

King-Spadina Heritage Conservation District Plan

Adopted, as revised by Council, on March 9, 2022

Toronto City Planning

Heritage Planning

The Purpose of the Plan

The purpose of the King-Spadina Heritage Conservation District Plan (the "Plan") is to establish a framework that will *conserve* the King-Spadina Heritage Conservation District's (the "District") *cultural heritage value* through the protection, *conservation* and management of its *heritage attributes*. This document and the *policies* and *guidelines* herein will guide the review of development applications and permits within the District and will inform the decisions of City staff and Council.

As per Part V of the *Ontario Heritage Act*, the purpose of the Heritage Conservation District (HCD) Plan is to:

- create a statement explaining the *cultural heritage value* or interest of the District
- describe the *heritage attributes* of the District
- develop a Statement of Objectives to be achieved in the designation of the District
- develop *policies, guidelines* and procedures for achieving the stated objectives and managing change in the District
- describe the *alterations* or classes of *alterations* that the owner of a property in the District may carry out without obtaining a permit

In addition, the HCD Plan will create a greater awareness of the significant *cultural heritage value* of the King-Spadina area, it will facilitate an enhanced understanding of the benefits of heritage *conservation* and it will provide access to financial incentives for eligible *conservation* work within the District

This HCD Plan applies to all privately and municipally-owned properties within the District where changes are being proposed. The HCD Plan does not compel property owners to proactively make improvements or *alterations* to their properties beyond *maintenance* as required by the City of Toronto Property Standards By-Law and which can generally be undertaken without a heritage permit.

Encouraging Design Excellence

The Plan includes specific and general *policies* and *guidelines* that support the *conservation* of the District's *cultural heritage values*. The *conservation of contributing properties* and the development on *non-contributing properties* should reflect design excellence and innovation through the use of best practices in heritage *conservation*, high-quality materials and a sensitive and thoughtful design response to the surrounding context and *public realm*.

How to Read This Plan

The Plan is intended to provide information for those seeking to better understand the District's *cultural heritage value*, heritage resources and significance, as well as to provide *policies* and *guidelines* to achieve the stated objectives. Sections 1, 3, 4 and 5 should be referred to by those seeking information on the District's *cultural heritage value* and significance; sections 6 through 10 provide *policies* and *guidelines*.

Property owners within the District are strongly encouraged to familiarize themselves with the entire Plan to understand its scope and intent. While the Plan should be read as a whole, particular attention should be paid to sections 6 through 10 of the Plan which apply to properties depending upon the property type, classification, *character sub-area*, and whether there are any archaeological or *public realm* considerations.

Section 1 – Introduction provides background on the Plan, including the City of Toronto's vision for heritage *conservation* and city building, summary of the Study and Plan process, including community consultation, historic overview and the Plan's purpose.

Section 2 – Legislative and Policy Framework provides an overview of applicable *policy* and supporting *guidelines* as they relate to heritage *conservation*, as well as an analysis of the planning framework within the District.

Sections 3 and 4 – District Significance and Statement of Objectives provide important, foundational information that applies to all properties within the District. The objectives, statement of *cultural heritage value* and *heritage attributes* are the foundation of the Plan, and are referred to throughout the document.

Section 5 – District Boundary and Resources includes a description of the District boundary, building typologies, *character sub-areas* and other heritage resources within the District, including the methodology for their identification and evaluation.

Sections 6 through 10– Policies and Guidelines provide the *policies* and *guidelines* for managing change within the District in order to meet the objectives of the Plan.

Section 11 – Procedures describes how the Plan will be used, including a list of activities that do not require review against the Plan, and outlines the heritage permit process.

Section 12 – Recommendations provides important information on the financial incentives available to owners of *contributing properties* within the District, and the recommended schedule for periodic review of the Plan.

Italicized terms throughout this document have been defined; definitions can be found in Appendix A.

The chart on the following page shows how a District property owner can determine which sections of the Plan apply based on a property's classification and *character sub-area*.

[Note: A chart/road map will be added to this section.]

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1 - INTRODUCTION

1.1 City of Toronto's Vision for HCDs and City Building

Toronto's diverse cultural heritage is reflected in the built form and landscapes of its extensive neighbourhood system, main streets, ravines and parks, as well as the traditions and cultural spaces of its over 2.5 million residents. Cultural heritage is widely understood to be an important component of sustainable development and place-making and Toronto City Council is acting to ensure the ongoing *conservation* of significant heritage areas.

A range of regulatory tools available to the City are used to *conserve* the *cultural heritage values* and *attributes* of heritage properties and areas - this includes designation as a heritage conservation district under Part V of the *Ontario Heritage Act*, as well as individual property designation under Part IV of the *Ontario Heritage Act*, and listing on the City of Toronto's Heritage Register. In addition, coordination between Heritage Planning and other City departments in the development of Official Plan *policies*, Secondary Plans, Site and Area Specific Policies and Zoning By-laws ensures that the regulatory process is complementary, and reflects the common goals that all City departments strive to achieve as mandated by City Council.

Heritage conservation districts are a valuable regulatory tool that enable the City to recognize places that speak to Toronto's rich history and which continue to contribute to the livability and appeal of Toronto as a multicultural, sustainable and equitable place for present and future generations. They are also valued for their ability to strengthen business areas; leverage economic development; positively influence *conservation* and planning outcomes; enhance civic engagement; protect the public interest, have regard to provincial interests, and demonstrate compliance with provincial planning policy and the City's own Official Plan.

The identification, evaluation and designation of heritage conservation districts is a City Planning priority because heritage conservation districts are valued for their ability to provide contextual, place-based *policies* and *guidelines* to *conserve* and *maintain* our unique historic neighbourhoods.

The City has created its own suite of *policy* tools for heritage conservation districts to achieve these goals, recognizing that, as Canada's largest city, Toronto faces unique challenges as well as unique opportunities in *conserving* and benefiting from heritage districts. City Council adopted *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* (2012), which is built upon the requirements of the *Ontario Heritage Act*, and provides a detailed approach to the study and planning of heritage conservation districts within in Toronto. Its goal is to ensure a fair, consistent and transparent process in the development of policy-driven plans within a clear, predictable and responsive heritage planning system.

As Toronto evolves and expands, heritage conservation districts are well-positioned to ensure that growth and change are managed in a way that respects and takes advantage of the features that have come to define

Toronto. Our existing Heritage Conservation Districts already promote and support walkability, spaces for small businesses, a healthy tree canopy and diversity in built form. The City of Toronto’s vision for heritage conservation districts is that they will continue to *conserve* those features that express the unique heritage character of historic neighbourhoods, main streets and areas across Toronto, in order to contribute to a healthy, sustainable, prosperous and equitable city.

1.2 Project Background

In Toronto, heritage conservation districts (HCDs) are identified and designated through a phased process which involves completion of an HCD Study and then an HCD Plan. The King-Spadina HCD Study was authorized by Toronto City Council in October 2012 and commenced in April 2013. Through the Study process the HCD area boundary was expanded to the west to capture both sides of Bathurst Street and to the north to include both sides of Adelaide Street West as well as St. Andrew's Playground. The Study recommended that the area be divided into two parts and that plans for two areas (the commercial and entertainment districts) proceed. The HCD Study and its recommendations was endorsed by Toronto Preservation Board in May 2014.

Work on the two HCD plans commenced in September 2014. It started with the survey of the 115 properties within the expanded boundary area. As a requirement of the *City of Toronto's Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* (HCDs in Toronto), a Built Form and Landscape Survey form was completed for each of the additional properties. The survey, which is completed for all properties within the study area boundary, is an objective recording of existing conditions and characteristics regardless of age, condition or heritage potential, and a standardized form was completed with text descriptions and photographs. The survey of additional properties was completed by Taylor Hazell Architects with Archaeological Services Inc. in September and October 2014.

In the initial stages of the Plan process for each area it was determined by City staff and the consultants that there was significant overlap between the two Plans, and repetition in their *cultural heritage values* and *heritage attributes*. It was also determined that a single Plan would be better able to align with existing and developing planning initiatives within the area, including the revisions to the King-Spadina Secondary Plan. As a result, the two Plans were combined, and *character sub-areas* were created to reflect fine-grained and unique *heritage attributes*.

A Statement of *Cultural Heritage Value* and *Heritage Attributes* and a Statement of Objectives were developed, and properties that represented the identified values were classified as *contributing properties*. A Statement of Contribution was developed for each *contributing property* in accordance with HCDs in Toronto. The Statement of Contribution for each *contributing property* generally identifies how a *contributing property* contributes to the *cultural heritage value* and *heritage attributes* of the District. The Statement of Contribution for each *contributing property* does not describe how a *contributing property* may possess individual *cultural heritage value* and *heritage attributes* under Part IV of the OHA, with the exception of three parks in the District: Victoria Memorial Square, Clarence Square and St. Andrew's Playground.

In October 2016, a draft HCD Plan was released for a three week public review period. Comments received were reviewed by City staff, and revisions made to the Plan where appropriate. These changes included the refinement of *Character Sub-Areas* and Building Typologies, as well as modifications to the massing *policies*, amongst general formatting and language revisions.

King-Spadina HCD – Revised Plan (March 2022)

On October 2, 2017, City Council designated the King-Spadina HCD and adopted the Plan through By-law 1111-2017, as amended.

1.3 Public Engagement and Community Consultation

The *Ontario Heritage Act* (OHA) Part V, Section 41.1 specifies:

(6) Before a by-law adopting a heritage conservation district plan is made by the council of a municipality under subsection 41 (1) or under subsection (2), the council shall ensure that,

- (a) information relating to the proposed heritage conservation district plan, including a copy of the plan, is made available to the public;
- (b) at least one public meeting is held with respect to the proposed heritage conservation district plan; and
- (c) if the council of the municipality has established a municipal heritage committee under section 28, the committee is consulted with respect to the proposed heritage conservation district plan.

To fulfill the requirement to consult and inform the community, the City's procedure of two community consultations and a series of stakeholder engagement activities have been undertaken. As drafts of the Study, Plan and other material were prepared, the public was invited to access this information on the City's website, and to provide feedback to the study team. A draft of the HCD Plan was made available for a three week public review period on October 25, 2016 in order to solicit comments prior to finalization.

Summary of Community Consultations

Community consultation meetings were held for the King-Spadina HCD Study phase on June 25, 2013 and March 18, 2014. In addition to the two public meetings, consultations with stakeholder groups took place in September and November 2013. In May 2014, the HCD Study report was presented for endorsement to the Toronto Preservation Board to proceed to the Plan phase.

Community consultation meetings were held on April 20, 2015 for the King-Spadina Cultural District and on April 21, 2015 for the King-Spadina Commercial District. These meetings presented the work on the HCDs to date, and provided an opportunity for community feedback.

A community consultation meeting was held on June 23, 2016 to present the combined King-Spadina Heritage Conservation District, including draft objectives, *contributing properties*, *character sub-areas*, building typologies and policy recommendations.

On November 2, 2016 an update on the draft King-Spadina HCD Plan was presented to the Toronto Preservation Board, and was received for information.

Following the release of the draft HCD Plan for comment on October 25, 2016 City Staff met with interested stakeholders to receive comments and provide clarification. This included a meeting with the Entertainment

District Business Improvement Area (BIA), along with the local City Councillor, on March 31, 2017.

1.4 Historic Overview

The following text is a summary of the historic overview of the District that was provided in the HCD Study.

1.4.1 The New Town Expansion, 1797

In 1797, the Town of York was expanded by two surveys, the first north to Lot Street (now Queen Street) and west to York Street and the second extending west as far as Peter Street which abutted the Military Reserve. These new town lands were to be occupied by a number of public buildings including a church, school, court house, jail and market. Peter Russell, the Receiver General of Upper Canada, issued the order for the surveys of the New Town which were carried out in 1796 and 1797. The plan for the expansion between York and Peter Streets, extended the basic street grid westward to create 15 town blocks made up of 3 to 18 town lots for development, and also reserved large areas for major public uses, which included “Russell Square” and “Simcoe Place,” which were proposed as formal parks or squares bounded by Peter, King, John and Newgate (now Adelaide) Streets and Peter, John and Market (now Wellington) Streets and the lake shore, respectively. Another ten acre parcel at the southeast corner of Lot (Queen) and Peter Streets was set aside for a college and to its immediate south a cemetery was proposed. Lands between the college plot and the boundary of the Military Reserve were for other, unspecified “public purposes.”

There is no direct evidence that these large blocks of land were used as park areas. Some early maps from the 1790s do suggest a park-like setting, but it is doubtful that they were developed in that way since the main recreational focus for the inhabitants of early York was on the lakeshore closer to the Old Town and the peninsula (now part of the Toronto Islands). These reserves simply were held by the Crown for some future public purposes, and appear to have retained their original forest cover until the late 1820s. They may have been informally used by neighbouring residents for recreational purposes, or perhaps for grazing their livestock. In 1829, the “Russell Square” lands were cleared when Upper Canada College was built. Simultaneously Simcoe Place was developed as the site of the Third Parliament buildings of Upper Canada.

The earliest maps to show the actual course of development in the New Town and Military Reserve in any detail are surveys from 1813, 1814 and 1818. Civilian development in the New Town between York and Peter Streets consisted of fewer than 20 houses, suggesting that many of the properties were held by their owners on speculation. The seemingly slow development of the New Town may have been because it was still considered to be rather “remote” from the main commercial and residential areas of the Old Town, and had not yet become fashionable.

Within the Military Reserve portion of the study area west of Peter Street, the 1814 plan depicts a bakehouse on or near the future site of Clarence Square. The 1818 map shows a military fuel yard and an associated

office or stores building at the northwest corner of Front Street and the unopened road allowance of Spadina Avenue. Curiously, none of these early maps show the military burial ground at the future site of Victoria Square. Some of the plans for the development of major public institutions at the westerly end of the New Town were put in to effect shortly after the War of 1812. The Toronto General Hospital was built at the northwest corner of King and John Streets in 1819-1820, and Upper Canada College was built on the east side of John and King Streets in 1828-1830.

1.4.2 The Dissolution of the Military Reserve and Development Vision, 1830s

Following the Battle of York in April of 1813, it was clear that Fort York and the Military Reserve did not provide an adequate defence for the town against a land attack from the west and did not figure in post-War of 1812 schemes for the defence of York.

In November 1833, the first 18, one-acre lots were surveyed and sold, however plans for development of the former reserve lands were far from universally agreed upon. The area was surveyed no less than twelve times between November 1833 and March 1837.

The final survey, that appears to have met with acceptance, was that completed by William Hawkins in 1837. A significant feature of the development plan included the creation of public parks on Clarence Square, originally proposed as the location of a new Government House, and Victoria Square, that incorporated the site of the original military cemetery. These two public squares were to be linked by Wellington Place, a broad tree-lined avenue flanked by spacious homes. This development plan was influenced by London's Regent Street, designed in 1811 by architect John Nash.

1.4.3 The First Wave of Residential Development, c. 1840s

The City of Toronto was incorporated through an act of the Upper Canadian Legislature in March 1834. The new City contained 529 one-storey houses, 485 two-storey houses, and 100 merchant's shops, However, in the study area, most of the properties were still locked up in the Military Reserve; only the blocks east of Peter Street contained residential properties, and even then it was in a relatively small way.

The earliest residences in the New Town and former Military Reserve tended to be large homes set on large estate grounds, such as Beverley House, Elmsley House, and Lyndhurst. The earliest example of higher density development was the Bishop's Block, a row of five, three-storey town houses at the northeast corner of Adelaide and Simcoe Streets. By the early 1840s, construction of other modest dwellings on smaller residential lots subdivided from the larger town lots was under way. The first areas to be built up in this way were on the south side of King from Spadina to nearly as far as Bathurst, on either side of Adelaide around Portland and on Richmond between John and Peter. By 1851 there had been additional construction on either side of Peter between Richmond and Adelaide and on Simcoe either side of Adelaide. A few additional structures had been

built on the south side of Wellington Place as well. By 1858, additional structures had been erected on the south sides of both King and Adelaide Streets between Spadina and Portland Streets.

The earliest known photographs of the area were taken from the roof of the Rossin House Hotel at the southeast corner of King Street West and York Street in 1856. The views west to the King-Spadina neighbourhood clearly show that King Street as far west as Simcoe contained a mixture of both residential and commercial properties. Since King Street was at that time the principal thoroughfare in the City of Toronto, many of these structures were multi-storey brick buildings. Often the ground floor was devoted to retail space, while the upper floors in most cases appear to have been primarily devoted to residential purposes. Beyond Simcoe Street to the west, the Rossin House panorama suggests that the streetscape became much more residential in character. Along the streets to the north of King, many of the structures appear to have been more modest in nature, being one or two storey frame buildings. While there was commercial activity located along these streets, it was not as highly concentrated as what was then found along King Street.

1.4.4 Residential and Industrial Intensification, c. 1860s to 1940s

The arrival of the railways to the Toronto waterfront in the 1850s attracted industry to the King-Spadina area, where large areas of vacant land with convenient access to the harbour and the railways was relatively affordable. Typical of the era, these industrial operations often shared space within the same blocks as, or located next door to, residential structures and professional and mercantile establishments. The Rossin House panorama and the bird's eye view lithographs show this uneasy and seemingly haphazard mixture residential and industrial development in the downtown core continued as far north as College-Carleton Street well into the 1870s and 1880s. This lack of careful urban planning during the nineteenth century may have been a contributing factor in some of the disastrous fires that damaged blocks in the downtown core, the two most damaging of which occurred in 1849 and 1904 east of the study area.

By the mid-1880s, the major industrial developments within the study area were centred along the north side of King Street, from just east of Spadina to Niagara Street. Within the next years, similar industrial uses located their operation on the south side of King Street. Other firms opened within a few years on the south side of the street. Adelaide and Richmond Streets to the north remained primarily residential in character, with near continuous row housing and laneways and courtyards providing additional work space to small, independent proprietors (e.g. carpenters, shoemakers, tinsmiths, etc.). The north-south cross streets remained primarily residential throughout the nineteenth and early twentieth centuries.

The next wave of construction saw factories and commercial warehouses begin to replace residential building stock, much of which was deteriorated and, was increasingly operated as rooming houses. Parts of the study area, particularly around Spadina and Bathurst, were regarded as slums.

Some of the factories constructed within the study area during the early 1900s were designed by prominent

architects for their clients. Some of these buildings include the Toronto Lithographing Building (designed by Gouinlock & Baker in 1901), the Dominion Paper Box Co building (J. Francis Brown in 1907), the Canadian GE building (Burke, Horwood & White, 1917-19), the Gillett building (Wickson & Gregg, 1907), the Eclipse Whitewear Building (Gregg & Gregg, 1903), Canadian Westinghouse Building (Prack 1927, 1934- 1935), Warwick Bros. & Rutter (Gouinlock 1905, 1913), and the American Watch Case Co. Building, designed by Gouinlock in 1893 with additions in 1913.

1.4.5 Industrial Change and Shrinking Residential Areas, c. 1950s to 1980s

During the second half of the twentieth century, industries began to relocate outside of the main downtown core as a result of the provincial Good Roads policy during the 1910s and 1920s which created an increase in automobiles and road transportation. Thus the importance of shipping goods to or from Toronto's harbour began to decline and many of the large old factory buildings sat vacant, or portions of them were converted into space for small businesses and offices. Much of the housing stock was *demolished* and the sites that they had occupied used to create surface parking lots.

1.4.6 Adaptive Reuse: Entertainment District and Cultural Employment/Creative Industries c. 1980s to Today

The King-Spadina neighbourhood experienced a renaissance during the late twentieth century as Toronto's premier Entertainment District. Entertainment venues such as theatres, restaurants, sports venues and nightclubs were concentrated in the area between University and Spadina avenues.

In 1905, a property fronting King Street on the former grounds of Upper Canada College had been purchased by Cawthra Mulock, who hired the renowned architect, John MacIntosh Lyle, to design a new fire-proof theatre in the French Beaux-Arts style. The resultant structure, the Royal Alexandra Theatre was fitted out using the finest imported materials installed by European artisans.

The Royal Alex continued to operate despite World Wars, the Great Depression of the 1930s, and the advent of motion pictures and television. The structure was sold to "Honest Ed" Mirvish in 1963. Mirvish's actions may be said to be the birth of the Entertainment District we know today. In 1964, he bought one of the adjoining vacant factory buildings which became Ed's Warehouse Restaurant. The refurbished theatre and nearby quality dining at affordable prices began to turn this section of King Street West into an entertainment destination. As the original restaurant increased in popularity, Mirvish invested in adjoining real estate, where he opened other restaurants.

In 1996, the City of Toronto developed an ambitious planning policy framework for the King-Spadina and King-Parliament neighbourhoods, referred to as "The Kings", in response to the declining manufacturing uses within both the former warehouse districts to the east and west of the financial core. This new regeneration

policy framework provided significant flexibility in land use policies, as-of-right development permissions, and new built form regulations, and required the conservation of the District’s distinctive commercial warehouse character.

The 1996, regeneration planning framework was highly successful in facilitating new uses and reinvigorating the District, attracting commercial and cultural tenants to the area’s distinct brick-and-beam buildings, as well as residential development. While the Entertainment District name has remained in common use, King-Spadina is now a vibrant mixed-use neighbourhood that includes residential, entertainment, commercial, shopping, cultural and educational uses. In addition, the District hosts cultural events and festivals such as the annual Toronto International Film Festival (TIFF) which attracts many people and tourists to the District.

2 – LEGISLATIVE AND POLICY FRAMEWORK

2.1 Ontario Heritage Act

The key piece of legislation that governs heritage *conservation* in Ontario is the *Ontario Heritage Act* ("OHA"), which was created to support *conservation*, protection and *preservation* of heritage resources in the Province. Under Part V of the OHA municipalities are enabled to establish heritage conservation districts where their official plan contains provisions relating to the establishment of such. The City of Toronto's Official Plan supports identification, evaluation and designation of heritage conservation districts.

Part V, Section 41.1(5), of the OHA lists the following as requirements of an HCD Plan:

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the *cultural heritage value* or interest of the heritage conservation district;
- (c) a description of the *heritage attributes* of the heritage conservation district and of properties in the district;
- (d) *policy statements, guidelines* and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the *alterations* or classes of *alterations* that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

This Plan meets the requirements of an HCD Plan as provided by the OHA.

2.1.1 Ontario Heritage Toolkit

The *Ontario Heritage Toolkit* is a best practice document produced by the Ministry of Tourism, Culture and Sport to assist municipalities in the identification and designation of HCDs in their communities. The *Ontario Heritage Toolkit* provides guidance on how to conduct HCD studies and plans, identify *cultural heritage value* and *heritage attributes*, determine district boundaries, and prepare a statement of objectives. The toolkit, as may be amended, can be accessed on the Ministry of Heritage, Sport, Tourism and Culture Industries website.

2.2 Provincial Policy Statement

The *Provincial Policy Statement*, (the "PPS") is issued under Section 3 of the *Planning Act*. The PPS provides *policy* direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires municipal and provincial land use planning decisions to be consistent with the PPS. The PPS is intended to be read in its entirety with relevant *policies* applied to each situation.

The PPS requires that cultural heritage and *archaeological resources* (identified as key provincial interests) be *conserved* alongside the pursuit of other provincial interests, including public health and safety and efficient and resilient development. Ontario's long-term economic prosperity, environmental health, and social well-being are considered to be dependent on the protection of these (together with other) resources.

The PPS provides specific direction for the protection of built heritage, cultural heritage landscapes, *archaeological resources* and areas of archaeological potential, both on a development site and where development is proposed on an *adjacent* property.

