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## Historic Yonge Street Heritage Conservation District Plan

For City of Toronto, City Planning

Heritage Planning Preservation Services

Prepared by DIALOG,

in association with Philip Goldsmith, Carl Bray, and Archaeological Services Inc.

This HCD Plan was prepared by DIALOG in association with Philip Goldsmith, Archaeological Services Inc., and Carl Bray, for Heritage [Planning Preservation Services](#) at the City of Toronto.

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#### Maps

The maps presented in this [Plan](#), although reasonable accurate, are intended for illustrative purposes. Maps which require precise boundaries, such the HCD boundary, will be provided by the City of Toronto as an attachment to the by-law adopting this HCD Plan.

## ACKNOWLEDGMENTS

The Historic Yonge Street area was nominated to be studied as a potential Heritage Conservation District (HCD) by the Bay Cloverhill Community Association and the Church Wellesley Neighbourhood Association. The formal HCD Study & Plan process leading to this report was initiated by the City of Toronto's Heritage ~~Planning~~ Preservation Services. Throughout the HCD Study & Plan process, community members provided input and comments. These contributions were important to capturing the character of Historic Yonge Street. A number of volunteers became further involved by assisting with the built form and landscape survey required as part of the HCD Study. We are extremely grateful for this participation. In addition, we would also like to thank the other community representatives who provided their contribution through public meetings and stakeholder interviews, which include: City Park Co-op, The Greater Yorkville Residents' Association, Canadian Lesbian and Gay Archives, Downtown Yonge BIA, Church Wellesley BIA, Bloor Yorkville BIA, Buddies in Bad Times Theatre, Panasonic Theatre, Cat's Cradle Boutique, Northbound Leather, Morningstar Trading, Heritage Toronto, The Architectural Conservancy of Ontario, and The Toronto Historical Association.

Thank you!

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# PREFACE & READER'S GUIDE

## Preface

Yonge Street is one of Canada's great streets. Over the past ~~231~~<sup>25</sup> years of its history, Yonge Street has played a vital role as a key regional route for settlement, commerce and travel, as a locally important commercial Main Street for adjacent residential areas, and as a national magnet and hub of artistic and cultural activity. Some of Toronto's most storied moments have happened on Yonge Street and today the area is still regarded as the street of choice for Toronto's parades, demonstrations and spontaneous celebrations.

The section of Yonge Street between College Street and Bloor Street shares the route's dynamic history but has generally been occupied by independent businesses, government services, professional and fraternal organizations and cultural/entertainment venues. Over the past few years, Yonge Street's desirability as a destination address has attracted interest and investment in other kinds of development along the corridor. As Toronto continues to grow and evolve, it is imperative that the City bring forward policies that retain what has made Yonge Street historically great into the future.

A Heritage Conservation District (HCD) is a ~~valuable regulatory planning~~ tool that municipalities can use to manage and guide change in historically important areas. HCDs are designated under Part V of the ~~Ontario Heritage Act~~ ~~Ontario Heritage Act~~ and an HCD Plan contains ~~policies~~ ~~policies~~ and ~~guidelines~~ ~~guidelines~~ that are designed to ~~conserve~~ ~~conserve~~ the district's unique ~~cultural heritage values~~ ~~cultural heritage values~~ and resources. HCD plans are created based on a thorough understanding of the district's history, its significance, its heritage character and the ~~heritage~~ ~~attributes~~ ~~attributes~~ that collectively express that character.

While an HCD Plan provides a ~~regulatory planning~~ framework for managing change ~~and growth~~, it can also serve as a common reference point for community members, property owners, developers, entrepreneurs, elected representatives and City staff. In this way, heritage ~~conservation~~ ~~conservation~~ can act as a both foundation and catalyst for sympathetic social, economic and cultural strategies; strategies that will ~~conserve~~ ~~conserve~~ Yonge Street's existing heritage character and encourage its continued evolution and vitality.

