Figure 9 - 1884 Goads Fire Insurance Plan

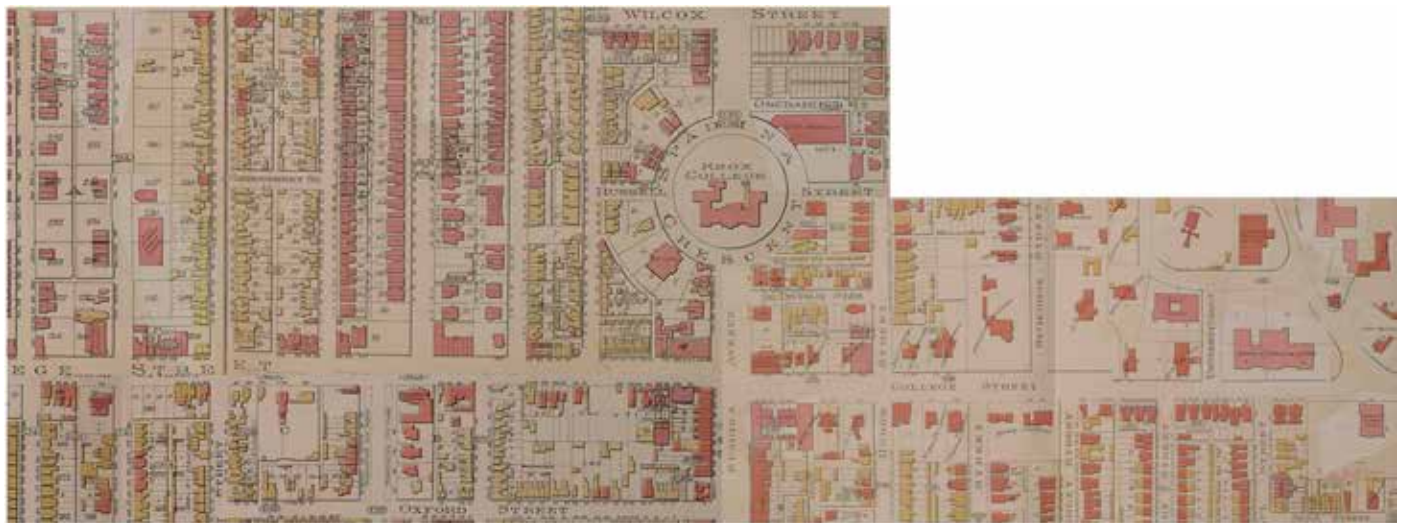


Figure 10 - 1903 Goads Fire Insurance Plan

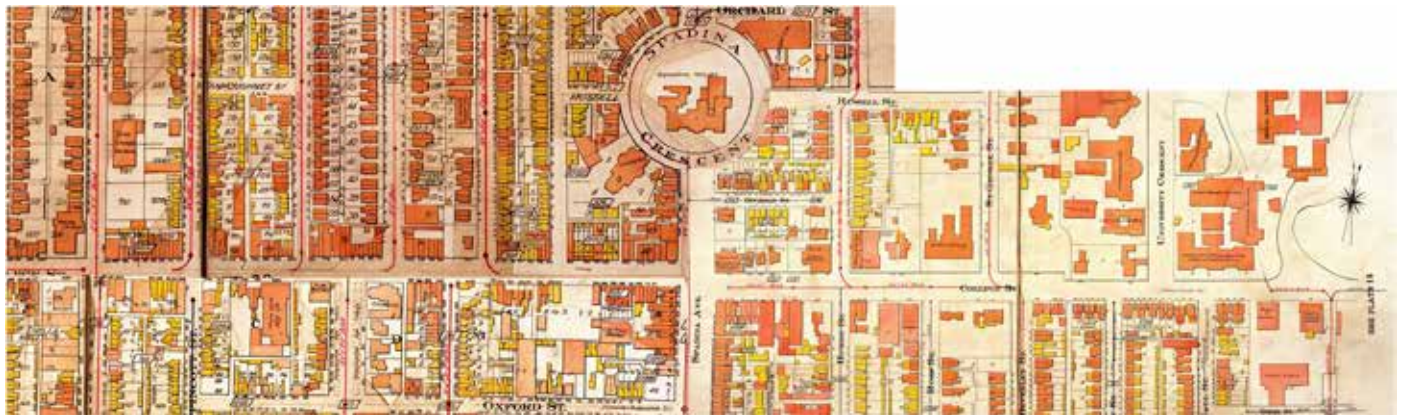


Figure 11- 1924 Goads Fire Insurance Plan

College Street which was initially laid out as part of the residential subdivision on Park Lots, evolved into a commercial thoroughfare. With the growth of the University of Toronto northeast of the Study Area (Character Area D) and institutional uses on the south side east of Spadina (Character Area E and F), the eastern portion of College Street evolved into mostly institutional with a number of house form buildings between McCaul and Beverly (Character Area F). Examples include the Gage Institute (1915), Oddfellows Buildings (1913), Temple-Pattison Co Building (1914) which are purpose-built loft buildings with offices and light manufacturing uses, medical or dentistry related, located on the south side of College Street west of Beverley (Character Area E).



Figure 12 - Archival photograph, 1902: College Street looking east from Bathurst (City of Toronto Archives)



Figure 13 and 14 - Purpose built-loft buildings on College Street: Temple-Pattison Co Building (1914) at 243 College Street (left) and Oddfellows Hall (1913) at 229 College Street (HPS, 2016)



The areas close to Spadina Avenue (Character Area C and part of Character Area D) changed dramatically with the demolition of notable corner buildings on the northwest, southwest and south east of Spadina and College intersection and also with the Grace Hospital being replaced by the Clark Institute, present-day CAMH facilities.