The PPS connects heritage *conservation* to economic development and prosperity. Policy 1.7.1 (e) states that encouraging a 'sense of place' through the promotion of well-designed built form, cultural planning and *conserving* features that help define character, including built heritage resources and cultural heritage landscapes, can support long term economic prosperity. Policy 1.7.1 (d) relates the *maintenance* and enhancement of downtowns and main streets to economic development. Both *policies* support heritage *conservation* and cultural planning, recognizing the economic value of built heritage resources in defining character and place-making in urban areas.

Policy 2.6.1 states "Significant built heritage resources and significant cultural heritage landscapes shall be *conserved*." Policy 2.6.2 states "development and site *alteration* shall not be permitted on lands containing *archaeological resources* or areas of archaeological potential unless significant *archaeological resources* have been *conserved*." Policy 2.6.3 states "Planning authorities shall not permit development and site *alteration* on *adjacent* lands to protected heritage property except where the proposed development and site *alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the protected heritage property will be *conserved*."

2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") is issued under Section 7 of the *Places to Grow Act* and is a provincial plan under subsection 3(5) of the *Planning Act*. The Growth Plan is a framework for implementing the province's vision for building stronger, prosperous communities by better managing growth in this region. While the Growth Plan identifies general *policy* directions for the use of land and infrastructure through directing growth to settlement areas and focusing growth in strategic growth areas, the Growth Plan also recognizes that to support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the Greater Golden Horseshoe (the GGH) need to be made carefully.

To realize the vision of the Growth Plan, a series of guiding principles are set out in Section 1.2.1 of the Growth Plan, including: Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime; Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability; Provide for different approaches to manage growth that recognize the diversity of communities in the GGH; and *Conserve* and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

The lands within the District are located within the Downtown Toronto Urban Growth Centre, which is also a strategic growth area. Policy 4.2.7 (1) states that cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Policy 4.2.7 (2) directs that municipalities will work with stakeholders, as well as First Nations and Metis communities, in developing and implementing the Official Plan *policies* and other strategies for the identification, wise use and management of cultural heritage resources.

2.4 City of Toronto Official Plan

The City of Toronto Official Plan (the "OP") addresses the designation of HCDs and the authority of the OHA in Section 3.1.5 (3):

- 3) Heritage properties of *cultural heritage value* or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the *Ontario Heritage Act* and/or included on the Heritage Register.

While the OP *policies* permit additional gross floor area (GFA) for lands designated *Regeneration* or *Mixed-Use Areas* for a lot containing a *conserved* heritage building, it requires that *new development* conform to any applicable HCD plan (3.1.5.21.e):

- 21) Additional gross floor area may be permitted in excess of what is permitted in the Zoning By-law for lands designated *Mixed-Use Areas*, *Regeneration Areas*, *Employment Areas*, *Institutional Areas* or *Apartment Neighbourhoods* for a heritage building or structure on a designated heritage property that is part of a *new development* provided that:
 - e) where the property is within a Heritage Conservation District, the proposed development conforms to the Heritage Conservation District plan and/or any *guidelines* for that district.

The OP also requires that proposed *alterations*, development and/or public works within or *adjacent* to HCDs ensure the *integrity* of the districts' *cultural heritage values* and *attributes*, and that they be retained in accordance with respective HCD plans. The impacts of these changes may be required to be described and assessed through a Heritage Impact Assessment.

Section 3.5.3 of the OP addresses retail activity within the City, including retail development and commercial heritage conservation districts. This section states in part that:

In commercial heritage conservation districts where the prevailing floorplate size is an important feature of the district's heritage character, the zoning regulations for ground floor commercial retail uses in new buildings must provide for a maximum store or commercial unit size based on the foregoing considerations, and consistent with the heritage conservation district plan.

In Section 4.7 Regeneration Areas, policy 4.7.2.f states that the relevant Secondary Plan to guide *new development* will include "...a heritage strategy identifying important heritage resources, *conserving* them and ensuring new buildings are *compatible* with *adjacent* heritage resources."

2.4.1 Chapter 6, Section 41, Downtown Plan

The Downtown Plan is a Secondary Plan contained within Chapter 6 of the Official Plan. The Downtown Plan

applies to the area generally bound by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east. The District is located within the Downtown Plan area. The Downtown Plan is a 25-year vision that sets the direction for the city centre as the cultural, civic, retail and economic heart of Toronto and as a great place to live. A series of goals – grouped around the themes of complete communities, connectivity, prosperity, resiliency and responsibility – establish outcomes the Downtown Plan intends to achieve as growth continues.

Policy 3.3 of the Downtown Plan states that "New buildings will fit within their existing and planned context, *conserve heritage attributes*, expands and improve the *public realm*...". Policy 9.1.4 states that development will be encouraged to demonstrate a high standard of heritage *conservation*. Policy 9.10 directs that "Development on sites that include or are *adjacent* to properties on the Heritage Register will include *base buildings* that are *compatible* with the *streetwall* height, articulation, proportion, materiality and alignment thereof." Furthermore, Policy 6.22 states that "Not all sites can accommodate the maximum scale of development anticipated in each of the *Mixed-Use Areas* while also supporting the livability of the development and the neighbourhood while other sites may be able to accommodate more than the anticipated scale. Development will be required to address specific site characteristics including...on-site or *adjacent* heritage buildings...".

2.4.2 King-Spadina Secondary Plan

The first King-Spadina Secondary Plan (1996) emphasized reinforcement of the area's existing characteristics and qualities through special attention to built form, heritage, areas of special identity, and the *public realm*. It introduced a new planning approach for the area with objectives including but not limited to:

- a) providing for a mixture of land uses
- b) recognizing King-Spadina as an important employment area
- c) retaining, *restoring*, and re-using heritage buildings

As a result, King-Spadina area currently has a diverse land use mix including office, cultural, retail, commercial and residential uses, a large concentration of employment uses, and a large concentration of heritage properties.

King-Spadina Secondary Plan (2020)

King-Spadina is one of the highest growth areas in the downtown and is experiencing a level of growth that was not anticipated by the original secondary plan. An estimated 50,000 people will live in King-Spadina and the area will accommodate space for an estimated 50,000 jobs. As a result, updates were made to the 1996 Secondary Plan. On January 29, 2020, City Council adopted Official Plan Amendment 486 (OPA 486), which

amended the existing Chapter 6, Section 16, King-Spadina Secondary Plan of the Official Plan through By-law 112-2020, as amended.

Building on the success of the 1996 Plan, the updated King-Spadina Secondary Plan intends to refine the *policies* to manage development with a contextually and historically sensitive approach and *maintain* a livable mixed-use area while accommodating positive growth. The Secondary Plan and this Plan were developed concurrently. While some heritage *policy* content has been included in the Secondary Plan to ensure that the planning framework addresses *Planning Act* and *Growth Plan* heritage requirements and confirms heritage *conservation* as a matter of provincial interest within the land-use planning process, this Plan provides a set of heritage objectives, *policies* and *guidelines* designed to specifically *conserve* the *cultural heritage values* and *heritage attributes* of the District as a whole. The updated Secondary Plan addresses the following considerations:

- Heritage
- Community infrastructure
- *Public realm*
- Land use
- Built form
- Implementation

The updated Secondary Plan recognizes that the area has evolved from an area of employment (non-residential uses) into an area with a diverse range and mix of uses including residential and employment. The updated Secondary Plan also recognizes that King-Spadina today continues to be a liveable mixed-use neighbourhood in the City that contains a concentration of significant 19th and 20th century residential and commercial buildings, historic open spaces, views, landscapes, and a distinctive *network of laneways* and mid-block connections associated with several periods of Toronto’s historical and economic development. Accordingly, the updated Secondary Plan reinforces the original 1996 Secondary Plan objectives for King-Spadina Area.

Furthermore, the updated King-Spadina Secondary Plan recognizes that the Area will continue to grow and change, and that it must do so in a way that positively contributes to livability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the strong heritage character of the area. It will manage, guide, and shape public and private development and investment in the Secondary Plan Area with a contextually and historically sensitive approach that protects and promotes employment use, *maintains* and improves this livable mixed-use neighbourhood, and *conserves* the Area’s heritage resources.

In July 2021, City Council adopted the King-Spadina Public Realm Strategy as a tool to implement the Official Plan and the entire King-Spadina Secondary Plan. The Public Realm Strategy will assist in the continued expansion of much needed improvements, help determine priorities and provide guidance on what should be secured through development review and capital planning. It is aligned with the King-Spadina Secondary Plan, the Downtown Plan and with the Downtown Parks and Public Realm Plan. The Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE26.30>

2.4.3 Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference

Heritage Conservation Districts in Toronto: Procedure, Policies and Terms of Reference (HCDs in Toronto) was adopted by Toronto City Council on March 6, 2012. It was developed to reflect changes to the OHA and to provide a consistent approach for the studying and planning of HCDs in the city. HCDs in Toronto addresses the requirements of the OHA for the creation of an HCD Plan in the following ways:

Policies 8, 9, 10, 11, 12, 13, 14, 15, 16 and Section 2 – Appendix A of HCDs in Toronto address OHA requirements set out in Section 41.1 (5). This section requires an HCD Plan to:

- State the objectives of designating the area as an HCD
- Explain the *cultural heritage value* of the district and the properties within it
- Create *policy* statements, *guidelines* and procedures for achieving the stated objectives of the HCD
- Describe *alterations* or classes of *alterations* that the property owner may carry out without obtaining a permit

The King-Spadina HCD Plan meets the requirements of HCDs in Toronto.

2.4.4 Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) is the benchmark for recommending *conservation treatments* and approaches. Toronto’s Official Plan references the Standards and Guidelines as a key guidance document, requiring that properties on the City’s Heritage Register be *conserved* and *maintained* consistent with the Standards and Guidelines. In addition, Policy 10 of HCDs in Toronto states, “the HCD Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada* will apply to any interventions to the HCD as a whole and will generally apply to individual properties within an HCD...”.

The Standards and Guidelines were adopted by Toronto City Council in 2008 as the official framework for the planning, stewardship and *conservation* of heritage resources within the City of Toronto.

2.5 Zoning By-laws

2.5.1 City-wide Zoning By-law 569-2013

Under City-wide Zoning By-law 569-2013, Commercial-Residential-Employment (CRE) zoning covers the majority of the King-Spadina area, and replaces the previous Reinvestment Area (RA) District from Former City of Toronto By-law 438-86, in most cases. The majority of the provisions in the CRE zone reflect the requirements of the RA District but translated into the language of By-law 569-2013. The CRE zone permits a broad range of residential, commercial and employment uses, and regulates built form by focusing on height, *setbacks* and *stepbacks* rather than setting density limits. West of Spadina Avenue, the predominant height limit is 23 metres, increasing to a maximum of 26 metres along Bathurst Street and a maximum of 30 metres for sites on the north side of Front Street West. The majority of Spadina Avenue has a maximum height of 39 metres. East of Spadina Avenue, the predominant height limit is a maximum of 30 metres with certain site-specific exceptions. An additional height of 5 metres for the mechanical penthouse is permitted for properties east and west of Spadina Avenue, but not along Spadina Avenue itself.

Clause 50.10.40.70 regulates *setbacks* in the CRE zone. The required minimum *setback* from a side or rear lot line is 7.5 metres, for that portion of a building beyond a 25 metre depth. Where a lot line abuts a lane, the 7.5 metre *setback* distance is measured from the centreline of the lane. For all properties, the portion of a building exceeding a 20 metre *streetwall* height must be *set back* a minimum of 3 metres from a lot line that abuts a street. Where new construction exceeds the height of a *conserved* heritage building, that *addition* must be *set back* a minimum of 3 metres from the *streetwall* of the *conserved* heritage building. Between these last two provisions, the more restrictive condition applies.

Regulation 50.10.40.10(2) outlines provisions by which a building on a heritage site may be permitted to exceed the maximum permitted height. These include:

- The presence of a Section 37 agreement allowing the increase in height in exchange for *conservation* of the building;
- A maximum height increase of 20% of the permitted maximum height;
- The additional building volume must not exceed a value calculated for each of the following *conservation* scenarios:
 - The façade of the heritage building facing a street is *conserved*;
 - No construction above the heritage building;
 - Construction above a *conserved* portion of the heritage building;

- Above-ground separation between the *conserved* heritage building and the *adjacent* buildings or structures on the same lot.

Any additional building volume is subject to the angular plane requirements of Section 12(2)260 discussed below, where applicable. Where not applicable, a minimum 3 metre *setback* from the main wall of the building is required.

Within the CRE zone of King-Spadina, there are a number of site- and area-specific exceptions. Many of these pertain to particular developments or use provisions. The most notable is the prevailing Section 12(2)260 carried over from former City of Toronto Zoning By-law 438-86. Within the District, this restrictive exception sets out angular plane regulations above a certain base height as follows:

Street	Base Height at Lot Line from which angular plane is measured	Angle
Spadina Avenue	29 metres	44°
King Street West		
south side, east of Spadina	16 metres	44°
south side, west of Spadina	20 metres	44°
Wellington Street West		
south side, west of Spadina	18 metres	30°

The City-wide Zoning By-law 569-2013 was enacted by City Council on May 9, 2013. Following appeals to the Ontario Land Tribunal (OLT or the "Tribunal"), the Tribunal has issued decisions that amend and/or bring the majority of Zoning By-law 569-2013 into force and effect as of the date of this Plan, as amended. As such, for the purpose of issuing building permits, Zoning By-law 569-2013 is considered to be in effect and the standard against which new applications will be assessed. However, there are also a number of properties in King-Spadina area to which only the former City of Toronto zoning by-law 438-86, as amended, applies, which are represented by a "hole" in the By-law 569-2013 zoning map. These are:

1. Properties where the current zoning does not comply with the Official Plan
2. Sites within Secondary Plan and area-specific Official Plan amendment study areas (at the time of by-law enactment)

3. Lands currently governed by area-specific zoning by-laws that are comprehensive and/or based on a previous planning study
4. Properties with a complete application for Site Plan Approval submitted before the new Zoning By-law's date of passage, but has not resulted in a building permit
5. Sites with a complete application for a Zoning By-law Amendment submitted before the date of enactment for which a building permit has not been issued.

2.6 Applicable Guidelines and Plans

2.6.1 Urban Design Guidelines: King-Spadina Area

The Urban Design Guidelines for the King-Spadina Area (the Design Guidelines) were created in 2004 to reinforce the physical character and identity of King-Spadina and to provide a framework for reviewing proposed development. The Design Guidelines correspond to the 1996 King-Spadina Secondary Plan Area, adding more detail about specific character elements and areas of special identity as observed at that time.

The Design Guidelines seek to ensure that development within specified areas of the Secondary Plan area is *compatible* with heritage properties through appropriate massing, height, *setbacks* and *stepbacks*. The Design Guidelines encourages new design to relate to key building elements and *setbacks* from the property line, and highlights the desirability of reinforcing the character and scale of the existing heritage fabric and referencing the articulation of the historic building facades.

Although created in 2004, the Design Guidelines continue to provide useful guidance on design matters in areas of special identity, however the Plan provides an updated understanding of King-Spadina's significance, character areas and *heritage attributes*, and sets out a comprehensive approach to heritage *conservation*.

Areas of Special Identity The Urban Design Guidelines provide direction for the Areas of Special Identity identified in the King-Spadina Secondary Plan: Clarence Square; Wellington Street (between Clarence and Victoria Squares); Victoria Square; Draper Street; and St. Andrew's Playground.

For each area the Design Guidelines identify existing important characteristics (including specific historic buildings) and design *guidelines* within the following categories:

- General Site Plan Issues
- Pedestrian Routes
- *Setback*
- Open Space
- Servicing
- Height and Massing
- Streetscape
- Address and Grade Related Uses
- Special Streets

The Design Guidelines provide direction for the Special Streets identified in the King-Spadina Secondary Plan:

The east side of Bathurst Street; Spadina Avenue (Queen to Front Street West); John, Peter and Duncan Streets; King Street West (west of John Street); and Front Street West (between John and Bathurst Streets).

For each Special Street, the Design Guidelines identify the existing conditions and apply a set of design *guidelines* according to the following categories:

- General Site Plan Issues
- *Setback*
- Open Space
- Grade-Related Uses
- Height and Massing

2.6.2 City of Toronto Archaeological Management Plan

The intent of the *City of Toronto's Archaeological Management Plan* (Management Plan) is to ensure that *archaeological resources* are appropriately *conserved*, and that archaeological sites are adequately considered and studied prior to any form of development or land use change that may affect them. The Management Plan identifies general areas of archaeological potential, as well as specific areas of known extant archaeological sites referred to as Archaeologically Sensitive Areas (ASAs). ASAs represent concentrations of interrelated features of considerable scale and complexity, some of which are related to significant periods of occupation or a long-term continuity of use, while others are the product of a variety of changes in use, or association, over time.

Typically, when development is proposed for any lands that incorporate areas of archaeological potential, it triggers an archaeological assessment and an evaluation process is undertaken (Stage 1 Background Study and Property Inspection). This begins with a detailed land use history of the property in order to identify specific features of potential archaeological interest or value and to predict the degree to which *archaeological resources* may still exist

In cases where the Stage 1 study confirms that significant *archaeological resources* may be present on a property, some form of test excavation is required (Stage 2 Property Assessment). If the results of the excavations are positive, more extensive investigation may be required (Stage 3 Site-Specific Assessment), but often it is possible at the conclusion of the Stage 2 work to evaluate the *cultural heritage value* of the *archaeological resources* and to develop any required strategies for Stage 4 Mitigation of Development Impacts to minimize or offset the negative effects of the proposed redevelopment and/or soil disturbance.

Mitigation strategies may consist of planning and design measures to avoid the *archaeological resources*, archaeological monitoring during construction or extensive archaeological excavation, salvage and recording

prior to construction, or some combination of these approaches. Archaeological monitoring and excavation work on site is followed by comparative analyses of the archaeological data that have been recovered (salvaged) and the interpretation of those data. The identification of the most appropriate form of Stage 4 mitigation requires close consultation between the consulting archaeologist, the development proponent and their agents and contractors, and the planning approvals and regulatory authorities and must be carried out in accordance with the *City of Toronto's Archaeological Management Plan* and applicable provincial regulations. This overall assessment process generally takes place in the context of development applications, but additional application types might be reviewed within an Archaeologically Sensitive Area (ASA) in the HCD Plan area. For a list of development/*alteration* types and *alterations* requiring assessment see Section 10.

3 – DISTRICT SIGNIFICANCE

3.1 Description of Historic Place

The District is a 45-hectare area in the southwest of the downtown core roughly bounded by Richmond Street West to the north, Simcoe Street to the east, Wellington and King Street West to the south and Bathurst Street to the west. The District is a vibrant area containing over 500 properties and includes three City-owned parks – Clarence Square, Victoria Memorial Square and St. Andrew’s Playground. Spadina Avenue and Bathurst Street serve as the north-south arteries, while Richmond, Adelaide, King and Wellington Street West are the primary east-west routes in the District.

As of February 2022, the District contained 172 properties listed (non-designated) on the City’s Heritage Register, 103 properties designated under Part IV of the OHA, 5 properties with the intention to designate under Part IV of the OHA, and 16 properties that are subject to heritage easement agreements. The District includes the Royal Alexandra Theatre which is a National Historic Site of Canada and Victoria Memorial Square which is part of the Fort York National Historic Site of Canada. The District is *adjacent* to the Draper Street Heritage Conservation District to the south and the Queen Street West Heritage Conservation District to the north.

3.2 Statement of Cultural Heritage Value

The District contains a concentration of late 19th and early to mid-20th century Residential and Industrial/Commercial buildings, as well as 3 public parks and a distinctive *network of laneways*. These historic resources are associated with several periods of Toronto’s historical and economic development, but are most prominently a reflection of Toronto’s period of industrial and manufacturing growth at the turn of the 20th century. During the District’s period of significance (1880s-1940s) both new and revival architectural styles arrived in quick succession and in great number, resulting in the stylistic variety that is characteristic of the District’s Residential and Industrial/Commercial building typologies. The District retains residential buildings dating from 1880s – 1900s, often reflective of the first use of the property and the first wave of development within the District following the opening of the part of the Military Reserve west of the (Old) Town of York for institutional uses (including the second Provincial Parliament Buildings).

The Industrial/Commercial buildings within the District primarily date from the 1900s – 1940s when manufacturing was a key economic sector for the city of Toronto and major employer. These buildings are often the first use of the property, or reflect the consolidation and redevelopment of earlier residential properties. Following World War II (1945) many of the District’s commercial and manufacturing businesses relocated to suburban locations, marking an end to the District’s period of significance and a general period of decline. The regeneration of the District that occurred in the latter half of the 20th century is credited with finding new uses for the Industrial/Commercial buildings constructed during the period of significance, revitalizing the District and integrating it into the growing city.

The District’s historic value is evident in its association with Fort York, when the area between Peter and Bathurst Streets served as the Military Reserve and burial ground for soldiers, their wives and children. The District retains a connection to this early history as its initial development and earliest structures are associated with the dissolution of the Military Reserve in the 1830s to accommodate the growing Town of York. After the Military Reserve was dissolved, the former reserve area was opened up for development based on plans by Deputy Surveyor William Hawkins (1837) which laid out streets, blocks and public spaces, many of which remain extant. Remaining features of the public realm from this period of expansion include Victoria Memorial Square and Clarence Square (linked by the wide promenade of Wellington Street West), St. Andrew’s Playground, and McDonnell Square, which was set aside for a church (now known as Portugal Square containing St. Mary’s Roman Catholic Church). It was also at this time that King and Adelaide Street West were extended west of Spadina Avenue (then Brock Street), and Portland and Brant Streets were surveyed.

The District’s residential properties contribute to its historic value, which relate to the District’s period of residential development that followed the arrival of the railways to Toronto’s waterfront in the 1850s. These residential properties are representative of the first wave of development within the District west of Peter

Street following the dissolution of the Military Reserve. Those residential properties that remain survived the second wave of development, which was associated with manufacturing and industry, at which time many of the District's residential properties were converted for light industrial use, *demolished* and consolidated.

The District's association with manufacturing and the role it played in Toronto's economic prosperity during the early-20th century further contribute to its historic value, particularly after the Great Fire of 1904 which destroyed the manufacturing area located east of the District, around Front and Bay Street. Manufacturing and light industry developed primarily, but not exclusively, along King Street West (1900-1920), Spadina Avenue (1900-1945), and Camden Street (1950-1955). One notable exception to the developing manufacturing activity in the District was the construction of the Royal Alexandra Theatre in 1906-7 directly across from the Lieutenant Governor's residence (*demolished*) on King Street West.

The regeneration and reinvestment that occurred within the District following the implementation of the planning policy framework set out in the King-Spadina Secondary Plan (1996) contributes to the District's historic value as it signaled a new approach to planning in the downtown core that permitted a range of commercial, cultural and residential uses. This new planning framework recognized and valued the District's heritage resources as well, supporting the *conservation* of buildings and encouraging contextual *new development* to reinforce the area's historic character. The unprecedented success of the regeneration *policies* has had a significant impact upon the District, both by encouraging the adaptive reuse and retention of heritage properties and by re-defining the District as a mixed-use area with a range of residential, commercial and institutional properties.

The District's design value is seen in its collection of late-19th and early-20th century residential and commercial buildings. Residential properties within the District represent a variety of architectural styles employed in Toronto in the latter half of the 19th century, primarily Toronto Bay-n-Gable, Second Empire, Queen Anne and High Victorian Gothic. Industrial/Commercial properties within the District represent a variety of architectural styles as well, primarily Commercial, Conservative Renaissance Revival, Renaissance Revival, Edwardian Classical and Mid-Century Modern. Recent development (primarily condominiums) has generally sought to reflect and complement the design of the District's commercial buildings at street level, while smaller infill projects and *additions* have generally contributed to the District's commercial warehouse design character.