*"Urban heritage is of vital importance for our cities – now and in the future. Tangible and intangible urban heritage are sources of social cohesion, factors of diversity and drivers of creativity, innovation and urban regeneration – we must do more to harness this power."*

*- Irina Bokova, Director-General of UNESCO at the World Urban Forum (Naples, 2012)*

*"The key to understanding and managing any historic urban environment is the recognition that the city is not a static monument or group of buildings, but subject to dynamic forces in the economic, social and cultural spheres that shaped it and keep shaping it."*

*Same as above*

*- New life for historic cities (UNESCO booklet, 2013)*

## Reader's Guide

The Historic Yonge Street Heritage Conservation District Plan (the This Plan) outlines the conservation objectives for Historic Yonge HCD (HYHCD or the District) and includes policies and guidelines to meet those objectives. It should be used to understand the District's cultural heritage value, and the policies to conserve it. Property owners should consult this Plan when planning repair work, alterations, additions, or new development on their property. Community members may consult this Plan to understand the policy context that applies to HYHCD and the regulations in place to conserve its heritage resources.

The policies and guidelines are organized into four sections: Contributing Properties (section 5.0), Non-Contributing Properties (section 6.0), Landscapes Public Realm (section 7.0), and Archaeology (section 8.0). Appendix B and C, respectively, include Statement of Contribution and schedules of contributing and Non-Contributing Properties that determine whether section 5.0 or 6.0 apply. Depending on the type of work being considered, and the location of a property, section 7.0 and 8.0 may also apply. Note that all properties within District HYHCD are designated under Part V of the Ontario Heritage Act and this Plan applies to all properties within its boundary.

The front end of this Plan (sections 1.0, 2.0, 3.0, 4.0) provides background information that will provide readers with an understanding of the project process, the policy context the Plan operates within, and a description of the District's cultural heritage value and its conservation objectives. Section 9.0 includes information on implementing the Plan, including applying for a heritage permit and incentives for conservation.

This Plan operates in conjunction with the City of Toronto Official Plan (the OP) that gives further direction on the management and conservation of heritage resources.

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



## 1.0 Introduction

### 1.1 HCD Project Overview

Heritage Conservation Districts (HCDs) are designated under Part V of the *Ontario Heritage Act* for the purpose of ~~conserving~~ conserving, protecting, and enhancing the ~~integrity~~ integrity of resources within the HCD and the ~~cultural heritage value~~ cultural heritage value they carry. An HCD provides a framework to ~~conserve~~ conserve the ~~cultural heritage value and heritage attributes~~ character of a district as defined by its historical context, architecture, streets, landscape, and other physical and visual features.

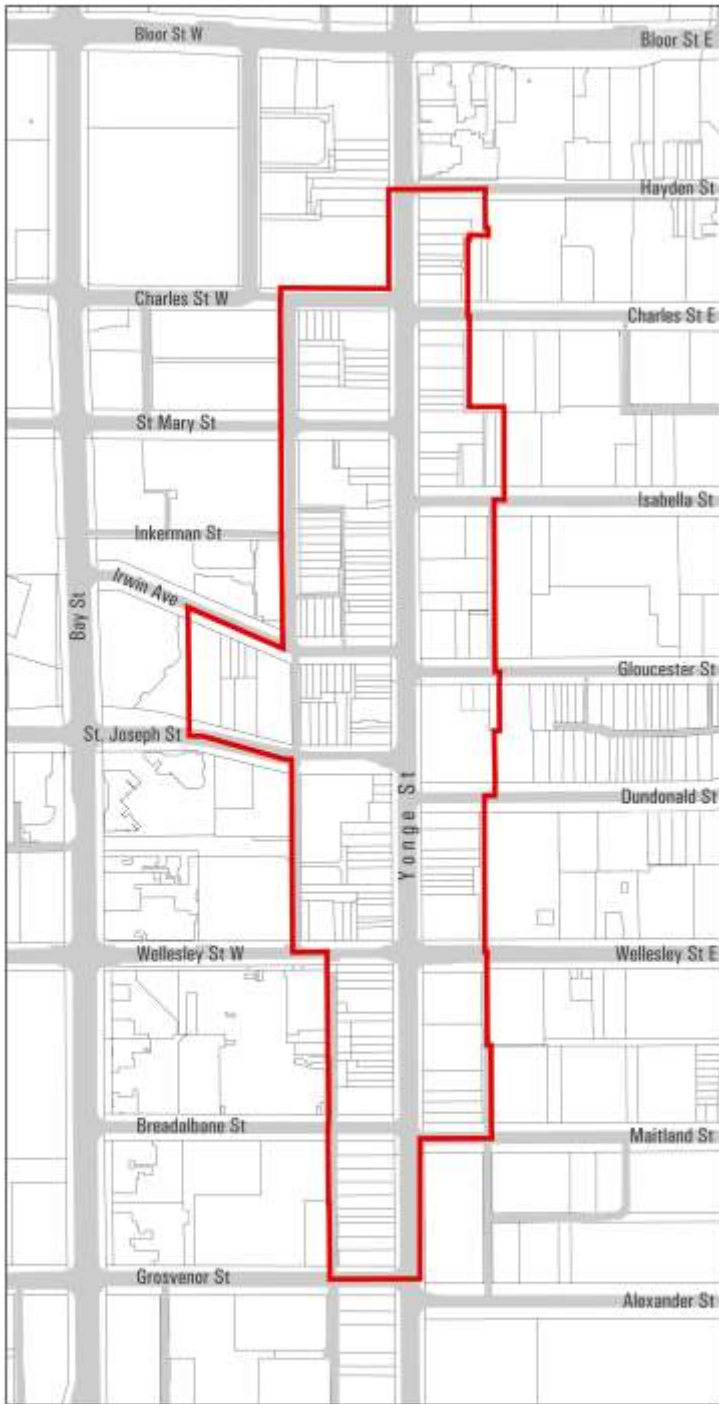
Historic Yonge Street was nominated to be studied as a potential HCD by the Bay Cloverhill Community Association and the Church Wellesley Neighbourhood Association. The Historic Yonge Street HCD Study was authorized at the August 16, 2012 meeting of City Council. As part of this motion, Council also authorized the use of funds to complete the phase of work to develop a plan if the study determined that designation as an HCD was appropriate. The Sstudy Aarea was subsequently identified as a high priority HCD study area on October 2, 2012, as a result of approved prioritization criteria.