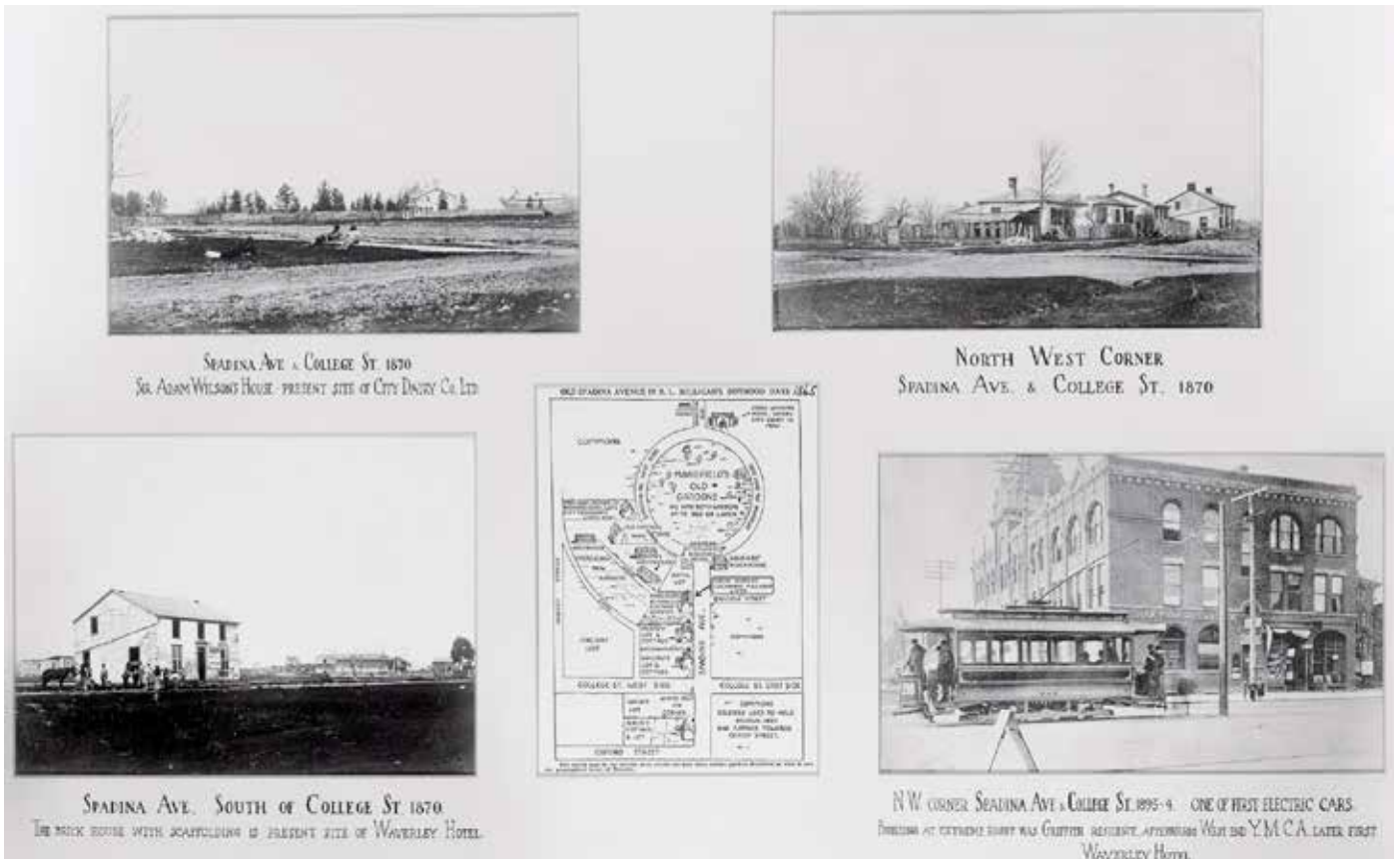


Figure 15 - Corner of Spadina Avenue and College Street in the late 1800s, Source: Toronto Public Library



Figure 16 - Spadina Avenue looking north-west, 1890s: The YMCA is just north of the corner bank building on the left, set back from the street (City of Toronto Archives, Fonds 200, Series 376, file 5, Item 63)



Figure 17 - Photograph of College Street and Spadina Avenue looking north-west, May 1927: The current Waverley Hotel with its sign is visible beyond the corner bank (City of Toronto Archives, Fonds 16, Series 71, Item 4888)

Most of the historic blocks in the southwest portion of the Study Area (Character Area B and part of Character Area C), has been replaced by post -1950 buildings. The remaining includes two commercial buildings close to Spadina Avenue, the Fire Hall, St Stephen's in-the-fields and a loft building adjacent to the church.



Figure 18 - Showing historic blocks on south side of College Street west of Spadina Avenue (HPS, 2016)



Figure 19 - Archival photograph, March 27, 1919: showing Dominion Business College at 357 College Street (City of Toronto Archives, Series 372, Subseries 58, Item 785)

The historic commercial character of College Street is more robust in the northwestern stretch of the study area (Character Area A) that spans Park Lot 16, 17 and 18. This section has a main street feel and with its retail character and fine grain built form is well connected and integrated with the Harbord Village to the north.



Figure 20 - College Street, north side west of Spadina Avenue with main street character (HPS, 2016)