The District's interrelated *network of laneways* and streets contribute to its design value, reflective of the District's periods of residential and commercial development, some of which date to the 1837 Hawkins Plan. Throughout the period of significance the *network of laneways* and streets was modified as the area transitioned from residential to commercial and manufacturing uses, resulting in a unique juxtaposition of residential and commercial streets and laneways that reflect the evolution of the District and *complement* the *adjacent contributing properties*.

The District’s resiliency to the changing landscape of manufacturing that began in the 1950s and which peaked in the 1970s, when manufacturers left King-Spadina for larger and less expensive sites in Toronto’s suburbs and abroad, contributes to the District’s social and community value. The refurbishment of the Royal Alexandra Theatre by Ed Mirvish in 1963 and the subsequent redevelopment of *adjacent* commercial buildings for entertainment and restaurant uses was an important statement in the vitality of the neighbourhood, and set a precedent for the future adaptive reuse of the District’s commercial warehouse buildings. The District’s resiliency was largely supported by the unique built form and interior arrangement of its brick-and-beam buildings, permitting innovative and creative adaptations unrelated to their original manufacturing use and ensuring the District’s resiliency during a period defined by disinvestment in the downtown core.

The District’s resiliency was supported by planning policy in 1996, when the City of Toronto approved a new planning framework by identifying King-Spadina as a ‘Reinvestment Area’ which relaxed land use restrictions, among other moves, premised in part on the *conservation* of the District’s buildings. As a result, property owners transformed the District by converting many of the 19th and early-20th century commercial and residential buildings into office, retail, institutional and residential spaces, as well as contextual *new development*. The planning permission and flexible built form inherent to the District’s commercial properties also supported the development of the District into an entertainment hub, with a concentration of nightclubs bringing back social and cultural uses to the downtown core, attracting new tenants, businesses, residents and tourists to the area. This mixed-use revitalization and reinvestment continued through the 2000s with a number of new cultural venues and institutions relocating to the District. In addition, the District hosts cultural events and festivals such as the annual Toronto International Film Festival (TIFF) which attracts many people and tourists to the District.

The evolution of the District through the period of significance from a primarily residential neighbourhood to an industrial, commercial and mixed-use area contributed to the development of discrete *character sub-areas* whose built form and *public realm* have been informed by and reflect micro-factors that influenced the growth of the District. These *character sub-areas* support the District’s contextual value, containing interrelated resources that, as a whole, define, support and *maintain* the District’s history and sense of place. The evolution of the District can be traced through an understanding of these *sub-areas*.

The District’s contextual value is also supported by the planned views, some of which date from the 1837 Hawkins Plan, and later civic enhancements. These include views between Clarence Square and Victoria Memorial Square, from Adelaide Street West to St. Mary’s Church, and along Wellington Street West, Spadina Avenue and Duncan Street.

The District’s *network of laneways* and streets support its contextual value as they are tangible and navigable links that provide opportunities for pedestrians to experience and understand the history and evolution of the District from a residential neighbourhood through to its later history as a manufacturing and commercial area.

The range of uses that the *network of laneways* facilitates, including servicing *adjacent* buildings and providing mid-block connections, contributes to the District’s contextual value and supports a sense of place. The *network of laneways* provides opportunities for the interpretation of both intact and lost historic buildings around which the network developed.

3.3 Heritage Attributes

The *cultural heritage value* of the District is expressed by the following *heritage attributes*:

Built Form

- The juxtaposition of lower-scale residential and Industrial/Commercial *contributing properties* with mid-rise commercial *contributing properties*
- The fine-grained streetscape pattern, reflective of long and narrow historic lots and accentuated by vertical articulation on Industrial/Commercial *contributing properties*
- The variability in *streetwall setbacks* of the District's *contributing properties*, with Industrial/Commercial *contributing properties* that are often built to the front lot lines and residential *contributing properties* that are generally *set back* from street
- The organization of Residential and Industrial/Commercial properties into row, semi-detached or detached buildings
- The predominant use of brick masonry (red and buff), stone and terra cotta on the primary elevations of both residential and commercial *contributing properties*
- The predominant use of brick, stone, terracotta, metal and wood detailing around door and window openings, bays, roof lines, horizontal and vertical architectural features
- The Residential Building Typology, and its associated *heritage attributes*:
 - The use of the Toronto Bay-n-Gable, Second Empire, Queen Anne, and High Victorian Gothic architectural styles and their associated stylistic features
 - Rectangular plans, with narrow frontages and deep lots
 - A general 2 – 3 storey height
 - Primary elevations facing the street, generally *set back* from the front lot line
 - A general tripartite design, with defined base, mid-section and top
 - Entrances raised a quarter to a half-storey above street level, with stairs, railings, porches and bays
 - The use of masonry ornamentation around door and window openings, often in polychromatic brick
 - The use of wood trim around door and window openings, porches, railings, bargeboard and

rooftlines

- Early or original window and door features, including hardware, material, glazing, and the division of units
- Gabled, mansard, and flat roofs, often with asphalt or slate cladding and structural and architectural features
- The Industrial/Commercial Building Typology, and its associated *heritage attributes*:
 - The use of the Commercial, Conservative Renaissance Revival, Renaissance Revival, Edwardian Classical, Art Moderne, Period Revival and Mid-Century Modern architectural styles, and their associated stylistic features
 - Square and rectangular plans, with varying widths and depths
 - A range of heights from 2 – 12 storeys
 - Symmetrical, orderly composition
 - Primary elevations that generally meet the front lot line, with visible side elevations that are *set back* setback from side lot lines and which may include fenestration
 - A general tripartite design, with defined base, middle and top
 - Vertical articulation, expressed through bays, window alignments, piers, and projections
 - Horizontal articulation, expressed through window arrangements, architectural detailing, and roofline detailing such as cornices and parapets
 - Flat roofs with architectural features including cornices, parapets, chimneys and ornamental details
 - Entrances raised a quarter to a half-storey above street level
 - Windows that are designed on elevations visible from the *public realm*, that express the functional purpose of each floor, and which may be embellished in shape, style or design
 - The solid-to-void ratio of window to wall
 - Early or original window and door features, including hardware, material, glazing, and the division of units
 - Painted signage on side elevations, often directly on the masonry walls

Archaeological Resources

- The District's *archaeological resources* including but not limited to the Toronto General Hospital Archaeologically Sensitive Area and the Victoria Memorial Square Archaeologically Sensitive Area

Public Realm

- The *network of laneways*, which reflect the historic secondary circulation and service access routes and provide access to daylight between buildings and to the *public realm*
- The variation in the widths of right-of-ways, which reflect both grand civic designs and the evolution of the District from a residential area to a commercial and manufacturing district
- The general view of *contributing properties* and parks from the *public realm*, which contributes to an understanding of the historic streetscape, civic design and evolution of the District over timeThe identified views of *contributing properties* and parks, which define a sense of place and support an understanding of the District's *cultural heritage value*
 - The view east from Victoria Memorial Square at Portland Street to Clarence Square, inclusive of *contributing properties* on the north side of Wellington Street West
 - The view west from Victoria Memorial Square at Portland Street to the War of 1812 Memorial, mounted headstones, trees and plantings
 - The view west from the centre of Clarence Square to Victoria Memorial Square
 - The view north from the centre of Clarence Square to the row of houses at 5-16 Clarence Square
 - The view west from the southeast and northeast corners of Adelaide Street West and Portland Street to St. Mary's Church
 - The view north from Duncan Street and King Street West of the *contributing properties* on the east and west sides of Duncan Street
 - The view north from north of King Street West to the terminus of Duncan Street at Queen Street West
 - The view north on Spadina Avenue from King Street West of the *contributing properties* on the east and west sides of Spadina Avenue
- Victoria Memorial Square, a registered cemetery, and its associated *heritage attributes*:
 - The grassed, open space bounded by Wellington, Portland and Niagara Streets

- Its pathways which provide access from all four corners of the park
 - Its public amenities, such as seating and tables
 - The War of 1812 Memorial designed by Walter Seymour Allward
 - The headstones, which have been *conserved* and mounted
- Clarence Square, and its associated *heritage attributes*:
- The placement of the park on the east side of Spadina Avenue, which forms its boundary, with streets named “Clarence Square” around the north, east and south perimeters
 - Its intact historic boundaries
 - Its relationship to the residential row of buildings adjacent to the north side of the park
 - Its frontage on Spadina Avenue
 - The mature deciduous tree canopy
 - The grassed, open spaces adjoining the pathways
 - The series of axial pathways across Clarence Square to Spadina Avenue (west) and Wellington Street West (east)
 - Its public amenities, such as seating
 - The provincial plaque commemorating Alexander Dunn near the west entrance to the park on Spadina Avenue
- St. Andrew’s Playground, and its associated *heritage attributes*:
- Its relationship to the former Waterworks building located at 497 Richmond Street West
 - Its frontage on Adelaide Street West and Brant Street
 - The mature deciduous tree canopy
 - The grassed, open space

- Its pathways, providing a shortcut between Adelaide Street West and Brant Street
- Its public amenities such as seating and playground structures

Character Sub-Areas

St. Andrew's

- The general 2 – 5 storey scale of *contributing properties*
- The transition of historic building scale from mid-rise commercial properties in the east to low-rise residential properties in the west
- The concentration of residential row properties on Portland Street, Adelaide Street West, Richmond Street West and Adelaide Place
- The former Brant Street Public School property including the adjacent school yard
- The former Waterworks building located at 497 Richmond Street West and its relationship to St. Andrew's Playground
- The remnants of the 1837 Hawkins Plan, as evidenced in the remaining residential properties, the *network of laneways* and undivided blocks.
- The *setback* of residential properties from the front lot lines
- St. Andrew's Playground

Wellington Place

- The general 2-6 storey scale of *contributing Industrial/Commercial properties* along Wellington Street West, with 2-3 storey residential properties on Clarence Square and Stewart Street
- The narrow and deep lots on the north side of Wellington Street West, with frontages of 15 – 20 metres and depths of 65 – 70 metres
- The deep *setbacks* of residential properties on Wellington Street West, reflective of its historic and original use as a residential promenade in the 1837 Hawkins Plan
- The predominant use of red and buff brick masonry with stone or precast detailing
- The wide right-of-way of Wellington Street West (46 metre), reflective of the grand Georgian civic design for Wellington Place as a connection between the two parks

- The landscaped front yards of the residential properties on Clarence Square, which contribute to the park edge
- Clarence Square and Victoria Memorial Square

Spadina Avenue

- Industrial/Commercial properties with *streetwalls* that meet the front property line but are generally *set back* from side property lines, with windows visible on all four elevations
- The general ratio of *streetwall* height to the right-of-way, with most *streetwalls* lower than the right-of-way
- The visibility of side elevations in angular street views
- Large floor-to-floor heights, with extra-large ground floor heights that are expressed through the articulation and embellishment of building facades
- Distinct tripartite design, with articulated bases at street level with formal entrances and rooflines expressed with cornices, parapets and embellishments
- The two landmark buildings at the northeast (117 Spadina Avenue) and northwest (110 Spadina Avenue) corners of Spadina Avenue and Adelaide Street West, ten to twelve storeys tall, capped with masonry penthouse structures with steep sloped pyramidal roofs and that act as a portal landmark at the centre of the “Garment District”
- The wide right-of-way on Spadina Avenue (40.2 metres), reflective of grand civic designs and the historic importance of Spadina Avenue

Duncan Street

- The concentration of *contributing* Industrial/Commercial *properties* on Duncan Street, with a consistent *streetwall* defined by a general height of 4 – 8 storeys, strong horizontal articulation created by regular floor-to-floor dimensions, rooflines with defined parapets and cornices, and side walls visible from the *public realm*

4 – STATEMENT OF OBJECTIVES

The overall objective for the District is the protection, *conservation* and management of its *heritage attributes* and *contributing properties* so that the District's *cultural heritage value* will be protected in the long-term. The *cultural heritage value* of the District consists of its historic, design, contextual, social and community values. The *heritage attributes* of the District include its built form, *public realm* and *archaeological resources*.

Specific objectives of this Plan are set out below. Although the following objectives are numbered, the numeric sequence does not establish a priority among the objectives.

- 1) *Conserve* the *cultural heritage value* of the District as embodied in its physical character, which is described in general terms in the *heritage attributes*.
- 2) *Conserve* the legibility of the District's period of significance, particularly the early phase of residential development, and the later commercial phase of development.
- 3) *Conserve* the historic form and scale of the District's building typologies.
- 4) *Conserve contributing properties*, Part IV designated properties, listed properties and National Historic Sites.
- 5) *Conserve and maintain* the historic scale of the Spadina Avenue *character sub-area's contributing properties*, its *public realm*, and its significance as a formal boulevard and major artery within Toronto.
- 6) *Conserve and maintain* the historic scale and mixed-use character of the St. Andrew *character sub-area's contributing properties*, its fine-grained streetscape and rows of *contributing Residential properties* that reflect its history as a residential neighbourhood.
- 7) *Conserve and maintain* the commercial and manufacturing character of the Duncan Street *character sub-area* as a representative example of the District's warehouse and manufacturing history, reflected by its collection of *contributing Industrial/Commercial properties*.
- 8) *Conserve and maintain* the Wellington Place *character sub-area* as a unique civic composition dating from the 1837 Hawkins Plan, reflecting the District's evolution from a residential neighbourhood to a commercial and manufacturing area and reflected in the *setback of contributing properties*, their historic scale, and the two public parks, Clarence Square and Victoria Memorial Square, linked by Wellington Street West.
- 9) Ensure *alterations to contributing properties* are *compatible* and *conserve and maintain* the *heritage attributes* of the District.
- 10) Ensure that *new development* and *additions* *conserve and maintain* the *cultural heritage value* of the

District in general, as well as the *character sub-area* in which it is located, particularly with respect to the historic scale of *contributing properties*, the *public realm* and the general built form pattern.

- 11) Ensure that *archaeological resources* are *conserved*.
- 12) Encourage high quality architecture that is of its time and ensure that *new development* and *additions* are *compatible* with the District's *cultural heritage value*.
- 13) *Conserve* and enhance the District's *network of laneways*, both public and private, to support an understanding of their historic uses.
- 14) *Conserve* and enhance identified views within the District that contribute to the District's *cultural heritage value* and sense of place.
- 15) *Conserve* Clarence Square, Victoria Memorial Square and St. Andrew's Playground, and their relationships to *adjacent contributing properties*.
- 16) *Conserve* and enhance the social, cultural and community values of the District as a mixed-use area through the adaptive reuse of *contributing properties* to facilitate a range of uses, including but not limited to commercial, cultural and community-based activities, cultural events and festivals.

5 – DISTRICT BOUNDARY AND RESOURCES

5.1 District Boundary

The delineation of the District boundary has been informed by the findings of the HCD Study, community consultation, and the identification and refinement of the District’s *cultural heritage value*. At the conclusion of the HCD Study, it was recommended to proceed with two HCDs – an ‘entertainment’ district, and a ‘cultural’ district. Through the course of the Plan phase, as common elements between the two districts came into focus, the two districts were combined and additional boundary modifications were made to include the north side of Richmond Street West, east of Bathurst Street. The boundary for the District includes:

- The four *Character Sub-Areas*, which contribute to an understanding of the District’s evolution and *cultural heritage value*
- Properties that contain buildings that reflect the District’s Building Typologies
 - Residential Building Typology
 - Industrial/Commercial Building Typology
- The District’s historic parks, which reflect the civic design of the District and provide valued open space:
 - Clarence Square
 - Victoria Memorial Square
 - St. Andrew’s Playground
- The *network of laneways* which speak to the evolution of the District from a residential to commercial and manufacturing area

5.2 Building Typologies

The HCD Study identified two main building typologies – Row and Industrial/Commercial buildings.

These typologies were refined during the initial stages of the Plan’s development into distinct groups – Residential, Commercial, Institutional and Public Works and Utilities. As described in the Statement of *Cultural Heritage Value*, the residential and commercial typologies are the dominant forms for which specific *policies* and *guidelines* have been prepared. As a result, this Plan recognizes two Building Typologies – Residential and Industrial/Commercial.

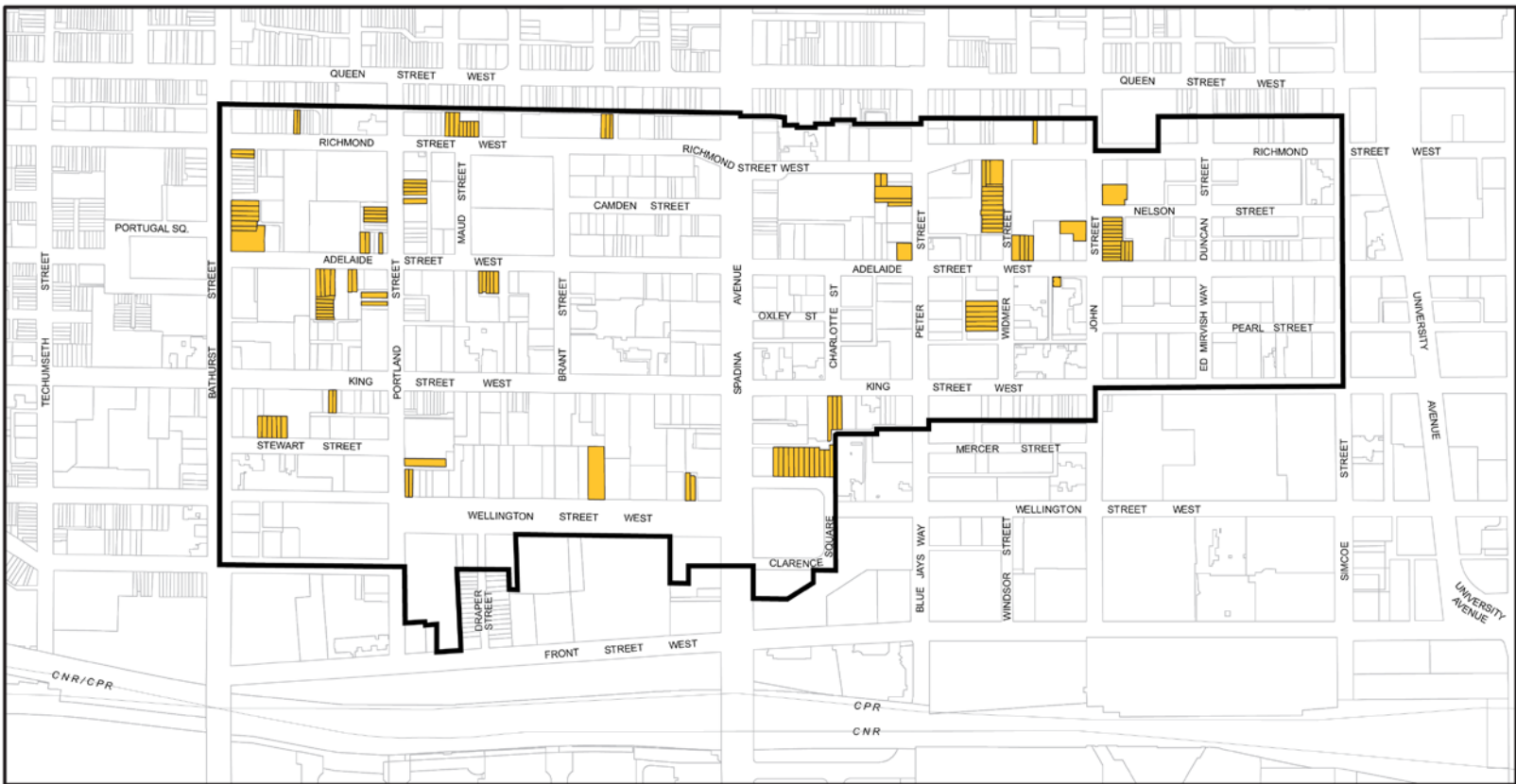
The naming convention for the Building Typologies is based on the original use of the building that informed its built form, and not their current use.

5.2.1 Residential Building Typology

There are examples of the Residential Building Typology found throughout the District with concentrations along John Street, Widmer Street, Clarence Square, Portland Street, Stewart Street and Adelaide Place. These properties generally range in date of construction from 1858-1905. Typical stylistic treatments for these buildings include Toronto Bay-n-Gable, Second Empire, Queen Anne Revival and High Victorian Gothic. While there are a few examples of detached residential properties, examples of semi-detached and row are more numerous.

Residential Building Typology properties are among the oldest in the District, and are very, to somewhat, intact. Where these buildings have survived on their own, *conservation* of their exterior form, design, material and craftsmanship is very important; when these buildings are *adjacent* to one another, they demonstrate the continuous nature of the Residential Building Typology.

There are similarities of exterior design in the Residential Building Typology. These similarities include form, defined masonry treatments, door, window and bay window design, decorative wood trim and well-composed bases, mid-sections and tops. The roof profiles of these buildings are distinctive aspects of their form; sometimes, there are original shingle treatments at roof and gables. Many buildings have raised basements and elaborated entrances with porches and stairs. Most are close to the street and enhance the experience and appreciation of the streetscape.



[Note: The Residential Properties map has been updated.]

TORONTO
Residential Properties

King-Spadina Heritage Conservation District

 Plan Boundary  Residential Properties

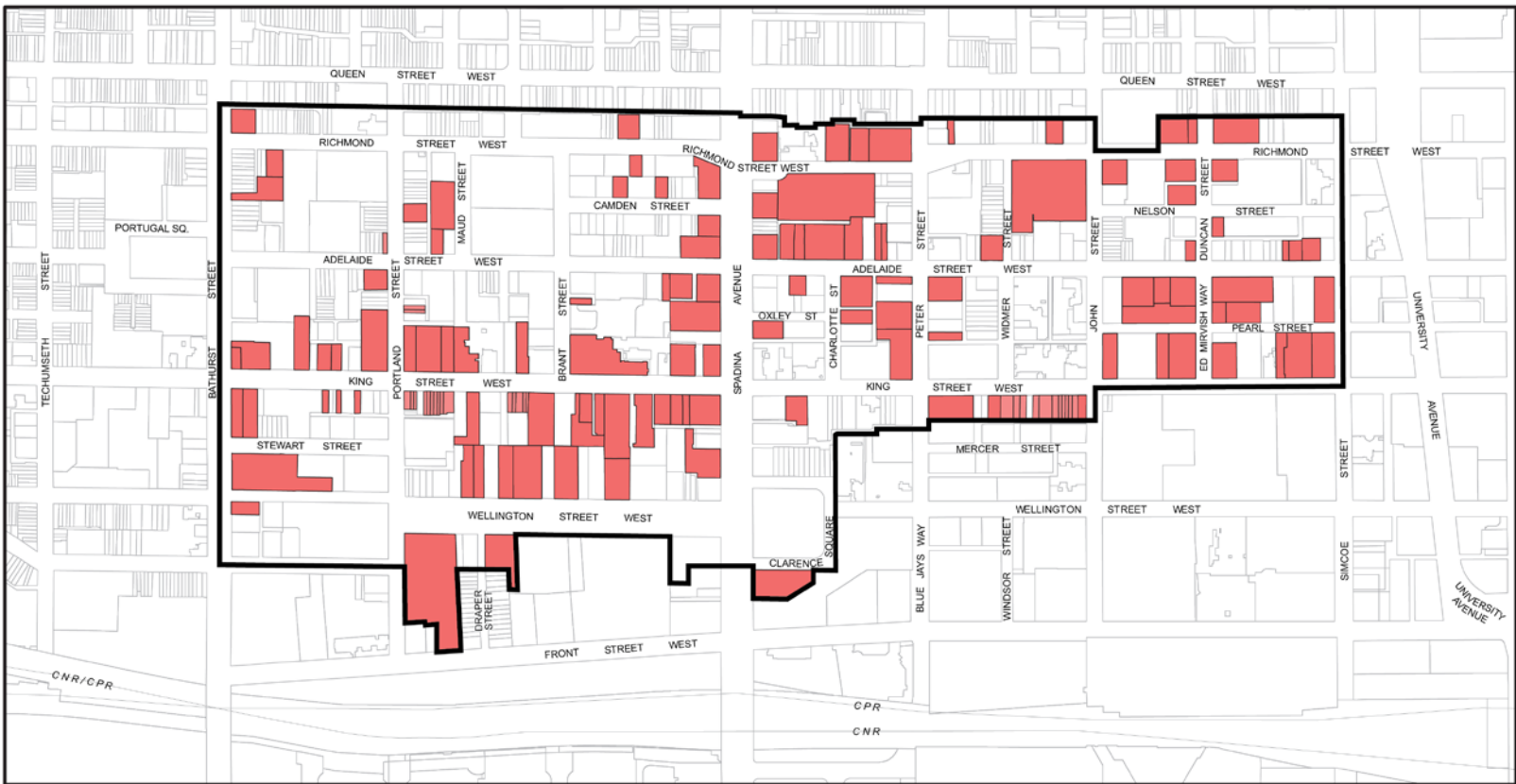
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Not to Scale
January 2022

5.2.2 Industrial/Commercial Building Typology

Industrial/Commercial buildings of the late 19th and early-20th centuries are numerous within the District. Early examples are of masonry construction and are generally 3 – 4 storeys in height. Later examples incorporate modern building techniques such as steel and concrete framing and are up to 12 storeys tall. These early modern structures have large windows and large open plan interiors with column structure. Many were outfitted with elevators and fireproofing measures, fire separations, and early sprinkler systems.

The Industrial/Commercial Building Typology includes storefront, warehouse, manufacturing and office buildings that range in date of construction from 1833 to the 1950s. Typical stylistic treatments for these buildings include Commercial, Conservative Renaissance Revival, Renaissance Revival, Edwardian Classical and Mid-Century Modern. The District also includes examples of Art Moderne, Period Revival, and Second Empire commercial properties.

[Note: Caption of photos on page 52 of the original Plan will be updated.]



[Note: The Industrial/Commercial Properties map has been updated.]

TORONTO
Industrial/Commercial Properties

King-Spadina Heritage Conservation District

 Plan Boundary  Industrial/Commercial Properties


Not to Scale
January 2022

5.3 Contributing and Non-Contributing Properties

All properties within the District are designated under Part V of the OHA. For the purposes of this Plan and in accordance with HCDs in Toronto, each property has been classified as either being *contributing* or *non-contributing* to the District’s *cultural heritage value*. This classification provides the basis for the *policies* and *guidelines* within the Plan, which recognize that a higher standard of *conservation* must be applied to *contributing properties*.

A *contributing property* is defined as “a property, structure, landscape element or other feature of an HCD that supports the identified significant *culture heritage value, heritage attributes* and *integrity* of the District.” A *non-contributing property*, in contrast, is “a property, structure, landscape element or feature of a district that does not support the overall *culture heritage value, heritage attributes* and *integrity* of the district.”

To determine which properties contribute to the District, all properties were evaluated against the Statement of *Cultural Heritage Value*, and the period of significance (1880s to 1940s). The identified design, contextual, historical, social and community values of the District provided the framework against which each property was evaluated.

All properties with a date of construction within the period of significance, as well as all properties listed on the Heritage Register and designated under Part IV of the OHA, were identified as *contributing properties*. Properties constructed prior to or following the period of significance and which are not listed on the Heritage Register or designated under Part IV of the OHA were identified as *non-contributing* properties.

After this preliminary assessment, the identified *contributing properties* were evaluated individually to determine:

- whether they support the Statement of *Cultural Heritage Value*
- whether their *integrity* was substantially compromised, no longer supporting the Statement of *Cultural Heritage Value*

Non-contributing properties were evaluated individually to determine:

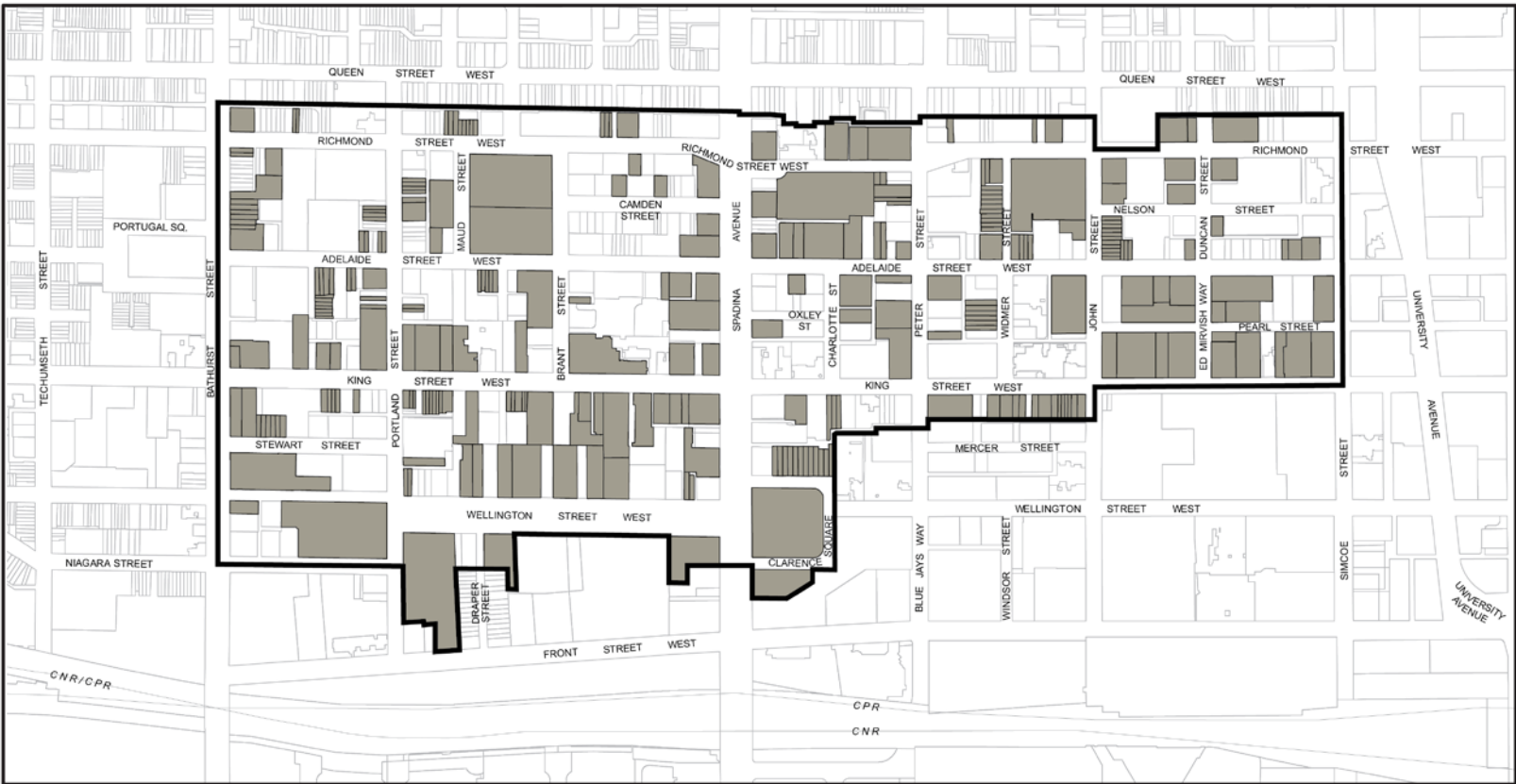
- If there were properties outside the period of significance that supported the Statement of *Cultural Heritage Value*

While *non-contributing properties* do not individually contribute to the heritage character of the District, their proximity to and evolution alongside *contributing properties* gives them the potential to significantly impact the heritage character of neighbouring properties and the District as a whole should they be modified or developed.

5.3.1 Field Survey Review

During the HCD Study, a built form inventory was created for all properties within the study area and a list of *contributing properties* was developed through layers of analysis. Given the passage of time City staff re-examined the HCD Study area in August 2016, against the survey work completed in 2013/2014, updating property photos where necessary and confirming the *integrity of contributing properties*. As a result of this survey update, three *demolished contributing properties* were removed from the Index of Contributing Properties. An additional eleven properties were removed from the list of *contributing properties* prior to the consideration of the Plan, which was adopted by City Council in October 2017. Removals were generally related to diminished *integrity* and the discovery of new information that informed re-evaluation. The 2016 field review also included additional research and a survey of the *network of laneways* in order to update the laneways map and to inform the development of *policies* and *guidelines*. In December 2017, City Council approved the listing of 94 properties located within the District on the Heritage Register. In February 2022, City Staff undertook an additional review to catalogue the changes in the District subsequent to the adoption of the Plan in 2017.

The Index of Contributing Properties and List of Non-Contributing Properties can be found in Appendices C and E. Appendix D contains the Statement of Contribution for each *contributing property*.



[Note: Map of Contributing Properties has been updated.]

 **TORONTO**
Contributing Properties

King-Spadina Heritage Conservation District

 Plan Boundary  Contributing Properties


Not to Scale
January 2022

5.4 Network of Laneways

The District's *network of laneways* reflects both historic and contextual values. As a whole, the *network of laneways* reflects the evolution of the District from a residential neighbourhood to a commercial and manufacturing area. The *network of laneways* includes examples of residential laneways that have transitioned to serve commercial service access uses, and are recognized as *heritage attributes* that reinforce and reflect the District's gradual change over time. Individual laneways within the network facilitate views between blocks, serve as pedestrian mid-block connections, and provide service access for businesses. The *network of laneways* also provides variety in the scale of the *public realm*, in contrast to the grand right-of-way of Spadina Avenue, the main street width of King Street West and the District's narrow tertiary streets such as Oxley Street and Pearl Street.

The value of the *network of laneways* lies in both the individual laneways, which in their width, alignment and size reflect their historic and existing context, as well as in the network as a whole, which contributes to the cohesiveness of the District. This Plan recognizes the importance of ensuring that laneways continue to facilitate service access as well as other activities where appropriate.

5.5 Character Sub-Areas

The evolution of the District from a residential neighbourhood to a manufacturing and commercial area has resulted in a unique geographic area where the built form and *public realm* illustrate periods of change across nearly two centuries of the city's history.

Within the District four *Character Sub-Areas* have been identified as being representative of these periods of change, and are central in understanding and appreciating the *cultural heritage value* of the District.

Each *Character Sub-Area* has a distinct character rooted in its historical evolution and which continues to be evident today, however they all contribute to the District's *integrity*, and when combined convey the District's *cultural heritage value*.

Policies and *guidelines* within this Plan have been developed to pay particular attention to the specific characteristics that define these *Character Sub-Areas*, and to ensure *new development* is *compatible* with and *maintains* their *cultural heritage value*.

The four *Character Sub-Areas* identified within the District are:

- St. Andrew's
- Wellington Place
- Spadina Avenue
- Duncan Street

5.5.1 St. Andrew's

The St. Andrew's *Character Sub-Area* is located within the former Military Reserve lands, sold for development in the 1830s to accommodate the expanding Town of York. The area began to develop in the 1850s as a residential neighbourhood close to Spadina Avenue, with development reaching Bathurst Street by 1880. St. Andrew's Market was built in 1850 on land allotted for public market use; by the 1860s, the site had been expanded to include a hall, market, police station and public library to service the growing residential community. The area underwent significant redevelopment in the early 20th century, at which point the playground was built and the market was replaced by a public utility.

Although many of the residential properties within the *sub-area* were consolidated for commercial development, it has retained a strong residential character in the form of row houses, residential laneways, small narrow lots and undivided blocks. This residential character is particularly valuable in the context of the District as it provides an opportunity to understand the District's residential history dating from the earliest decades of the District's period of significance (1880s-1940s).

The St. Andrew's *Character Sub-Area* generally consists of low- to mid-rise Industrial/Commercial properties, as well as rows of 2 - 2.5 storey Residential properties. Contemporary mid-rise buildings are primarily located east of St. Andrew's Playground on Camden Street and Adelaide Street West, as well as on Maud and Portland Streets, south of Richmond Street West. The *sub-area's* historic built form includes several generations of *contributing* Residential and Industrial/Commercial *properties*, as well as significant historical institutional and public properties such as the Brant Street Public School, the former Richmond Street Waterworks building, and St. Andrew's Playground. The close proximity of Residential and Industrial/Commercial properties to one another adds to the diversity of built form and the *sub-area's* mixed-use character, as well as a unique historic streetscape. Residential properties are generally *setback* from the front property line with landscaped front yards, while Industrial/Commercial properties meet the front property line with a solid *streetwall*. The Industrial/Commercial properties vary in scale, floor plate size and date of construction, however they generally have multiple elevations visible from the *public realm*, are predominantly brick (buff and red), and have extensive fenestration.

St. Andrew's Playground is at the centre of the *sub-area*, and is a significant public space within the District that dates to the 1837 Hawkins Plan. The playground's evolution from marketplace to public open space reflects the evolution of the surrounding *sub-area* and District, and is closely related to the residential character of the *sub-area*, evidenced through the proximity of *contributing* Residential *properties*.

5.5.2 Wellington Place

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

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

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

5.5.3 Spadina Avenue

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

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

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

5.5.4 Duncan Street

The Duncan Street *Character Sub-Area* has a high concentration of Industrial/Commercial properties that reflect the change in use and character of the District from residential and institutional to manufacturing following the Great Fire of 1904.

The largely uninterrupted *streetwall* on Duncan Street of masonry Industrial/Commercial properties that are generally between 5-8 storeys contributes to its sense of place. The *sub-area's* context is supported by a view north from King Street West to the terminus of Duncan Street at Queen Street West. This view supports the *sub-area's* contribution to the District's *cultural heritage value* as a relatively intact corridor of Industrial/Commercial properties, and is enhanced by the strong *streetwall* and horizontal articulation of the *sub-area's contributing properties*. Laneways between the buildings provide views of side elevations, and have in some cases been repurposed as pedestrian mid-block connections or outdoor amenity space.

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

[Note: Photos on page 66 of the original Plan will be updated.]

5.6 Parks

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

5.6.1 Victoria Memorial Square

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

5.6.2 Clarence Square

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

5.6.3 St. Andrew’s Playground

St. Andrew’s Playground is an evolved site within the District, and has been an important public space that has supported the surrounding residential community. The property was set aside in 1837 for use as a public market – named after St. Andrew’s Ward within which it was located – and operated as such until the 1930s. In 1909 a playground was installed on the south side of the property, and has continued to operate as such

since. The northern portion of the property was later developed as the Richmond Street West Waterworks building. When originally planned and constructed, the market was surrounded by public streets and fully developed residential frontages. It was axially connected to Queen Street West by Esther Street (later Augusta Avenue) and to Spadina Avenue via Richmond, Camden and Adelaide Streets. In the early to mid-20th century many of the surrounding residential properties were consolidated and *demolished*, replaced by commercial and industrial properties.

5.7 Archaeological Resources

5.7.1 Identification of Archaeological Potential

In general, the *City of Toronto's Archaeological Management Plan* assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. An archaeological assessment is required when a property with general archaeological potential is subject to an application under the *Planning Act*.

5.7.2 Toronto General Hospital Archaeologically Sensitive Area

The Toronto General Hospital was constructed on the northwest corner of King and John Streets in 1819-1820 within a reserve that extended from John to Peter and Adelaide to King Streets. The greatest public health crisis the hospital faced was the typhus epidemic in the summer and fall of 1847, when between 1,200 and 1,400 patients, mostly Irish Catholics, were admitted to the hospital. Accommodating such large numbers of patients required the construction of around a dozen large frame “fever sheds” on the grounds of the hospital. The hospital was closed in 1854. The building was used to house government offices between 1856 and 1858, but was finally *demolished* around 1862 when the reserve was subdivided for residential development. Large-scale archaeological projects were completed between 2006 and 2010 prior to the redevelopment of three properties within the former hospital reserve (the Festival Tower, the Pinnacle on Adelaide, and the Cinema Tower). The results of this work led to the definition of the Toronto General Hospital Archaeologically Sensitive Area (ASA), encompassing all lands within the former reserve, and which is included as a *heritage attribute* of the District. The extent of the ASA may be reduced on the basis of additional archaeological assessments and analysis.

5.7.3 Victoria Memorial Square Archaeologically Sensitive Area

Victoria Memorial Square is Toronto’s first European cemetery, opened in 1793 as the military cemetery for Fort York. The last burial in Victoria Memorial Square occurred in 1863, and since the 1880s the site has been *maintained* by the City as a public park. As many as 400 burials may have been made at the site before it was closed. An archaeological assessment carried out within the park in advance of its recent revitalization demonstrated that human burials and scattered human remains were to be found as little as 20 cm below the ground surface at that time. The revitalization involved raising the grade of the cemetery area in order to provide greater protection for the remains as well as archaeological monitoring of all park installations that would result in subsurface impacts in order to ensure no impact on any remains. Given the ongoing sensitivities posed

by the cemetery, it has been designated as an ASA by the *City of Toronto's Archaeological Management Plan*. It should be noted that Victoria Memorial Square forms part of the Fort York National Historic Site.

6 – POLICIES AND GUIDELINES FOR CONTRIBUTING PROPERTIES

This section contains *policies* and *guidelines* intended to manage change within the District in order to meet the objectives of this Plan and to *conserve* the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for management of the District in a clear and direct manner. The direction provided by the *policies* use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved however there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of this Plan.

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

6.1 Understanding

Parks Canada's Standards and Guidelines provides the basis for the *policies* and *guidelines* for *contributing properties*. The Standards and Guidelines has been adopted by the Toronto City Council. Its *conservation* approach established the *conservation process* – understanding, planning and intervening. The appropriate *conservation treatment* should be determined by qualified heritage professionals depending upon the work proposed.

6.1.1. ***Alterations to a contributing property shall be based on a firm understanding of the contributing property and how it contributes to the District's cultural heritage value and heritage attributes.***

- a. In order to determine appropriate interventions, the following should be taken into account:
 - Building Typology
 - Character Sub-Area
 - Architectural style
 - The intentions and design principles of the original architect or builder
 - The changes to the building that have been made over time
 - The building's existing condition
- b. The cause of any damage or deterioration of heritage fabric should be determined prior to planning any interventions to determine the appropriate scope of work and to *preserve* as much of the heritage fabric as possible.

- 6.1.2** An understanding of the *contributing property* shall be determined through investigation and research to ascertain its evolution over time and contribution to the District.
- 6.1.3** *Alterations to a contributing property* may be permitted only once the *cultural heritage value* and *heritage attributes* of the District, as expressed through the property, have been documented and described, and the impact of any proposed *alteration* on those *cultural heritage values* and *heritage attributes* has been determined.
- 6.1.4** A Heritage Impact Assessment shall be submitted to the City alongside any application as described in City of Toronto's Official Plan and shall evaluate the impact of any proposed *alteration* or *addition* on the *contributing property* to the satisfaction of the Chief Planner and Executive Director, City Planning.
- a. The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purposes of identifying applicable *policies* and *guidelines*.

6.2 Conservation

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

6.2.1 ***Contributing properties shall be conserved in a manner that ensures the long-term conservation of the District's cultural heritage value, heritage attributes, and the integrity of the contributing property.***

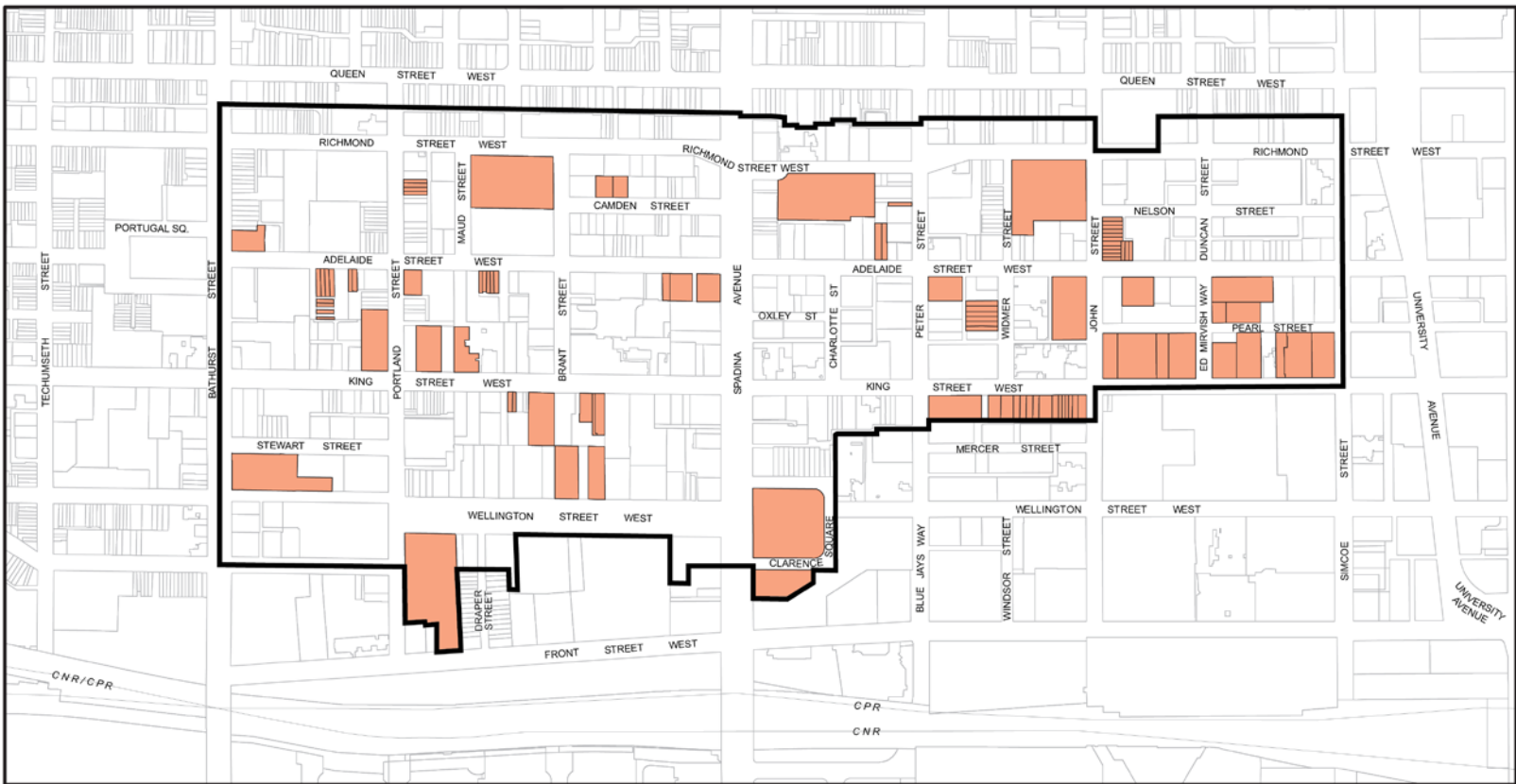
- a. Record, *repair* and *restore*, where possible, deteriorated, lost or *removed heritage attributes* based on thorough supporting historic documentation and research. If necessary, replace *heritage attributes* that are missing or deteriorated beyond *repair* in-kind.
- b. *Maintain contributing properties* on an ongoing and regular basis. Adopt a sustainable *maintenance* plan and regular scheduled inspections to identify necessary *maintenance* work.
- c. Stabilize deteriorated *heritage attributes* as required, until *repair* work is undertaken. This includes the regular cleaning and *repair* of damaged materials and *monitoring* architectural assemblies.

6.3 Existing Part IV Designations

All properties within the District are designated under Part V of the *Ontario Heritage Act*. Some properties located within the District are also designated under Part IV of the *Ontario Heritage Act*, which protects the *cultural heritage value* of individual properties and their identified *heritage attributes*. These properties are designated by municipal by-law containing a Statement of Significance that defines the *cultural heritage value* and *heritage attributes* of the individual property. Part IV properties in Toronto are included on the City of Toronto’s Heritage Register.

6.3.1 In situations where the requirements of any heritage easement agreement or National Historic Site designation conflicts with the requirements of this Plan, *conservation* of the *cultural heritage values* and *heritage attributes* specified for the property subject of the heritage easement agreement or the National Historic Site will take precedence over the *conservation* of District-wide *cultural heritage values* and *heritage attributes*.

6.3.2 In situations where the *cultural heritage value* and *heritage attributes* of a designation by-law enacted pursuant to subsection 29(1) of the *Ontario Heritage Act* differs from this Plan, *conservation* of the *cultural heritage values* and *heritage attributes* specified in the individual property's designating by-law will prevail, unless doing so would expressly conflict with this Plan.



TORONTO
 Designated Part IV Properties

King-Spadina Heritage Conservation District

Plan Boundary
 Designated Part IV Properties


 Not to Scale
 January 2022

[Note: Map of designated Part IV properties has been added to this section. The original Plan doesn't include the Part IV map]

6.4 Combined Properties

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that contain significant vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation process* be followed and appropriate *conservation treatments* be identified to *conserve* the *contributing property* in the design of any *addition or new development*.

6.4.1 Alterations to combined properties shall conserve the portion(s) of the property identified as contributing to the District according to Section 6 of this Plan.

6.4.2 New development on those portions of combined properties identified as non-contributing shall be consistent with Section 7 of this Plan.

6.4.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed new development, alteration or addition on the contributing portions to the satisfaction of the Chief Planner and Executive Director of City Planning.

- a. The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purposes of identifying applicable *policies* and *guidelines*.

6.5 Code Compliance

The principles of minimal intervention and reversibility, as described in Standard 3 of the Standards and Guidelines, should be considered when undertaking work related to code compliance. Understanding the intent of the code is essential for developing approaches that meet that intent without negatively impacting the *cultural heritage value* and *heritage attributes* of the District. Reviewing alternative compliance strategies and new technological solutions is encouraged. Interventions such as *restorations* and *repairs to contributing properties* will have regard for *conservation* while being in compliance with the applicable codes and standards such as the *Ontario Building Code*.

6.5.1 Upgrades to *contributing properties* that are required to comply with current codes pertaining to health, safety, security, *accessibility* and sustainability shall *conserve* the District's *cultural heritage value* and *heritage attributes*, as well as the *integrity* of the *contributing property*.

6.6 Demolition

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

6.6.1 Buildings or structures that are on *contributing properties* shall be *conserved*; however applications for the *demolition* of buildings or structures may be considered when:

- The heritage *integrity* and the *cultural heritage value* of a *contributing property* to the District for which the *demolition* application has been submitted has been lost; and
- The loss of heritage *integrity* and *cultural heritage value* of the *contributing property* is not the result of *demolition by neglect*, *deferred maintenance* or *purposeful damage* to the property.

- a. If a *demolition* permit is granted, the classification of the property (i.e. as a *contributing property*) may be re-evaluated. If the property is determined to be *non-contributing*, future redevelopment of the property will be required to follow all *policies* and *guidelines* in this Plan for *non-contributing properties*.

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

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

6.7 Removal and Relocation

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

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

- 6.7.1 The *removal* of buildings or structures from a *contributing property* shall not be permitted, unless the building or structure is unrelated to the *contributing property's* Statement of Contribution.**
- 6.7.2 The *relocation* of a building or structure within a *contributing property*, intact and excepting its sub-surface foundations, may be permitted if the *relocation* is a modest adjustment from its existing location and *conserves* the relationship of the building or structure’s built form to the *public realm*.**

6.8 Maintenance

Article V (Heritage Property Standards) of the City of Toronto Property Standards By-Law (Chapter 629 of the Municipal Code) specifies minimum standards for *maintenance* and occupancy of Part IV and Part V designated heritage properties, as well as minimum standards for *repairing* and replacing *heritage attributes* in order to ensure that the heritage character and the visual and structural heritage *integrity* of the building or structure is *conserved*.

6.8.1 ***Contributing properties shall be maintained to ensure the conservation and integrity of the District's cultural heritage value and heritage attributes.***

- a. *Maintain contributing properties* on an ongoing basis, utilizing a regular *maintenance* program, scheduled inspections and recognized *conservation treatments*.
- b. Stabilize deteriorated *heritage attributes* as required, until *repair* work is undertaken.
- c. Clean and *repair* damaged materials regularly, *monitoring* architectural assemblies for deterioration and when required take corrective action as soon as possible.
- d. Ensure that all gutters, downspouts, crickets, eavestroughs and other water shedding elements are *maintained* and clear of debris.
- e. *Preserve* the unique patina of materials, where it exists and is not contributing to the deterioration of the *contributing property*.
- f. Ensure that products and techniques used for *maintenance* and *repairs* are *compatible* with and do not negatively impact the *integrity* and life-cycle of the *contributing property*.

6.9 Restoration

The Standards and Guidelines defines '*Restoration*' as:

“The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.”

The *restoration* of a *contributing property* may be appropriate when the *cultural heritage value* of the property is connected to a specific period in its history, when the *removal* of components from other periods of the property's history and the recreation or reinstatement of lost or *removed* components would support the District's *cultural heritage value* and not negatively impact the *integrity* of the *contributing property*. *Restoration* must be based on thorough supporting historic documentation of the built form, materials and features being recreated or reinstated.

- 6.9.1** The *restoration* of a *contributing property* shall be based on thorough supporting historic documentation of the property's built form, materials and details from the period to which it is being *restored* to.
- 6.9.2** When undertaking a *restoration* project on a *contributing property*, building features from the period to which a building is being *restored* that have been *removed* or damaged should be reinstated.
- a. *Restore* where possible deteriorated original or *restored* features or *heritage attributes* based upon thorough supporting historic research.
 - b. *Repair* rather than replace damaged or deteriorated *heritage attributes*.
 - c. Where the *heritage attributes* of a *contributing property* are deteriorated beyond *repair*, ensure replacements are in-kind, *conserving* the composition, materials, size, finishes, patterns, detailing, tooling, colours and features.
- 6.9.3** The creation of a false historical evolution of the *contributing property* through the *addition* or incorporation of components from other places, properties and periods shall not be permitted.

6.10 Alteration

The *policies for alterations to contributing properties* are derived from the Standards and Guidelines, which define ‘*Rehabilitation*’ as:

“The action or process of making possible a continuing or *compatible* contemporary use of an historic place, or an individual component, while protecting its heritage value.”

The objective of the *alteration policies* is to provide the guidance required to manage change on a *contributing property* to ensure the long-term *conservation* of its *integrity* and the District’s *cultural heritage value*.

Alterations to contributing properties may be proposed in order to ensure the properties’ continued use, to ensure *accessibility* and to increase sustainability. *Alterations* include *rehabilitation* and *additions*, and should be undertaken in conjunction with the *preservation* of the District’s *heritage attributes*. *Alterations* may be supported when they meet the objectives, comply with the *policies* and *maintain* the intent of the *policies* and *guidelines* of this Plan.

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

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

6.10.2 New materials shall be physically and visually *compatible* with the materials of the *contributing property*.

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

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

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

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

6.11 Massing

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

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

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

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

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

6.11.3 Additions to contributing properties should not negatively impact the cultural heritage values and heritage attributes of the District.

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

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

- a. The design, scale and massing of side *additions* should be *compatible* with and distinguishable from the *contributing property*.

- b. Physically and/or visually separate side *additions* from the *primary structure* through the use of reveals, transparent materials, *setbacks*, the incorporation of publically-accessible space, or other design methods.

– **6.11.5** The *streetwall* height of side *additions* shall transition to the *streetwall* height of the *primary structure* on a *contributing property*. Additional height above the *streetwall* shall *step back*. *Stepback* distances will be determined based upon the design, scale and massing of the proposed *addition*, the *contributing property*, and other applicable *policies*.

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

- a. Where the *primary structure* is *set back* from the front property line, *set back* the *addition* the same distance from the front property line or greater to *conserve* the visibility of the *primary structure* from the *public realm*.
- b. Minor *setbacks* for the purposes of *accessibility*, recessed entranceways and landscaping that do not match the *setback* of the *primary structure* may be permitted where it has been determined that the *setback* will not negatively impact the District's *cultural heritage value* and *heritage attributes*.

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

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

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

Industrial/Commercial Building Typology

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

6.11.9 Additions shall *step back* from all facades facing a street.

- a. A *stepback* of minimum of 5 metres should be provided for *additions to contributing properties*.
- b. Additional *stepback* may be required in order to *conserve* the *heritage attributes* of Part IV designated properties, or those within the Spadina Avenue and Duncan Street *character sub-areas*.

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

- a. The *conservation* of side elevations visible from the *public realm* may be achieved through a range of design solutions, including but not limited to their incorporation within a *new development*, *setting back side additions* or *stepping back vertical additions*.
- b. For visible side elevations that do not have original fenestration and/or architectural detailing (e.g. a visible party wall), alternative design solutions will be considered.
- c. Where a *stepback* proposed for a visible side elevation, the *stepback* distance will be determined based upon the design, scale and massing of the proposed *addition*, the *contributing property*, and other applicable *policies*.
- d. Where the visible side elevation is incorporated within a *new development*, select a glazing material that will permit the continued visibility of the side elevation from the *public realm*, in whole or in part.

[Note: Diagram on page 83 of the original Plan, showing the required 10m stepback, and page 84 will be updated.]

Residential Building Typology

6.11.12 New development and additions taller than the roof ridge or flat roof of contributing residential properties shall be located behind the primary structure.

- a. Existing rear wings and *additions* to the *primary structure* may be *demolished*.
- b. Projecting balconies or cantilevered portions of *additions to contributing residential properties* should not be permitted above the *primary structure*.
- c. Rear *additions* should be stepped a minimum 6 inches below the existing roof ridge to allow for construction allowances.

[Note: Diagram on page 85 of the original Plan will be updated.]

6.12 Roofs

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

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

- Gabled roofs
- Hipped roofs
- Mansard roofs
- Flat roofs
- Mono-pitched roofs
- Domed roofs

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

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

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

6.12.1 Original or *restored* roof form and profile of *contributing properties* shall be *conserved*.

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

of the *contributing property*.

6.12.2 Original or *restored* structural and architectural roof components of *contributing properties* shall be *conserved*.

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

6.13 Windows and Doors

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

6.13.1 Form, placement, rhythm, openings and style of original or *restored* windows and doors of *contributing properties* shall be *conserved*.

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

6.13.2 Structural and architectural features of original or *restored* windows and doors of *contributing properties* shall be *conserved*.

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

6.13.3 New window or door openings on *contributing properties* should not be located on street-facing elevations or elevations visible from the *public realm*.

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

6.13.4 Awnings may be installed only where they are physically and visually *compatible* with the *contributing property*, as exemplified by its architectural style, materials and rhythm of bays.

- a. Window awnings should span the full width of the window opening.
- b. Storefronts awnings should be installed within the *primary structure* of the storefront, respecting the rhythm of the bays.

6.14 Exterior Walls

Exterior walls include foundation walls, raised basements and walls from the ground through attic level, and in all but the Residential Building Typology, may include the walls of projecting elements such as parapets, bays, towers and penthouses. Walls may be designed as flat planes with projections or recesses, with decorative masonry detail or plain masonry coursing. Exterior walls have openings at the locations of windows and doors, and the masonry openings are often finished at their heads, sides and sills with modest or decorative treatments dependent on the style, complexity and design of the building.

The form, detail and materiality of exterior walls of *contributing properties* are important to the *integrity* of each *contributing property*, and to the District overall.

6.14.1 Original or *restored* exterior wall form, detail and materiality of *contributing properties* shall be *conserved*.

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

6.14.2 Original or *restored* exterior wall features and details of *contributing properties* shall be *conserved*.

- a. *Conserve* the composition, materials, size, finishes, patterns, detailing, tooling and colours of original or *restored* exterior walls.
- b. Damaged or deteriorated original or *restored* exterior wall features should be *repaired* rather than replaced.
- c. Replace only those original or *restored* exterior wall features that have deteriorated beyond *repair*.

6.14.3 *Additions to contributing properties* shall use exterior wall materials that are physically and visually *compatible* with the District's *heritage attributes*, and that do not negatively impact the *integrity* of the *contributing property*.

6.15 Entrances, Porches and Balconies

Entrances, porches, and balconies may include architectural detail such as stairs, ramps, railings, canopies, roofs, gables, columns, piers, metal work, woodwork detail and decorative treatments.

Within the District entrance treatments may be typical (similar to other buildings due to use or function, or proximity one to another) or unique. Many entrances demonstrate aspects of highly refined design intention, and craftsmanship of brick, stone, terracotta or metal; often the design of the entrances is a *heritage attribute* that includes stylistic or identifying features. Entrances may be flush to the street face or recessed based on design; many entries are raised above grade with inset stairs to allow daylight to basement levels. Some entrance treatments have been altered in *compatible* or *incompatible* ways.

6.15.1 Form, placement and style of original or *restored* entrances, porches and balconies of *contributing properties* shall be *conserved*.

- a. *Restore*, where possible, deteriorated historic storefronts on a *contributing property* to form, design, material and detail based upon thorough supporting historic research.
- b. *Repair* rather than replace damaged or deteriorated historic storefronts on a *contributing property*.
- c. New storefront *additions* on a *contributing property* should be physically and visually *compatible* with, subordinate to, distinguishable in terms of the form, appearance, materials and detailing, and minimize the loss of District's *heritage attributes*.
- d. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle.e. *Alterations* should *conserve* the form, placement, and style of original or *restored* entrances, porches and balconies as viewed from the *public realm*.
- f. If it is not technically possible to locate *alterations* out of view of the *public realm*, ensure that they do not negatively impact the District's *cultural heritage value*, *heritage attributes*, and the *integrity* of the *contributing property*.

6.15.2 Features and details of original or *restored* entrances, porches and balconies of *contributing properties* shall be *conserved*.

- a. *Conserve* the material, stairs, ramps, railings, canopies, roofs, gables, columns, piers, metal work and woodwork, assemblies and craftsmanship of original or *restored* entrances, porches and balconies.

- b. Damaged or deteriorated original or *restored* entrance, porch and balcony features should be *repaired* rather than replaced.
- c. Replace only those original or *restored* entrance, porch and balcony features that have deteriorated beyond *repair*.

6.16 Lighting

The lighting of *contributing properties* can be an important feature that contributes both to the *public realm* as well as the individual property, illuminating *heritage attributes* and facilitating visibility at night of prominent features.

The lighting of *contributing properties* will vary, depending upon the building typology, proposed *alterations*, light trespass from the street and *adjacent* properties, and the intent of the proposed lighting scheme.

6.16.1 Exterior lighting of *contributing properties* shall be *compatible* with the design of the *contributing property*.

- a. Do not use general floodlighting, coloured lighting, downlighting, or lighting programs that would distract from the heritage character of the *contributing property*.

6.16.2 Exterior lighting shall be mounted in a manner that does not result in any direct or indirect harm to the *integrity* of the *contributing property*.

- a. Where lighting is being mounted directly on a building, attachments should be through mortar joints and not masonry units, using non-corrosive fasteners.
- b. Lighting should be attached in a manner that ensures the *removal* will not cause damage to the *integrity* of the *contributing property*.

6.16.3 New exterior lighting of *contributing properties* shall conform to applicable City of Toronto lighting by-laws.

6.17 Signage

All applications for new signage on *contributing properties* will be reviewed in accordance with the City of Toronto’s Sign By-Law and the definitions and regulations specified therein. The *guidelines* developed here provide additional direction on the application of the by-law to *contributing properties* so that new signs will not negatively impact the *cultural heritage value* and *heritage attributes* of the District.

- a. Signage should be designed and placed to be *compatible* with the design of the *contributing property*.
 - . *Additions and alterations to contributing properties* should *conserve* historic signage that is integral to the building.
 - . Do not block, obscure or negatively impact the windows, doors, roofline, or architectural features of the *contributing property*.
 - . Storefront signage should use the existing historic signage fascia boards, where they exist or are being *restored*.
 - . Signage materials should be physically and visually *compatible* with and sympathetic to the *cultural heritage values* and *heritage attributes* of the *contributing property*.
 - . Signage should not be located on the upper storeys of buildings.
- b. Signage should be mounted in a manner that does not result in any direct or indirect harm to the *integrity* of the *contributing property* or *adjacent contributing properties*.
 - . Where signage is being mounted directly on a building, attachments should be through mortar joints and not masonry units, using non-corrosive fasteners.
 - . Signage should be attached in a manner that ensures the *removal* will not cause damage to the *integrity* of the *contributing property*.
- c. The following signage types may be permitted on the first floor of *contributing properties*:
 - Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
 - . Do not mount window signs on the exterior of a window.
 - . Ensure that window signs do not cover more than 25% of the window.
 - Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6m from the wall.

- . Locate fascia signs on storefront fascias only where fascias exist.
- Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.
 - . Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance.
 - . Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest part of the sign.
 - . Ensure that projecting signs do not project more than 1.0m from the exterior wall of a building, and have a sign face no greater than 1m².
 - . Where it is not feasible to install a project sign at the first floor without negatively impacting the *contributing property*, upper storey projecting signs may be permitted, providing they are vertically oriented and have a sign face no greater than 1m².
- Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.

d. The following signage types will not be permitted on *contributing properties*:

- Third party signs: signage not related to the occupants or programming of the *contributing property*
- Banners: suspended fabric signs mounted parallel to the building elevation
- Digital display screens, moving signs, signs with mechanical or electronic copy
- Wall signs: signage attached or painted directly onto the wall surface
- Roof signs: signage installed on or projecting from the roof
- Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes

e. The installation of any signage type not listed in the previous two *guidelines* may be permitted providing it does not negatively impact the District's *cultural heritage value and heritage attributes*, as well as the *integrity* of the *contributing property*.

f. Painted signage on *contributing properties* that reflect the property's historic use(s) should be *conserved*.

g. Signage on *contributing properties* should comply with the City of Toronto’s Sign By-Law.

[Note: Policies in section 6.17 have changed to guidelines.]

7 – POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

This section contains *policies* and *guidelines* intended to manage change within the District in order to meet the objectives of this Plan and to *conserve* the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for management of the District in a clear and direct manner. The direction provided by the *policies* use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved however there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of this Plan.

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

7.1 Understanding

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

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

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

7.2 Combined Properties

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that contain vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation process* be followed and *conservation treatments* identified to *conserve* the *contributing property* in the design of any *addition* or *new development*.

7.2.1 Alterations to combined properties shall conserve the portion(s) of the property identified as contributing to the District according to Section 6 of this Plan.

7.2.2 New development on those portions of combined properties identified as non-contributing shall be consistent with Section 7 of this Plan.

7.2.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed new development or addition of non-contributing portions of a combined property on the contributing portions to the satisfaction of the Chief Planner and Executive Director of City Planning. The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purposes of identifying applicable *policies* and *guidelines*.

7.3 Demolition

Non-contributing properties do not represent the *cultural heritage value* of the District and can therefore be *demolished* without a negative impact on those values. However, *conserving* and *maintaining* the predominant built form, *streetwall* and rhythm of buildings, structures and *character sub-areas* within the District is important to *preserving* the District's *integrity*. *Demolition of non-contributing properties* should therefore be closely followed by construction. *Demolition* that results in empty lots or other gaps in the urban fabric is strongly discouraged.

7.3.1 The *demolition* of buildings or structures on *non-contributing properties* may be permitted, upon satisfaction of policy 7.4.2 of this Plan.

7.3.2 If permission to *demolish* a building or structure on a *non-contributing property* is granted, *demolition* activity shall not begin until plans for the replacement building(s) or structure(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by the City.

- a. Substantial progress should be made in the construction of the replacement building(s) or structures(s) within two years of the *demolition* of the previous building or structure.
- b. If construction of the replacement building(s) or structures(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site.

7.4 New Development and Additions

New development and additions to non-contributing properties are reviewed for their impact on adjacent contributing properties and the District's cultural heritage value and heritage attributes.

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

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

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

7.5 Massing

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

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

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

7.5.1 *New development on non-contributing properties shall be designed to be compatible with the design, scale, form and massing of adjacent contributing properties.*

7.5.2 *New development on non-contributing properties shall be set back the same distance as the primary structure on adjacent contributing properties.*

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

7.5.3 *New development on non-contributing properties shall be designed with a streetwall that provides a transition to the height of the streetwall established by the primary structure(s) on adjacent contributing properties.*

- a. Where there are no *adjacent contributing properties*, the *streetwall* height for *new development*

will be informed by other applicable *policies*.

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

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

7.6 Articulation and Proportions

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

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

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

- a. Incorporate vertical articulation in the design of *streetwalls* that reflect the predominant building and bay widths of *adjacent contributing properties*.

7.6.3 *New development on non-contributing properties shall reference the proportions and solid-to-void ratios of adjacent contributing properties.*

- a. The dimension and organization of window and door openings on *non-contributing properties* should *maintain* the character and appearance of *adjacent contributing properties*.

7.6.4 *New development on non-contributing properties shall not include blank walls facing the public realm.*

7.7 Exterior Walls

The exterior walls of *contributing properties* express the overall materiality of buildings in the District. *New development* and *additions* to *non-contributing properties* shall *conserve* and *maintain* the District’s *cultural heritage value* and *heritage attributes* with materials and finishes that are *compatible* with the exterior walls of *adjacent contributing properties*. Contemporary materials may be used to create a contrast between *new development* and historic buildings. For portions of *new development* and *additions* that are higher than the *streetwall* of *adjacent contributing buildings*, contemporary materials such as glass can add lightness to a building and mitigate some of its visual impact on *adjacent contributing properties* and the streetscape.

7.7.1 The exterior walls of *new development* and *additions* on *non-contributing properties*, that are visible from the *public realm*, shall be designed in a manner that anticipates their visibility and is physically and visually *compatible* with the District’s *cultural heritage value* and *heritage attributes*.

- a. Continue the materiality of street-facing elevations on side and rear walls.
- b. Include windows and other forms of articulation on side, rear and street-facing exterior walls.
- c. Include secondary entrances on side, rear and street-facing exterior walls, especially where facing a laneway or street.

7.7.3 Materials used in the design of the exterior walls of *new development* on *non-contributing properties* shall be physically and visually *compatible* with *adjacent contributing properties*.

7.8 Roofs

The roof form of a building helps define its overall massing, proportions and scale. Consideration should be given to its expression, its junction with the exterior wall, and impact on *adjacent contributing properties*.

7.8.1 The roof design of *new development and additions on non-contributing properties* shall not detract from or obscure *adjacent contributing properties*, or negatively impact the District’s *cultural heritage value and heritage attributes*.

7.8.2 New rooftop elements on *non-contributing properties*, including but not limited to mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks shall be located out of view from the *public realm*.

- a. If it is not technically possible to locate the rooftop elements out of view from the *public realm*, ensure that they are appropriately screened. Use screening material and design the screen so as to be *compatible* with the District’s *heritage attributes*.

7.9 Lighting

The lighting of *non-contributing properties* is an opportunity to both illuminate the building as well as contribute to the District's character. Care should be exercised in the design of lighting schemes for *non-contributing properties* to consider the impact on *adjacent contributing properties*.

7.9.1 Exterior lighting of *non-contributing properties* shall not detract from the *integrity of adjacent contributing properties*, or negatively impact the District's *cultural heritage value and heritage attributes*.

- a. The design of lighting schemes and individual lighting fixtures including their material, scale, colour, and brightness should be *compatible* with the character of the streetscape. The design of new lighting should not imitate historic lighting schemes or fixtures.

7.9.2 Exterior lighting on *non-contributing properties* shall conform to applicable City of Toronto lighting by-laws.

7.10 Signage

All applications for new signage on *non-contributing properties* will be reviewed in accordance with the City of Toronto’s Sign By-Law and the definitions and regulations specified therein. The *guidelines* developed here provide additional direction on the application of the Sign By-Law to *non-contributing properties* without negatively impacting the *cultural heritage value* and *heritage attributes* of the District.

- a. New signage on *non-contributing properties* should not detract from the *integrity of adjacent contributing properties*, or negatively impact the District’s *cultural heritage value* and *heritage attributes*.
 - . Design the location, scale, design and materials of new signage to be *compatible with adjacent contributing properties*.
 - . Signage should not be located on the upper storeys of buildings.
- b. Signage materials should be physically and visually *compatible* with the cultural heritage values and *heritage attributes* of the District.
- c. The following signage types may be permitted on the first floor of *non-contributing properties*:
 - Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
 - . Window signs should not be mounted on the exterior of a window.
 - . Window signs should not cover more than 25% of the window.
 - Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6m from the wall.
 - . Fascia signs should be located on storefront fascias.
 - Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.
 - . Projecting signs should be located in proximity to entrances. One projecting sign may be appropriate per entrance.
 - . Projecting signs should have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.
 - . Projecting signs should not project more than 1m from the exterior wall of a building, and should not have a sign face greater than 1m².

- Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.

d. The following signage types may not be permitted on *non-contributing properties*:

- . Third party signs: signage not related to the occupants or programming of the property.
- . Banners: suspended fabric signs mounted parallel to the building façade.
- . Digital display screens, moving signs, signs with mechanical or electronic copy.
- . Wall signs: signage attached or painted directly onto the wall surface.
- . Roof signs: signage installed on or projecting from the roof.
- . Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes.

e. The installation of any signage type not listed in the previous two policies may be permitted providing it does not negatively impact the *cultural heritage values* and *heritage attributes* of the District.

f. New signage on *non-contributing properties* should comply with the City of Toronto’s Sign By-Law.

[Note: Policies in section 7.10 have changed to guidelines.]

7.11 Parking and Service Areas

7.11.1 Vehicular access through the *streetwall* of *non-contributing properties* shall not be permitted, unless it can be demonstrated that this access is essential to the function of the proposed *new development* and alternative means of access are not possible.

- a. When vehicular access through the *streetwall* is deemed necessary, this access will be designed to minimize its visual impact on the streetscape.

8 – POLICIES AND GUIDELINES FOR CHARACTER SUB-AREAS

This section contains *policies* and *guidelines* intended to manage change within the District in order to meet the objectives of this Plan and to *conserve* the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for management of the District in a clear and direct manner. The direction provided by the *policies* use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved however there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of this Plan.

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

8.1 St. Andrew's

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

8.2 Wellington Place

8.2.1 *New development on non-contributing properties and additions to contributing properties shall respect the integrity of the unique civic composition of Wellington Place, particularly with respect to the historic scale and built form that frames and gives three-dimensional integrity to the two parks and the public realm of Wellington Street West.*

8.2.2 *New development on non-contributing properties and public realm enhancements should be informed by and reinforce the original intentions of the 1837 Hawkins Plan for Wellington Place.*

- a. Reinststate the formal, tree-lined boulevards on Wellington Street West.
- b. Reinforce the picturesque complexity of the interior realm of Clarence Square.
- c. *Conserve and enhance the visual connection between Clarence Square and the contributing Residential properties on the north side of Clarence Square.*

8.2.3 *Additions to contributing Commercial properties on Wellington Street West shall step back from all elevations facing Wellington Street West.*

- a. *A setback of generally 10 metres should be provided for additions to contributing Commercial properties.*
- b. *Stepbacks greater than the existing 5 metre minimum may be necessary on the non-facing Wellington Street West elevations of contributing properties to maintain the property's three-dimensional integrity.*

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

8.3 Spadina Avenue

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

8.3.2 *Public realm* enhancements should be informed by and reference the history of Spadina Avenue as the centre of the ‘Garment District’ and the unique right-of-way characteristics of Spadina Avenue to reinforce the area’s historic character as a designed boulevard.

8.3.3 *Additions to contributing properties* shall *step back* from all elevations facing Spadina Avenue.

a. A *stepback* of 10 metres should be provided for *additions to contributing properties*.

b. *Stepbacks* greater than the existing 5 metre minimum may be necessary on the non-facing elevations of *contributing properties* visible from Spadina Avenue to *maintain* the property’s *three-dimensional integrity*.

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

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

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

a. Refer to the material, texture and colour of *contributing properties* within the Spadina Avenue *character sub-area*. See the attribute (defined base)

b. Design *new development* to include a defined base, shaft and roofline.

8.4 Duncan Street

8.4.1 *Additions to contributing properties shall step back from all elevations facing Duncan Street.*

a. A *stepback* of minimum of 6 metres or greater should be provided for *additions to contributing properties*.

8.4.2 The *base building* or streetwall height of *new development on non-contributing properties* and *additions to contributing properties* should be *compatible* with the materiality and articulation of *contributing properties* within the Duncan Street *character sub-area*.

9 – POLICIES AND GUIDELINES FOR PARKS AND PUBLIC REALM

This section contains *policies* and *guidelines* intended to manage change within the District in order to meet the objectives of this Plan and to *conserve* the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for management of the District in a clear and direct manner. The direction provided by the *policies* use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved however there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of this Plan.

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

9.1 St. Andrew's Playground, Clarence Square and Victoria Memorial Square

Three public parks within the District (St. Andrew's Playground, Clarence Square and Victoria Memorial Square) have been recognized for their contributions to the District's *cultural heritage value*, and are associated with the residential planning, development and expansion that began in the late 1830s when the Town of York expanded into the Military Reserve. These parks served the residential uses that flourished in the District through the 19th century prior to the area becoming more industrial in the early twentieth century, and continue to serve the surrounding communities as important recreational spaces.

9.1.1 *New development shall not be permitted within St. Andrew's Playground, Clarence Square and Victoria Memorial Square.*

9.1.2 *New development on non-contributing properties and additions to contributing properties shall not negatively impact the heritage attributes of St. Andrew's Playground, Clarence Square and Victoria Memorial Square.*

9.1.3 *Maintain* the tree canopy and historic circulation within St. Andrew's Playground, Clarence Square and Victoria Memorial Square.

9.1.4 *Conserve* and enhance public use and programming within St. Andrew's Playground, Clarence Square and Victoria Memorial Square.

9.1.5 *Conserve* and enhance the historic interpretation of St. Andrew's Playground, Clarence Square and Victoria Memorial Square through installations, programming and *adjacent new development*.

- 9.1.6 Conserve the existing site layout of Clarence Square and its environs, and its current function as a central organizing feature that directs views, circulation routes, and pedestrians into the park.**
- 9.1.7 New development on non-contributing properties that are adjacent to Clarence Square should maintain a primary orientation towards the park.**
- 9.1.8 Any future expansion of Clarence Square’s current boundaries should be undertaken in a manner that clearly demarcates the park’s historic limits and distinguishes between original portions of the park and the subsequent expansion.**
- 9.1.9 New development at the northeast corner of Spadina Avenue and Clarence Square, and to the east and southeast of Clarence Square, shall respect the integrity and historic significance of Clarence Square, particularly the orientation and organization of this civic space and the historic scale and pattern of the built form of adjacent contributing properties.**
- 9.1.10 Enhancements to St. Andrew’s Playground, Clarence Square and Victoria Memorial Square should be made that reflect the historical significance and social and community value of these spaces.**
- a. Enhancements should use design treatments that are sympathetic to the overall setting and history of the site. Other appropriate interventions may include *removal* of furnishings or infrastructure that has been introduced but that negatively impacts visual relationships, historic circulation routes, and/or the setting of these parks.

9.2 Views

9.2.1 Views identified in this Plan (Views map, page 115) express the District's *cultural heritage value* and *heritage attributes*, and shall be *conserved*. *New development on non-contributing properties and additions to contributing properties* should be undertaken to be *compatible* with and not obstruct these views.

[Page number (115) in Policy 9.2.1 will be updated.]

9.3 Network of Laneways

The *network of laneways* identified in this Plan (Section 5.4) is a *heritage attribute* of the District that reflects historic circulation routes as well as the historic land use of *adjacent contributing properties*. A majority of the laneways were established during the period of significance (1880s-1940s), and reflect the District’s historical and contextual values. These laneways continue to serve as important circulation routes for pedestrians and cyclists, as well as service access and parking. Increasingly, property owners are re-interpreting laneways spaces that can accommodate a variety of commercial, creative and cultural activities.

9.3.1 The *network of laneways* shall be **conserved, and, where appropriate, extended and/or enhanced**.

- a. A variety of uses and functions should be facilitated, including but not limited to pedestrian and bicycle use, service access, active uses at grade, and creative and cultural activities.
- b. Business servicing and delivery hours should be coordinated to support the use of laneways as public circulation routes.
- c. Interpretation of the *network of laneways*, including their historic use and evolution over time, is encouraged.

9.3.2 Laneways owned by the City shall be **conserved, maintaining their general location, alignment, connection to adjacent laneways, and views from the public realm**.

- a. Enable pedestrian and cyclist access to City-owned laneways.
- b. *Maintain* laneway paving in good condition.
- c. Do not obstruct views of laneways with installations, including impermeable fencing, walls, infrastructure, or signage.
- d. Enhance laneways with pavement treatments and appropriate lighting.

9.3.3 Laneways that are privately owned are strongly encouraged to be **conserved, maintaining their general location, alignment, connection to adjacent laneways, and views from the public realm**.

- a. Do not obstruct views of laneways with installations, including impermeable fencing, walls, infrastructure, or signage.
- b. The current functions of laneways should be respected and integrated with any proposed *enhancement and/or new development*.
- c. Enhance laneways with pavement treatments and appropriate lighting.

9.4 Utilities and Public Works

9.4.1 Public works and utility upgrades shall not be carried out contrary to the objectives of this Plan. .

- a. Utility boxes and meters should be located in an inconspicuous but accessible location, preferable along the side of the building.

9.4.2 Heritage Planning shall be consulted prior to work relating to public works and utility upgrades being undertaken within the District.

9.4.3 Installation of under and above ground services, and other public works or utilities shall avoid non-reversible and visible *alterations to contributing properties or adjacent to contributing properties.*

10 – ARCHAEOLOGICAL RESOURCES

10.1 Requirements for Archaeological Resource Assessment

In general, the *City of Toronto's Archaeological Management Plan* assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. An archaeological assessment is required when a property with general archaeological potential is subject to an application under the *Planning Act*.

The *City of Toronto's Archaeological Management Plan* also identifies specific areas of known extant archaeological sites and resources referred to as Archaeologically Sensitive Areas (ASAs). In addition to requiring an archaeological assessment when a property within an ASA is subject to an application under the *Planning Act*, additional application types may be reviewed within an ASA in the HCD Plan area.

As a *heritage attribute* of the District, any actions that will affect the Toronto General Hospital Archaeologically Sensitive Area or the Victoria Memorial Square Archaeologically Sensitive Area, must be completed under a heritage permit issued under Part V of the OHA. As laid out by the HCDs in Toronto, actions within an Archaeologically Sensitive Area that require a heritage permit include, but are not limited to:

- Installation of patios and deck footings, fences, pools, sheds and other outbuildings
- Major landscaping, including all soil disturbances beyond minor gardening
- Excavation for below grade utilities
- Site grading
- Work on new driveways and sidewalks

Site *alteration* also includes any construction activities requiring permits or approvals under provincial legislation, such as the *Planning Act* or the *Building Code Act*.

Research undertaken for the HCD Study and Plan has identified additional types of activities that would likely require an archaeological assessment, or trigger review by Heritage Planning staff to determine the need for an archaeological assessment, prior to activities that will result in some form of ground disturbance, and that might not otherwise be subject to an archaeological assessment through a *Planning Act* application. These are outlined in Table 1.

Table 1: Development/*Alteration* Types for Properties with Archaeological Potential

	Development/ <i>Alteration</i> Type
	<i>Additions</i> to existing structures requiring subsurface disturbances
	New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
	Foundation <i>repair/alteration</i> to existing buildings
	New service hook ups or <i>repairs</i> to a building frontage with a minimal <i>setback</i> and originating from the <i>adjacent</i> right-of-way
	New service hook ups or <i>repairs</i> to a building <i>set back</i> from the right-of-way of origin
	Landscape <i>alterations</i> requiring subsurface excavation/grade changes

10.2 Toronto General Hospital Archaeologically Sensitive Area

The Toronto General Hospital was constructed on the northwest corner of King Street West and John Street in 1819-1820 within a reserve that extended from John Street to Peter Street and Adelaide Street West to King Street West. The greatest public health crisis the hospital faced was the typhus epidemic in the summer and fall of 1847, when between 1,200 and 1,400 patients, mostly Irish Catholics, were admitted to the hospital. Accommodating such large numbers of patients required the construction of around a dozen large frame fever sheds on the grounds of the hospital. The hospital was closed in 1854. The building was used to house government offices between 1856 and 1858, but was *demolished* around 1862 when the reserve was subdivided for residential development. Large scale archaeological projects were completed between 2006 and 2010 prior to the redevelopment of three properties within the former hospital reserve (the Festival Tower, the Pinnacle on Adelaide, and the Cinema Tower). The results of this work led to the definition of the Toronto General Hospital Archaeologically Sensitive Area, encompassing all lands within the former reserve, which is included as a *heritage attribute* of the District. The extent of the Archaeologically Sensitive Area may be reduced on the basis of additional archaeological assessments and analysis.

Twelve properties (seven *contributing* and five *non-contributing*) are located within the Toronto General Hospital Archaeologically Sensitive Area (Table 2).

Address	Contributing Status	
77 Peter St	Contributing	
81 Peter St (including 83 Peter St)	Non-Contributing	
87 Peter St (including 93 Peter St)	Non-Contributing	
8 Widmer St	Non-contributing	
10 Widmer St	Contributing	
11 Widmer St	Non-contributing	

Table 2: Properties within the Toronto General Hospital Archaeologically Sensitive Area		
Address	Contributing Status	
12 Widmer St	Contributing	
14 Widmer St	Contributing	
16 Widmer St	Contributing	
18 Widmer St	Contributing	
20 Widmer St	Contributing	
86 John St	Non-Contributing	

10.3 Victoria Memorial Square Archaeologically Sensitive Area

Victoria Memorial Square is Toronto’s first European cemetery, opened in 1793 as the military cemetery for Fort York. The last burial in Victoria Memorial Square occurred in 1863, and since the 1880s the site has been *maintained* by the City as a public park. As many as 400 burials may have been made at the site before it was closed. An archaeological assessment carried out within the park in advance of its recent revitalization demonstrated that human burials and scattered human remains were to be found as little as 20cm below the ground surface at that time. The revitalization involved raising the grade of the cemetery area in order to provide greater protection for the remains as well as archaeological monitoring of all park installations that would result in subsurface impacts in order to ensure no damage to any remains. Given the ongoing sensitivities posed by the cemetery, it has been designated as an Archaeologically Sensitive Area by the *City of Toronto's Archaeological Management Plan*. It may also be noted that Victoria Memorial Square forms part of the Fort York National Historic Site of Canada.

11 – PROCEDURES

11.1 Heritage Permits Deemed to be Issued

Applications for the erection, *demolition*, *alteration*, or *removal* of a building or structure within the District require a heritage permit. In accordance with Part V of the OHA and with Chapter 103 of the City of Toronto Municipal Code, certain classes of *alterations* are considered minor in nature and may be carried out without applying for a heritage permit, with the exception of properties in an ASA (Table 2) where certain development/*alteration* types require archaeological assessment (Table 1). These include:

- Painting of wood, stucco or metal finishes
- *Repair* of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are *repaired* in-kind
- Installation of eavestroughs
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping
- Installation of exterior lights
- Temporary commercial signage (ie. ‘sale’ sign in a window display)
- *Maintenance* of existing features
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- *Repair* of existing utilities or public works
- Temporary or seasonal installations, such as planters, patios and seasonal decorations

Although a heritage permit is not required for the above classes of *alterations*, property owners and tenants are encouraged to conform to the intent of this Plan for all work undertaken on their properties.

11.2 Heritage Permit Process

Owners of property within the District are required to submit a heritage permit application for *alterations* that are visible from the *public realm*. Proposed *alterations* are reviewed for consistency with this Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the *public realm*, with the exception of properties located within an Archaeologically Sensitive Area (Table 2), this Plan does not apply to the *alteration* of interiors or to exteriors that cannot be seen from the *public realm*.

Section 11.1 of this Plan includes a list of minor alterations that do not require a heritage permit within the District.

[Note: Heritage Permit chart will be updated to reflect changes to the permit process.]

11.3 Archaeological Assessment

Requirements for General Archaeological Potential Areas

For *contributing* and *non-contributing properties* within areas of general archaeological potential, soil disturbance activities associated with large scale development, such as applications under the *Planning Act*, will be subject to archaeological review by City staff and an archaeological assessment will be required.

Toronto General Hospital Archaeologically Sensitive Area

As a *heritage attribute* of the District, any actions that will affect the Toronto General Hospital Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the OHA. As laid out by the HCDs in Toronto, actions within the Archaeologically Sensitive Area that require a heritage permit include, but are not limited to:

- Installation of patios and deck footings, fences, pools, sheds and other outbuildings
- Major landscaping, including all soil disturbances beyond minor gardening
- Excavation for below grade utilities
- Site grading
- Work on new driveways and sidewalks

Site *alteration* also includes any construction activities requiring permits or approvals under provincial legislation, such as the *Planning Act* or the *Building Code Act*.

Furthermore, proposed small-scale *alterations* to *contributing properties* and *non-contributing properties* within an Archaeologically Sensitive Area will be subject to archaeological review by City staff and an archaeological assessment may be required prior to any on-site work that involves:

- *Additions* to existing structures requiring subsurface disturbances
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
- Foundation *repair/alteration* to existing buildings
- New service hook ups or *repairs* to a building frontage with a minimal *setback* and originating from the *adjacent* right-of-way

- New service hook ups or *repairs* to a building *set back* from the right-of-way of origin
- Landscape *alterations* requiring subsurface excavation/grade changes.

In addition to obtaining a permit under Part V of the OHA for any *archaeological* sites or *resources* identified as *heritage attributes* of the District, the procedures for archaeology identified within the *City of Toronto's Archaeological Management Plan* must also be adhered to where they apply.

Victoria Memorial Square Archaeologically Sensitive Area

As a *heritage attribute* of the District, any actions that will affect the Victoria Memorial Square Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the OHA. As laid out by the HCDs in Toronto, actions within the Archaeologically Sensitive Area that require a heritage permit include, but are not limited to:

- Installation of patios and deck footings, fences, pools, sheds and other outbuildings
- Major landscaping, including all soil disturbances beyond minor gardening
- Excavation for below grade utilities
- Site grading
- Work on new driveways and sidewalks

Site *alteration* also includes any construction activities requiring permits or approvals under provincial legislation, such as the *Planning Act* or the *Building Code Act*.

Furthermore, proposed small-scale *alterations* to *contributing properties* and *non-contributing properties* within an Archaeologically Sensitive Area will be subject to archaeological review by City staff and an archaeological assessment may be required prior to any on-site work that involves:

- *Additions* to existing structures requiring subsurface disturbances
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
- Foundation *repair/alteration* to existing buildings
- New service hook ups or *repairs* to a building frontage with a minimal *setback* and originating from the *adjacent* right-of-way
- New service hook ups or *repairs* to a building *set back* from the right-of-way of origin

- Landscape *alterations* requiring subsurface excavation/grade changes.

In addition to obtaining a permit under Part V of the OHA for any *archaeological* sites or *resources* identified as *heritage attributes* of the District, the procedures for archaeology identified within the *City of Toronto's Archaeological Management Plan* must also be adhered to where they apply.

12 – RECOMMENDATIONS

12.1 Periodic Review

It is recommended that the City undertake a review of the King-Spadina Heritage Conservation District Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

A preliminary review may be initiated by the City, who will initiate the review in coordination with the local HCD advisory committee, if applicable. If the preliminary review determines that changes to the Plan are required then an in-depth review will be completed to determine the specific nature and content of changes to the Plan. An outside consultant may be retained for the purpose of a complete the intensive review.

Changes to this Plan must be carefully considered, and only undertaken in the spirit of *conservation* which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to this Plan and its by-law.

12.2 Heritage Awareness and Implementation

It is recommended that, following the approval of this Plan, City staff and the community meet to discuss the potential creation of an HCD Advisory Committee. The Advisory Committee will serve as a conduit for community based feedback to the City regarding the consistency of heritage permit applications with the *policies* and *guidelines* of this Plan, and may also assist owners in understanding how to follow the *policies* and *guidelines* when planning *alterations* to properties within the District. The Advisory Committee will provide valuable input in decisions under the OHA, however it will not have the authority to issue permits or exemptions to this Plan's requirements, or to override decisions made by City staff or Council.

The City will provide a draft terms of reference for the Advisory Committee based upon that provided in HCDs in Toronto, and modified as appropriate to reflect the unique stakeholder and community interests within the District.

The enactment of this Plan is an opportunity to facilitate heritage awareness within the District as it relates to heritage *conservation*. City staff will work with Business Improvement Areas (BIAs), residents associations, the councillor's office, and other community members to increase awareness of the benefits of heritage *conservation* within the District, and to facilitate access to incentives available to owners of *contributing properties*. City staff may use the Plan to inform other City initiatives, including but not limited to culture and economic development.

APPENDICES

A. Definitions

Accessibility: The degree to which an historic place is easy to access by as many people as possible, including people with disabilities.

Addition: New construction that extends an existing building's envelope in any direction, and which increases the building's existing volume.

Adjacent: Lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the Heritage Register.

Alteration: To change a property on the Heritage Register in any manner, including *restoration*, renovation, *repair* or disturbance, or a change, *demolition* or removal of an *adjacent* property that may result in any change to a property on the Heritage Register. *Alteration* and alter have corresponding meanings.

Archaeological Resources: Includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Base Building: The lower portion of a tall building, designed to define and support *adjacent* streets, parks, and open space at an appropriate scale, integrate with adjacent buildings, assist to achieve transition down to lower-scale buildings, and minimize the impact of parking and servicing on the *public realm*.

Character Sub-Area: A geographic area within the District that is a component part of the District and that contributes to the District's *cultural heritage value* while retaining unique *heritage attributes* that reflects a distinct character.

Combined Property: A property that contains both *contributing* and *non-contributing properties* due to the consolidation of two properties, or a *contributing property* that contains significant vacant space, in addition to buildings or structures.

Compatibility: In the context of this document refers to the physical and visual impacts of *new development* on existing structures and *contributing properties*. Physical compatibility refers to the use of materials and construction methods that do not negatively impact the *contributing property*, detract from or damage its *heritage attributes*. Visual compatibility refers to designing new work in such a way that it is distinguishable from the historic building, while complementing its design, massing, and proportions. Compatible and

compatibility have corresponding meanings.

Complement: To physically and visually *conserve* or enhance the *cultural heritage value* and *heritage attributes* of the District in regard to *alterations, additions* and *new development*. To be physically complementary refers to the use of materials and construction methods that do not detract from or damage *heritage attributes*. To be visually complementary refers to the selection of materials and design, massing, proportions and details so as to conserve and enhance the District's *cultural heritage value*. Complementary and *complement* have corresponding meanings.

Conservation: The identification, protection, management and use of built heritage resources, cultural heritage landscapes and *archaeological resources* in a manner that ensures their *cultural heritage value* is retained under the *Ontario Heritage Act*. Conservation can include *preservation, rehabilitation, restoration*, or a combination of these *conservation treatments*. *Conservation* and *conserve* have corresponding meanings.

Conservation Process: As defined by the Standards and Guidelines, the sequential process of understanding, planning and intervening required when undertaking *conservation* projects.

Conservation Treatments: The actions of *preservation, rehabilitation, and restoration* as defined by the Standards and Guidelines to be used individually or in combination when undertaking *conservation* projects.

Contributing Property: A property, structure, landscape element or other feature of an HCD that supports the identified significant *cultural heritage value, heritage attribute* and *integrity* of the District.

Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The *cultural heritage value* of an historic place is embodied in its *heritage attributes* and its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Demolition: The complete destruction of a heritage structure or property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. *Demolition* and *demolish* have corresponding meanings.

Guideline: . In this document, guidelines are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved, however there may be other methods for satisfying related *policies*. Guidelines are useful directions on how to meet the *policies* of this Plan.

Heritage Attributes: In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their *cultural heritage value* as described in the District Significance section of this Plan and designation by-law of individual properties (designated under Part IV of the *Ontario Heritage Act*). These include the materials, forms, location, spatial

configurations, uses and cultural associations or meanings that contribute to the *cultural heritage value* of an historic place, which must be retained to *conserve* its *cultural heritage value*. They also includes the elements, features and building components that hold up, support or protect the heritage values and attributes and without which the heritage values and attributes may be at risk

Integrity: A measure of the wholeness and intactness of the *cultural heritage values* and *heritage attributes* of a *contributing property* or the District. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its *cultural heritage value*; is of adequate size to ensure the complete representation of the features and processes that convey the property’s significance; and the extent to which it suffers from adverse effects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment.

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor *repair* and refinishing operations and the replacement of damaged or deteriorated materials that are impractical to save. *Maintenance* and *maintain* have corresponding meanings.

Monitoring: The systematic and regular inspection or measurement of the condition of the materials and elements of an historic place to determine their behaviour, performance, and rate of deterioration over time. *Monitoring* and *monitor* have corresponding meanings.

Network of Laneways: The historic and existing system of service access, pedestrian and mid-block connections within the District.

New Development: new construction and/or *additions* to existing buildings or structures.

Non-Contributing Property: A property, structure, landscape element or feature of a district that does not support the overall *cultural heritage value*, *heritage attributes* and integrity of the district.

Policy: In this document, policies set the direction for management of the District in a clear and direct manner. The direction provided by the policies use either 'shall' or 'should' language and are to be interpreted accordingly.

Preservation: The action or process of protecting, *maintaining*, and/or stabilizing the existing materials, form, and *integrity* of a historic place or of an individual component, while protecting its *cultural heritage value*. *Preservation* and *preserve* have corresponding meanings.

Primary Structure: The main structure of a *contributing property*, in three dimensions, notwithstanding additions that are not visible from the *public realm* or that are unrelated to the property’s Statement of Contribution.

Public realm: Any public space, including but not limited to: streets, sidewalks, laneways, parks, and privately owned publically-accessible open spaces, walkways or easements.

Rehabilitation: The action or process of making possible a continuing or *compatible* contemporary use of a historic place or an individual component, while protecting its *cultural heritage value*.

Relocation: The dislocation of a building from one portion of a property and placement on to another part of the property.

Removal: The complete and permanent dislocation of a building or structure from its property to another property. *Removal* and *remove* have corresponding meanings.

Repair: *Maintenance* -type work that does not require a significant material change and that has no negative impact on the property's *integrity*.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its *cultural heritage value*. Restoration and restore have corresponding meanings.

Setback: A horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure.

Step back: the measure by which a portion of a building mass above grade level is recessed from the wall of the building directly below.

Streetwall: The streetwall is the portion(s) of a building immediately fronting onto a street, forming a built form edge to the *adjacent* right-of-way.

Three-Dimensional Integrity: A building in three dimensions, on all of its sides including its roof planes.

B. Heritage Incentives

Incentive programs from all levels of government are critical *conservation* tools. They can provide funding support for property owners who are *conserving* their properties, often at considerable expense.

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of *conservation*: the Toronto Heritage Grant Program, and the Toronto Heritage Property Tax Rebate Program. Beyond providing funding support, these programs assist successful applicants in reaching the highest *conservation* standards possible for their projects.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage *conservation* work to owners of properties that are designated under Part IV or Part V of the OHA. The program receives stable annual funding; at the time of writing, funding is at just over \$300,000 annually. Revisions to the program in 2015 have updated eligibility for the program to include residential and tax-exempt properties exclusively.

The Heritage Property Tax Rebate Program offers a tax rebate of 40% of taxes paid on the portions of eligible properties that have been identified as *heritage attribute* in a Heritage Easement Agreement. Revisions to the program in 2015 updated eligibility to include commercial or industrial properties exclusively, including properties within Heritage Conservation Districts (identified as *contributing properties*). This update included revisions that recalculate rebates to provide matching funds for eligible *conservation* work. The provincial government shares the cost of rebates with the City according to the education portion of the property taxes.

C. Index of Contributing Properties

Please see below the changes to Appendix “C” of the King-Spadina Heritage Conservation District Plan, all other aspects of Appendix “C” remain the same.

The following addresses have been removed:

- 224 Adelaide Street West
- 8 Camden Street
- 12 Camden Street
- 16 Camden Street
- 18 Camden Street
- 35 Camden Street
- 45 Camden Street
- 47 Camden Street
- 57 Spadina Ave

[Note: This above noted text does not form part of the Plan and for ease of reference in this revised attachment only.]

[Note: Table has been added to the October 2019 version of the Plan. Track changes show the updates made to the original table.]

#	Primary Address	Character Sub Area	Heritage Status
1	1 Adelaide Place	St. Andrew's	Part IV
2	3 Adelaide Place	St. Andrew's	Part IV
3	5 Adelaide Place	St. Andrew's	Part IV
4	7 Adelaide Place	St. Andrew's	Part IV
5	9 Adelaide Place	St. Andrew's	Part IV
6	11 Adelaide Place	St. Andrew's	Part IV
7	200 Adelaide Street West		Listed
8	208 Adelaide Street West (including 210 Adelaide Street West)		Listed
9	212 Adelaide Street West		Listed
10	244 Adelaide Street West (including 24 Duncan Street)	Duncan Street	Listed
11	257 Adelaide Street West (including 255, 259 and 261 Adelaide Street West)		Listed
12	263 Adelaide Street West (including 263-267 Adelaide Street West)		Part IV
13	266 Adelaide Street West		Part IV
14	268 Adelaide Street West		Part IV

#	Primary Address	Character Sub Area	Heritage Status
15	270 Adelaide Street West		Part IV
16	295 Adelaide Street West (104 John Street (including 100 and 106 John Street))		Part IV
17	302 Adelaide Street West		Listed
18	304 Adelaide Street West		Listed
19	306 Adelaide Street West (including 306A Adelaide Street West)		Listed
20	308 Adelaide Street West (including 308B and 310 Adelaide Street West)		Listed
21	312 Adelaide Street West (including 316 and 320 Adelaide Street West)		Listed
22	317 Adelaide Street West (including 325 Adelaide Street West)		Part IV
23	331 Adelaide Street West (including 333 Adelaide Street West)		Listed
24	342 Adelaide Street West (including 342 1/2 Adelaide Street West)		Listed
25	345 Adelaide Street West (including 349 Adelaide Street West)		Listed
26	350 Adelaide Street West		Part IV
27	352 Adelaide Street West		Part IV
28	355 Adelaide Street West (including 355 A Adelaide Street West)		Listed
29	358 Adelaide Street West (including 360 Adelaide Street West)		Listed
30	366 Adelaide Street West		Listed
31	379 Adelaide Street West (including 379A, 379C and 381 Adelaide Street West)		Part IV
32	380 Adelaide Street West		Listed
33	383 Adelaide Street West (including 385 Adelaide Street West)	St. Andrew's	Part IV
34	384 Adelaide Street West		Listed
35	445 Adelaide Street West	St. Andrew's	Part IV
36	447 Adelaide Street West	St. Andrew's	Part IV
37	449 Adelaide Street West	St. Andrew's	Part IV
38	450 Adelaide Street West	St. Andrew's (St. Andrew's Playground)	
39	451 Adelaide Street West	St. Andrew's	Part IV
40	453 Adelaide Street West	St. Andrew's	Part IV
41	487 Adelaide Street West (including 493 Adelaide Street West)	St. Andrew's	Listed
42	490 Adelaide Street West	St. Andrew's	Listed
43	497 Adelaide Street West	St. Andrew's	Part IV

#	Primary Address	Character Sub Area	Heritage Status
44	499 Adelaide Street West	St. Andrew's	Part IV
45	504 Adelaide Street West (including 116 Portland Street)	St. Andrew's	Listed
46	505 Adelaide Street West	St. Andrew's	Part IV
47	506 Adelaide Street West	St. Andrew's	Listed
48	507 Adelaide Street West	St. Andrew's	Part IV
49	509 Adelaide Street West	St. Andrew's	Part IV
50	511 Adelaide Street West	St. Andrew's	Part IV
51	512 Adelaide Street West	St. Andrew's	Listed
52	514 Adelaide Street West	St. Andrew's	Listed
53	47 Bathurst Street (including 49 Bathurst Street)		Listed
54	51 Bathurst Street (including 59 Bathurst, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 55, and 51 Stewart Street, 540, 550 and 552 Wellington Street, which are non-contributing portions of this property)		Part IV
55	125 Bathurst Street		Part IV
56	129 Bathurst Street		Listed
57	131 Bathurst Street		Listed
58	133 Bathurst Street		Listed
59	135 Bathurst Street		Listed
60	137 Bathurst Street		Listed
61	139 Bathurst Street		Listed
62	141 Bathurst Street (including 581 Richmond Street West)		Listed
63	159 Bathurst Street		Listed
64	161 Bathurst Street		Listed
65	20 Brant Street	St. Andrew's	Listed
66	25 Brant Street		Listed
67	20 Camden Street	St. Andrew's	Listed
68	38 Camden Street (including 40 Camden Street)	St. Andrew's	Part IV
69	19 Charlotte Street		Listed
70	5 Clarence Square	Wellington Place	Listed
71	6 Clarence Square	Wellington Place	Listed
72	7 Clarence Square	Wellington Place	Listed

#	Primary Address	Character Sub Area	Heritage Status
73	8 Clarence Square	Wellington Place	Listed
74	9 Clarence Square	Wellington Place	Listed
75	10 Clarence Square	Wellington Place	Listed
76	11 Clarence Square	Wellington Place	Listed
77	12 Clarence Square	Wellington Place	Listed
78	13 Clarence Square	Wellington Place	Listed
79	14 Clarence Square	Wellington Place	Listed
80	15 Clarence Square (including 15A Clarence Square)	Wellington Place	Listed
81	16 Clarence Square	Wellington Place	Listed
82	25 Clarence Square	Clarence Square Park	Part IV
83	14 Duncan Street (including 180, 184 and 188 Pearl Street)	Duncan Street	Part IV
84	15 Duncan Street (including 166 Pearl Street)	Duncan Street	Part IV
85	19 Duncan Street (including 219, 223, 225, 229, and 235 Adelaide Street West)	Duncan Street	Part IV
86	20 Duncan Street (including 245 Adelaide Street West, 18 and 22 Duncan Street)	Duncan Street	Listed
87	30 Duncan Street (including 34 Duncan Street)	Duncan Street	Listed
88	11 Ed Mirvish Way	Duncan Street	Listed
89	109 John Street		Part IV
90	111 John Street		Part IV
91	113 John Street		Part IV
92	115 John Street		Part IV
93	117 John Street		Part IV
94	119 John Street		Part IV
95	121 John Street		Part IV
96	122 John Street (including 118 John Street and 284 Adelaide Street West)		Listed
97	123 John Street		Part IV
98	125 John Street		Part IV
99	127 John Street		Part IV
100	129 John Street		Part IV
101	133 John Street		Part IV
102	212 King Street West		Part IV

#	Primary Address	Character Sub Area	Heritage Status
103	214 King Street West (including 218 King Street West)		Part IV
104	220 King Street West		Part IV
105	260 King Street West		Part IV (Also, National Historic Site of Canada)
106	266 King Street West (including 268-270 King Street West)	Duncan Street	Part IV
107	276 King Street West (including 274 King Street West and 8 Duncan Street)	Duncan Street	Part IV
108	284 King Street West (including 284A King Street West, 171 and 173 Pearl Street)		Part IV
109	287 King Street West (including 289 King Street West)		Part IV
110	291 King Street West (including 291A King Street West)		Part IV
111	293 King Street West		Part IV
112	295 King Street West		Part IV
113	297 King Street West		Part IV
114	299 King Street West (including 299A King Street West)		Part IV
115	300 King Street West		Part IV
116	301 King Street West (including 303 King Street West)		Part IV
117	305 King Street West (including 309 and 311 King Street West)		Part IV
118	315 King Street West		Part IV
119	319 King Street West		Part IV
120	321 King Street West		Part IV
121	322 King Street West (including 85 John Street, 326 King Street West)		Part IV
122	325 King Street West (including 323 and 325A King Street West)		Part IV
123	327 King Street West (including 333 King Street West)		Part IV
124	355 King Street West		Part IV
125	387 King Street West		Listed
126	388 King Street West (including 70 and 80 Peter Street)		Listed
127	389 King Street West		Listed
128	391 King Street West		Listed
129	401 King Street West (including 401 A, 407 and 409 King Street West)		Listed
130	431 King Street West (including 425, 433, 435 and 439 King Street West)	Spadina Avenue	Listed

#	Primary Address	Character Sub Area	Heritage Status
131	441 King Street West (including 443 King Street West)		Listed
132	445 King Street West (including 447 King Street West)		Listed
133	455 King Street West		Listed
134	460 King Street West (including 72, 74 and 76 Spadina Avenue)	Spadina Avenue	Listed
135	461 King Street West (including 463 King Street West and 418 Wellington Street West)		Listed
136	468 King Street West (including 474 King Street West)		Listed
137	469 King Street West (including 469A and 469B King Street West)		Listed
138	485 King Street West		Part IV
139	489 King Street West		Part IV
140	495 King Street West		Listed
141	500 King Street West (including 1 and 11 Brant Street, 494, 510, 520 and 522 King Street West)		Listed
142	511 King Street West		Part IV
143	519 King Street West		Listed
144	521 King Street West		Part IV
145	523 King Street West (including 525 King Street West)		Part IV
146	527 King Street West		Part IV
147	529 King Street West		Part IV
148	544 King Street West		Listed
149	545 King Street West		Listed
150	557 King Street West (including 563 King Street West)		Listed
151	565 King Street West		Listed
152	567 King Street West		Listed
153	569 King Street West		Listed
154	570 King Street West (including 572 King Street West)		Part IV
155	571 King Street West		Listed
156	573 King Street West		Listed
157	578 King Street West (including 580 King Street West)		Listed
158	579 King Street West		Listed
159	581 King Street West		Listed

#	Primary Address	Character Sub Area	Heritage Status
160	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)		Part IV
161	583 King Street West (including 585 King Street West and 87 Portland Street)		Listed
162	600 King Street West		Listed
163	602 King Street West (including 604 and 606 King Street West, 86, 90 and 96 Portland Street)		Part IV
164	603 King Street West		Listed
165	613 King Street West		Listed
166	615 King Street West		Listed
167	617 King Street West		Listed
168	619 King Street West		Listed
169	624 King Street West		Listed
170	626 King Street West (including 628 King Street West)		Listed
171	642 King Street West (including 2 and 4 Adelaide Place)		Listed
172	662 King Street West		Listed
173	663 King Street West (including 69, 71 and 73 Bathurst Street, 663 King Street West)		Listed
174	668 King Street West (including 91 Bathurst Street)		Listed
175	20 Maud Street	St. Andrew's	Listed
176	29 Nelson Street	Duncan Street	Listed
177	10 Niagara Street	Wellington Place (Victoria Memorial Square Park)	Listed (Also, part of the Fort York National Historic Site of Canada)
178	158 Pearl Street (including 154 Pearl Street)		Part IV
179	77 Peter Street		Listed
180	82 Peter Street		Listed
181	118 Peter Street		Part IV
182	120 Peter Street		Listed
183	122 Peter Street		Intention to designate
184	124 Peter Street		Intention to designate
185	134 Peter Street (including 138 Peter Street, 362 Richmond Street)		Listed
186	67 Portland Street (including 67A Portland Street)		Listed
187	98 Portland Street	St. Andrew's	Listed

#	Primary Address	Character Sub Area	Heritage Status
188	102 Portland Street	St. Andrew's	Listed
189	105 Portland Street	St. Andrew's	Listed
190	107 Portland Street	St. Andrew's	Listed
191	124 Portland Street	St. Andrew's	Listed
192	126 Portland Street	St. Andrew's	Listed
193	127 Portland Street	St. Andrew's	Listed
194	128 Portland Street	St. Andrew's	Listed
195	130 Portland Street	St. Andrew's	Listed
196	135 Portland Street	St. Andrew's	Listed
197	139 Portland Street	St. Andrew's	Part IV
198	141 Portland Street	St. Andrew's	Part IV
199	143 Portland Street	St. Andrew's	Part IV
200	145 Portland Street	St. Andrew's	Part IV
201	205 Richmond Street West (including 215 Richmond Street West, 45 and 47 Duncan Street)	Duncan Street	Listed
202	221 Richmond Street West (including 217, 225 and 227 Richmond Street West)	Duncan Street	Listed
203	240 Richmond Street West (including 57 Duncan Street)	Duncan Street	Listed
204	241 Richmond Street West (including 137, 139, 141 and 145 John Street, 239 Richmond Street West)		Part IV
205	250 Richmond Street West	Duncan Street	Listed
206	259 Richmond Street West (including 126, 130, 132, and 142 John Street, 261, 263, 265, and 267 Richmond Street West, 41 and 59 Widmer Street)		Part IV
207	260 Richmond Street West		Part IV
208	269 Richmond Street West (including 271 and 273 Richmond Street West, 62 Widmer Street)		Listed
209	275 Richmond Street West		Listed
210	277 Richmond Street West		Listed
211	296 Richmond Street West (including 298 Adelaide Street West)		Listed
212	304 Richmond Street West		Listed
213	340 Richmond Street West		Listed
214	357 Richmond Street West		Intention to designate
215	359 Richmond Street West		Intention to designate
216	364 Richmond Street West (including 370 Richmond Street West)		Listed

#	Primary Address	Character Sub Area	Heritage Status
217	372 Richmond Street West		Listed
218	401 Richmond Street West (including 127A Spadina Ave)		Part IV
219	457 Richmond Street West	St. Andrew's	Listed
220	460 Richmond Street West (including 470 Richmond Street West)		Listed
221	474 Richmond Street West		Listed
222	476 Richmond Street West		Listed
223	478 Richmond Street West		Listed
224	497 Richmond Street West (including 60 Brant Street, 17 Maud Street, 501, 505 and 511 Richmond Street West)	St. Andrew's	Part IV
225	530 Richmond Street West		Listed
226	532 Richmond Street West		Listed
227	534 Richmond Street West		Listed
228	536 Richmond Street West		Listed
229	538 Richmond Street West		Listed
230	540 Richmond Street West		Listed
231	542 Richmond Street West		Listed
232	544 Richmond Street West		Listed
233	579 Richmond Street West	St. Andrew's	Listed
234	600 Richmond Street West		Listed
235	602 Richmond Street West		Listed
236	620 Richmond Street West (including 165 and 167 Bathurst Street, 622, 624 and 626 Richmond Street West)		Listed
237	100 Simcoe Street (including 203 Adelaide Street West, 130 Pearl Street, 90 Simcoe Street)		Intention to designate
238	24 Spadina Avenue (including 30 Spadina Avenue, 401 Wellington Street West)	Wellington Place	Listed
239	25 Spadina Avenue	Wellington Place	Part IV
240	46 Spadina Avenue (including 40, 42 and 44 Spadina Avenue)	Wellington Place	Listed
241	49 Spadina Avenue (including 2 Clarence Square)	Wellington Place	Part IV
242	82 Spadina Avenue (including 80 and 80A Spadina Avenue)	Spadina Avenue	Listed
243	96 Spadina Avenue (including 373 and 375 Adelaide Street West, 100 and 104 Spadina Avenue)	Spadina Avenue	Part IV
244	99 Spadina Avenue (including 93, 93A, 95 and 97 Spadina Avenue)	Spadina Avenue	Listed

#	Primary Address	Character Sub Area	Heritage Status
245	110 Spadina Avenue (including 106 and 112 Spadina Avenue, 394 and 398 Adelaide Street West)	Spadina Avenue	Listed
246	116 Spadina Avenue (including 124 Spadina Avenue)	Spadina Avenue	Listed
247	117 Spadina Avenue (including 119, 121 and 121A Spadina Avenue)	Spadina Avenue	Listed
248	126 Spadina Avenue (including 130, 134, 136, 140 A and 140 Spadina Avenue, 423 and 425 Richmond Street West, 2 and 2B Camden Street)	Spadina Avenue	Listed
249	129 Spadina Avenue (including 139 Spadina Avenue)	Spadina Avenue	Listed
250	147 Spadina Avenue (including 412 Richmond Street West)	Spadina Avenue	Listed
251	46 Stewart Street		Listed
252	48 Stewart Street		Listed
253	50 Stewart Street		Listed
254	52 Stewart Street		Listed
255	54 Stewart Street		Listed
256	56 Stewart Street		Listed
257	60 Stewart Street (including 58 Stewart Street, 647 and 647A King Street West)		Listed
258	374 Wellington Street West	Wellington Place	Listed
259	376 Wellington Street West	Wellington Place	Listed
260	420 Wellington Street West	Wellington Place	Listed
261	422 Wellington Street West (including 424A Wellington Street East)	Wellington Place	Part IV
262	424 Wellington Street West (including 424A Wellington Street East)	Wellington Place	Part IV
263	436 Wellington Street West (including 438 and 440 Wellington Street West)	Wellington Place	Part IV
264	462 Wellington Street West	Wellington Place	Listed
265	467 Wellington Street West (including 479 Wellington Street West and 33 Draper Street)	Wellington Place	Listed
266	468 Wellington Street West (including 470 and 472 Wellington Street West)	Wellington Place	Listed
267	482 Wellington Street West	Wellington Place	Listed
268	488 Wellington Street West (including 490 Wellington Street West)	Wellington Place	Listed
269	517 Wellington Street West (including 495 Wellington Street West, 31 Portland Street and 510 Front Street West)	Wellington Place	Part IV
270	518 Wellington Street West	Wellington Place	Listed
271	520 Wellington Street West	Wellington Place	Listed

#	Primary Address	Character Sub Area	Heritage Status
272	10 Widmer Street		Part IV
273	12 Widmer Street		Part IV
274	14 Widmer Street		Part IV
275	16 Widmer Street		Part IV
276	18 Widmer Street		Part IV
277	20 Widmer Street		Part IV

Total	278
Heritage Register	277
- Listed	169
- Designated	103

D. Statements of Contribution

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

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

The following addresses will be removed:

224 Adelaide Street West
8 Camden Street
12 Camden Street
18 Camden Street
35 Camden Street
45 Camden Street
47 Camden Street
57 Spadina Avenue

E. List of Non-Contributing Properties

Please see below the changes to Appendix “E” of the King-Spadina Heritage Conservation District Plan, all other aspects of Appendix “E” remain the same.

The following properties will be added:

20 Adelaide Place
211 Adelaide Street West
220 Adelaide Street West
224 Adelaide Street West
290 Adelaide Street West
303 Adelaide Street West
330 Adelaide Street West
393 Adelaide Street West
23 Brant Street
39 Brant Street
8 Camden Street
12 Camden Street
16 Camden Street
18 Camden Street
23 ½ Camden Street
35 Camden Street
45 Camden Street
47 Camden Street
393 King Street West
401 R King Street West
629 King Street West
1 Morrison Street
7 Morrison Street
10 Nelson Street
75 Portland Street
106 Portland Street
529 Richmond Street West
543 Richmond Street West
548 A Richmond Street West
550 R Richmond Street West
57 Spadina Avenue
62 Spadina Avenue
7 Stewart Street
378 Wellington Street West
496 Wellington Street West
2 Waterloo Terrace

8 Waterloo Terrace

[Note: This above noted text does not form part of the Plan and for ease of reference in this revised attachment only.]

[Note: Table has been added to the October 2019 version of the Plan. Track changes show the updates made to the original table.]

#	Primary Address	Character Sub Area
1	20 Adelaide Place	
2	211 Adelaide Street West	
3	214 Adelaide Street West	
4	216 Adelaide Street West	
5	217 Adelaide Street West	
6	218 Adelaide Street West	
7	220 Adelaide Street West (including 222 Adelaide Street West)	
8	224 Adelaide Street West	
9	230 Adelaide Street West	
10	236 Adelaide Street West	
11	240 Adelaide Street West (including 238 Adelaide Street West)	Duncan Street
12	250 Adelaide Street West	
13	254 Adelaide Street West	
14	260 Adelaide Street West	
15	280 Adelaide Street West	
16	283 Adelaide Street West	
17	290 Adelaide Street West (including 288, 288 A, 292, 294, 294 A, and 294 R Adelaide Street West)	
18	303 Adelaide Street West	
19	313 Adelaide Street West (including 315 Adelaide Street West)	
20	322 Adelaide Street West	
21	326 Adelaide Street West	
22	328 Adelaide Street West (including 332 and 336 Adelaide Street West, 2 Drummond Place)	
23	330 Adelaide Street West (including 334 and 338 Adelaide Street West, 101 and 103 Peter Street)	

#	Primary Address	Character Sub Area
24	348 Adelaide Street West	
25	353 Adelaide Street West	
26	354 Adelaide Street West	
27	363 Adelaide Street West (including 365 Adelaide Street West)	
28	364 Adelaide Street West	
29	387 Adelaide Street West (including 389 and 391 Adelaide Street West)	
30	393 Adelaide Street West	
31	399 Adelaide Street West (including 405 Adelaide Street West)	
32	410 Adelaide Street West (including 404, 406, 412, 414 and 416 Adelaide Street West)	
33	422 Adelaide Street West	
34	424 Adelaide Street West	
35	425 Adelaide Street West	St. Andrew's
36	426 Adelaide Street West	
37	428 Adelaide Street West	
38	430 Adelaide Street West	
39	432 Adelaide Street West	
40	434 Adelaide Street West (including 436 Adelaide Street West)	
41	438 Adelaide Street West	St. Andrew's
42	440 Adelaide Street West (including 442 Adelaide Street West)	St. Andrew's
43	443 Adelaide Street West	St. Andrew's
44	444 Adelaide Street West	St. Andrew's
45	461 Adelaide Street West (including 457 and 457 A Adelaide Street West)	
46	480 Adelaide Street West (including 6 Maud Street)	
47	495 Adelaide Street West	St. Andrew's
48	501 Adelaide Street West (including 503 Adelaide Street West)	St. Andrew's
49	502 Adelaide Street West	
50	508 Adelaide Street West	
51	510 Adelaide Street West	
52	525 Adelaide Street West (including 521, 527,	

#	Primary Address	Character Sub Area
	529 and 531 Adelaide Street West)	
53	530 Adelaide Street West (including 540 Adelaide Street West)	
54	552 Adelaide Street West (including 552 A, 552 R, 554, and 556 Adelaide Street West)	
55	37 Bathurst Street	
56	103 Bathurst Street (including 111 and 115 Bathurst Street, 543 and 551 Adelaide Street West)	
57	143 Bathurst Street	
58	145 Bathurst Street	
59	147 Bathurst Street	
60	149 Bathurst Street	
61	151 Bathurst Street	
62	153 Bathurst Street	
63	155 Bathurst Street	
64	157 Bathurst Street	
65	12 Brant Street (including 14 Brant Street)	
66	19 Brant Street (including 15 Brant Street)	
67	23 Brant Street	
68	39 Brant Street (including 430 and 438 Adelaide Street West)	St Andrew's
69	5 Camden Street	
70	8 Camden Street	
71	11 Camden Street (including 7 and 9 Camden Street)	
72	12 Camden Street	
73	15 Camden Street	
74	16 Camden Street	
75	18 Camden Street	
76	21 Camden Street	
77	23 Camden Street	
78	23 ½ Camden Street	
79	29 Camden Street	
80	32 Camden Street (including 26 Camden Street)	

#	Primary Address	Character Sub Area
81	35 Camden Street	
82	39 Camden Street	
83	42 Camden Street	
84	45 Camden Street	St. Andrew's
85	47 Camden Street	St. Andrew's
86	49 Camden Street	St. Andrew's
87	50 Camden Street (including 44 Camden Street)	St. Andrew's
88	51 Camden Street	St. Andrew's
89	8 Charlotte Street (including 424, 426, 428 and 430 King Street West)	
90	11 Charlotte Street (including 9 and 9R Charlotte Street)	
91	36 Charlotte Street	
92	46 Charlotte Street	
93	26 Duncan Street	Duncan Street
94	86 John Street	
95	150 John Street	
96	224 King Street West	
97	317 King Street West	
98	335 King Street West (including 337 and 339 King Street West)	
99	343 King Street West	
100	350 King Street West (including 80 John Street, 330, 356, and 360 King Street West, 5 Widmer Street)	
101	357 King Street West (including 363 King Street West)	
102	365 King Street West	
103	367 King Street West	
104	369 King Street West	
105	370 King Street West	
106	373 King Street West (including 375 King Street West)	
107	383 King Street West (including 381 King Street West)	
108	393 King Street West (including 395 and 397 King Street West)	

#	Primary Address	Character Sub Area
109	400 King Street West (including 408 and 420 King Street West, 3 Charlotte Street)	
110	401 R King Street West	Spadina Avenue
111	415 King Street West	
112	438 King Street West (including 434, 436 and 456 King Street West, 69, 71, 73 and 75 Spadina Avenue)	
113	464 King Street West	
114	478 King Street West (including 476 and 480 King Street West)	
115	499 King Street West (including 499 A King Street West)	
116	533 King Street West	
117	539 King Street West	
118	540 King Street West	
119	548 King Street West	
120	555 King Street West	
121	560 King Street West	
122	577 King Street West	
123	587 King Street West (including 68 Portland Street)	
124	589 King Street West	
125	595 King Street West (including 601 King Street West)	
126	609 King Street West	
127	620 King Street West (including 622 King Street West)	
128	621 King Street West	
129	622A King Street West	
130	629 King Street West (including 623, 625, 627, 633 and 637 King Street West, 38 Stewart Street)	
131	636 King Street West	
132	645 King Street West	
133	650 King Street West (including 95 Bathurst Street)	
134	30 Maud Street	
135	1 Morrison Street	St. Andrew's
136	7 Morrison Street (including 9 Morrison Street)	St. Andrew's

#	Primary Address	Character Sub Area
137	10 Morrison Street (including 455 Adelaide Street West)	St. Andrew's
138	10 Nelson Street (including 30, 32, 35 and 37 Duncan Street, 36 Nelson Street)	Duncan Street
139	21 Nelson Street (including 11, 17 and 25 Nelson Street)	
140	20 Niagara Street	Wellington Place
141	30 Niagara Street	Wellington Place
142	38 Niagara Street (including 33A and B, 35A, B, C, D and E Bathurst Street)	
143	16 Oxley Street	
144	25 Oxley Street	
145	150 Pearl Street	
146	81 Peter Street	
147	87 Peter Street (including 93 Peter Street)	
148	92 Peter Street	
149	102 Peter Street (including 108 Peter Street)	
150	108 Peter Street	
151	111 Peter Street (including 281 Richmond Street West)	
152	125 Peter Street (including 117 Peter Street, 287, 287 A, 289, 289 A, 291 and 291 A Richmond Street)	
153	126 Peter Street	
154	128 Peter Street	
155	129 Peter Street (including 131 Peter Street, 342 Richmond Street West)	
156	137 Peter Street (including 139 Peter Street)	
157	50 Portland Street (including 60 Portland Street)	Wellington Place
158	66 Portland Street (including 2 Stewart Street)	
159	75 Portland Street (including 69, 71, 77 and 79 Portland Street)	
160	83 Portland Street	
161	85 Portland Street	
162	100 Portland Street	St. Andrew's
163	101 Portland Street	St. Andrew's
164	104 Portland Street	St. Andrew's

#	Primary Address	Character Sub Area
165	106 Portland Street	St. Andrew's
166	109 Portland Street	St. Andrew's
167	115 Portland Street	St. Andrew's
168	119 Portland Street	St. Andrew's
169	120 Portland Street	St. Andrew's
170	121 Portland Street	St. Andrew's
171	122 Portland Street	St. Andrew's
172	123 Portland Street	St. Andrew's
173	125 Portland Street	St. Andrew's
174	132 Portland Street	St. Andrew's
175	137 Portland Street	St. Andrew's
176	147 Portland Street	St. Andrew's
177	156 Portland Street (including 585, 589, 591, 593 and 601 Queen Street West, 568 and 572 Richmond Street West)	
178	163 Portland Street	St. Andrew's
179	199 Richmond Street West (including 181, 185, 195, 201 and 203 Richmond Street West)	Duncan Street
180	218 Richmond Street West (including 220 Richmond Street West)	
181	222 Richmond Street West	
182	224 Richmond Street West	
183	229 Richmond Street West (including 233 Richmond Street West, 76, 78 and 86 Nelson Street)	
184	230 Richmond Street West	
185	300 Richmond Street West	
186	318 Richmond Street West (including 306, 308, 310, 316, 320 and 322 Richmond Street West)	
187	330 Richmond Street West (including 324, 326, 328 and 332 Richmond Street West)	
188	388 Richmond Street West (including 380 and 400 Richmond Street West)	
189	435 Richmond Street West (including 431, 441 and 443 Richmond Street West)	
190	444 Richmond Street West	
191	445 Richmond Street West	
192	446 Richmond Street West	

#	Primary Address	Character Sub Area
193	448 Richmond Street West	
194	450 Richmond Street West	
195	451 Richmond Street West	
196	452 Richmond Street West (including 458 Richmond Street West)	
197	465 Richmond Street West	
198	471 Richmond Street West	
199	477 Richmond Street West (including 483 Richmond Street West)	St. Andrew's
200	500 Richmond Street West (including 480, 484, 486, 488, 490 494, 496 and 498 Richmond Street West)	St. Andrew's
201	520 Richmond Street West	St. Andrew's
202	525 Richmond Street West	
203	529 Richmond Street West	St. Andrew's
204	530R Richmond Street West	St. Andrew's
205	533 Richmond Street West	
206	543 Richmond Street West	
207	546 Richmond Street West	St. Andrew's
208	548 Richmond Street West	St. Andrew's
209	548 A Richmond Street West	St. Andrew's
210	550 R Richmond Street West	St. Andrew's
211	552 Richmond Street West	St. Andrew's
212	555 Richmond Street West (including 549 and 553 Richmond Street West)	St. Andrew's
213	556 Richmond Street West	St. Andrew's
214	582 Richmond Street West	
215	586 Richmond Street West	
216	589 Richmond Street West	
217	590 Richmond Street West (including 588 Richmond Street West)	
218	591 Richmond Street West	
219	592 Richmond Street West	
220	594 Richmond Street West	

#	Primary Address	Character Sub Area
221	596 Richmond Street West	
222	598 Richmond Street West	
223	604 Richmond Street West	
224	604R Richmond Street West	
225	608 Richmond Street West	
226	610 Richmond Street West	
227	612 Richmond Street West	
228	614 Richmond Street West	
229	616 Richmond Street West	
230	618 Richmond Street West	
231	116 Simcoe Street	
232	126 Simcoe Street (including 128 Simcoe Street)	
233	140 Simcoe Street (including 132, 134, 136, 138, 142, 144, 146, 148 and 150 Simcoe Street, 165, 167 and 169 Richmond Street)	
234	168 Simcoe Street (including 214 Richmond Street West)	
235	38 Spadina Avenue	Wellington Place
236	55 Spadina Avenue	Wellington Place
237	57 Spadina Avenue	Spadina Avenue
238	58 Spadina Avenue (including 60 Spadina Avenue)	Spadina Avenue
239	62 Spadina Avenue	Spadina Avenue
240	64 Spadina Avenue	Spadina Avenue
241	78 Spadina Avenue	Spadina Avenue
242	101 Spadina Avenue (including 101A Spadina Avenue)	Spadina Avenue
243	105 Spadina Avenue (including 113 Spadina Avenue)	Spadina Avenue
244	123 Spadina Avenue	Spadina Avenue
245	125 Spadina Avenue	Spadina Avenue
246	127 Spadina Avenue	Spadina Avenue
247	139A Spadina Avenue	Spadina Avenue
248	141 Spadina Avenue (including 405, 409, and 409 A Richmond Street, 143 Spadina Avenue)	Spadina Avenue

#	Primary Address	Character Sub Area
249	150 Spadina Avenue (including 426, 430, 432, 434 and 438 Richmond Street West, 146, 148, 152 and 154 Spadina Avenue)	Spadina Avenue
250	161 Spadina Avenue	Spadina Avenue
251	7 Stewart Street (including 524 Wellington Street West)	Wellington Place
252	20 Stewart Street	
253	32 Stewart Street	
254	2 Waterloo Terrace	
255	8 Waterloo Terrace	
256	378 Wellington Street West	
257	380 Wellington Street West	Wellington Place
258	400 Wellington Street West (including 412 Wellington Street West)	Wellington Place
259	432 Wellington Street West	Wellington Place
260	456 Wellington Street West	Wellington Place
261	474 Wellington Street West	Wellington Place
262	485 Wellington Street West	Wellington Place
263	489 Wellington Street West	Wellington Place
264	496 Wellington Street West	Wellington Place
265	500 Wellington Street West	Wellington Place
266	504 Wellington Street West (including 506 Wellington Street West)	Wellington Place
267	508 Wellington Street West (including 510, 512 and 516 Wellington Street West)	Wellington Place
268	535 Wellington Street West	Wellington Place
269	8 Widmer Street	
270	11 Widmer Street (including 7 Widmer Street)	
271	21 Widmer Street (including 27 and 31 Widmer Street, 299 and 301 Adelaide Street West)	
272	30 Widmer Street (including 309 Adelaide Street West)	
273	40 Widmer Street	
274	42 Widmer Street	
275	44 Widmer Street	
276	46 Widmer Street	

#	Primary Address	Character Sub Area
277	48 Widmer Street	
278	50 Widmer Street	
279	52 Widmer Street	
280	54 Widmer Street	
281	56 Widmer Street (including 58 Widmer Street)	

Total	281
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F. Transition

This Plan does not apply to those approvals identified in Appendix “F” (the “Listed Approvals”). For clarity such Listed Approvals are inclusive of instruments that have been approved in principle, either by a decision of Council or the Ontario Land Tribunal, or successor, and of any pending or subsequent site plan applications which implement such approvals.

This Plan also does not apply to any modifications or changes to such Listed Approvals provided that such modifications or changes are substantially in accordance with the Conservation Plan related to the Listed Approval, if a Conservation Plan was required as part of the earlier application. For the purposes of this appendix, “approved in principle” shall mean an approval by City Council or the Ontario Land Tribunal, or successor, approving a proposal in principle, but does not require bills to have been adopted by Council or a final Order from the Ontario Land Tribunal, or successor.

This appendix shall not be interpreted as to exclude or exempt a property from this Plan should a new development application(s) be proposed on a property that is not substantially in accordance with such Listed Approval.

Address & Application Number	Date of Decision	File/Item Number	By-law
263-267 Adelaide Street West (12 152660 STE 20 OZ)	2017/05/24 (City Council) 2021/12/22 (OLT)	CC29.7 PL160318	105-2022(OLT)
149 – 157 Bathurst Street (16 191733 STE 20 OZ)	2021/10/01 (OLT)	PL170294	841-2021(OLT) 842-2021(OLT)
49-51 Camden Street (15 209675 STE 20 OZ)	2016/07/12 (City Council)		697-2016 698-2016
19 Duncan Street, 219-223 Adelaide Street West (15 164825 STE 20 OZ)	2018/01/22 (LPAT) 2018/07/04 (City Council)	PL160684 MM31.49	0170-2018(OMB) 0171-2018(OMB)

126, 132 and 142 John Street, 259, 261, 263 and 267 Richmond Street West and 41 to 59 Widmer Street (19 144266 STE 10 OZ)	2019/11/9-12 (City Council)	TE23.10	[BY-LAW]
260-270 King Street West and 274-322 King Street West (12 276890 STE 20 OZ)	2014/10/2 (LPAT)	PL130629	1480-2017 1481-2017
301-319 King Street West (13 144733 STE 20 OZ)	[DATE] (LPAT) 2020/02/26 (City Council)	PL171514 CC16.6	-2022(OLT) -2022(OLT)
321-333 King Street West (10 182677 STE 20 OZ)	2019/11/18 (LPAT)	PL110554	122-2020(LPAT)
400-420 King Street West (17 190839 STE 20 OZ)	2019/07/09 (City Council) 2021/10/07 (OLT)	CC9.24 PL180387	757-2021(OLT)
401-415 King Street West (10 197695 STE 20 OZ)	2017/03/01 (LPAT)	PL151158	[BY-LAW]
489-539 King Street West (16 159483 STE 20 OZ)	2019/10/04 (LPAT)	PL171227	365-2020(LPAT) 366-2020(LPAT)
540-544 King Street West & 1-7 Morrison Street (18 125163 STE 20 OZ)	2019/12/17 (City Council)	TE11.2	243-2020 244-2020
578-580 King Street West (18 225642 STE 20 OZ)	2020/10/27 (City Council) 2021/02/02 (LPAT)	TE19.7 PL190124	[BY-LAW]
582-590 King Street West, 471-473 Adelaide Street West and 115 Portland Street (17 215103 STE 20 OZ)	[DATE] (LPAT) 2020/07/28 (City Council)	PL171510 CC23.8	[BY-LAW]
647 King Street West, 58-60	2019/03/06 (LPAT)	PL170914	[BY-LAW]

Stewart Street, 663-665 King Street West, 69-73 Bathurst Street, 367-369 King Street West and 689 King Street West (16 270239 STE 20 OZ)			
150-158 Pearl Street, 15 Duncan Street (16 269407 STE 20 OZ)	2018/07/23 (City Council) 2019/01/31 (LPAT)	CC44.41 PL170831	[BY-LAW]
92 Peter Street	2017/10/11 (Committee of Adjustment)	A0683/17EY	
102-118 Peter Street and 350-354 Adelaide Street West (16 183537 STE 20 OZ)	2017/11/07 (City Council)	TE27.1 TE27.20 PL180086	1470-2017 1471-2017
120, 122-124, 128 Peter Street, 357-359 Richmond Street West (15 255425 STE 20 OZ)	2020/05/28 (City Council) 2018/07/23-30 (City Council) [DATE][OLT]	CC21.18 CC44.27 PL180086	[BY-LAW]
135-143 Portland Street (17 213544 STE 20 OZ)	2019/07/16 (City Council) 2022/01/07 (OLT)	CC9.27 PL180067	34-2022(OLT)
444-450 Richmond Street West (17 192881 STE 20 OZ)	2020/02/26 (City Council) [DATE] (LPAT)	PL171261 CC16.6	[BY-LAW]
451-457 Richmond Street West	2019/06/10(LPAT)	PL170832	[BY-LAW]
452-458, 590-598, 602 Richmond Street West and 8-18 Camden Street and 39-47 Camden Street (15 223802 STE 20 OZ)	2020/03/06(LPAT)	PL160081	[BY-LAW]

465-471 Richmond Street West and 38 Camden Street (19 182800 STE 10 OZ)	2021/03/10 (City Council) 2021/10/05(LPAT)	CC30.6 PL200082	[BY-LAW]
520 Richmond Street West (12 279689 STE 20 OZ)	2018/07/23-30 (City Council)	TE34.12	1265-2018
543-553 Richmond Street (14 267424 STE 20 OZ)	2019/09/06	PL160263	1615-2019(LPAT)
90 and 100 Simcoe Street, 130 Pearl Street, and 203, 207 and 211 Adelaide Street West (16 192792 STE 20 OZ)	[DATE] (LPAT) 2021/05/5 (City Council)	PLxxxx CC32.14	[BY-LAW]
49 Spadina Ave, 2 Clarence Square (17 122573 STE 20 OZ)	2018/07/05 (LPAT)	PL170820	[BY-LAW]
96 Spadina Avenue and 379, 383, 385 and 391 Adelaide Street West (17 275276 STE 20 OZ)	2019/10/29-30 (City Council)	TE9.9	96-2022
28-30 Widmer Street, 8-20 Widmer Street (16 118450 STE 20 OZ, 14 235297 STE 20 OZ)	2017/04/05 (LPAT) 2017/03/09, 2017/12/5, 2018/06/28 (City Council) 2018/02/12 (LPAT)	PL151191 CC26.10 CC35.7 MM43.47 PL161031	74-2019 (LPAT) 75-2019 (LPAT)
40-58 Widmer Street	2016/02/03 (City Council)	TE13.3	273-2016

(12 188716 STE 20 OZ)	2019/10/21 (Committee of Adjustment)	A0315/19TEY	
470-474 Wellington Street West (16 261191 STE 20 OZ) and 482-488 Wellington Street West (16 270154 STE 20 OZ)	2019/03/27 (City Council) 2021/06/08 (City Council) 2021/11/12 (OLT)	CC5.12 CC34.8 PL170893; PL171231	[BY-LAW]
485-489 Wellington Street West (16 114472 STE 20 OZ)	2019/02/07	PL170348	[BY-LAW]
495-517 Wellington Street West, 31 Portland Street, 510 Front Street (17 256142 STE 20 OZ)	2018/07/23 (City Council)	TE34.13	592-2019 593-2019
504 Wellington Street West (16 270147 STE 20 OZ)	2019/07/16 (City Council) 2019/08/13 (LPAT)	CC9.26 PL171178	[BY-LAW]