DIALOG was the lead consultant firm retained for the HCD Study and Plan. As part of the team, Philip Goldsmith, Heritage Architect, provided architectural and ~~conservation~~ conservation expertise; Archaeological Services Inc. studied archaeology, history, and landscapes; and Carl Bray contributed his knowledge of heritage planning.

The HCD Study and Plan were undertaken in keeping with the City of Toronto's *Heritage Conservation Districts in Toronto: Procedure, Policies, and Terms of Reference*. That document expands upon the requirements for designating an HCD under the *Ontario Heritage Act*. It outlines detailed steps for the Study and Plan phases of an HCD designation process and informs the structure and contents of this Plan.

#### 1.1.1 The HCD Study Area

The area approved for HCD Study study included all properties fronting onto Yonge Street between the south side of Davenport Road/Church Street and the north side of College/Carlton Street. In addition, it included predominantly residential properties in the area referred to as St. Nicholas Village, which generally lies between Wellesley Street to the south, St. Mary Street to the north, and ending at the western edge of the HCD Sstudy Aarea.



Historic Yonge Street HCD  
Boundary Area

 HCD Boundary



Not to Scale

Date Exported: 03/04/2023 11:00 AM

HYHCD Boundary & Study Area Boundary

### 1.1.2 HCD Study Process

The HCD Study process consisted of three main components: researching the thematic history and evolution of the Study Area; surveying the built form and landscape within the Study Area; and, analyzing the Study Area to identify and understand its ~~cultural heritage value~~ cultural heritage value and ~~heritage attributes~~ heritage attributes.

#### Built Form & Landscape Survey

The built form and landscape survey is a requirement of the HCD Study as set out by section 40. (1) of the Ontario Heritage Act~~Ontario Heritage Act~~. It is a non-evaluative record used to collect information about the history and physical characteristics of the Study Area. The information gathered during the survey informed the analysis of the Study Area and its character.

Community volunteers assisted with completing the survey under the direction of the project team. All of the survey results went through an internal vetting process by the consultant team, and additional research was completed as necessary.

In total, 255 properties and 2 parks were documented and researched for a total of 257 survey forms.

#### Community Consultation

Several public engagement events were held over the course of the HCD Study. In addition to the engagement events, the consultant team presented the findings of the HCD Study to the Toronto Preservation Board on July 28, 2015. During the meeting, several community members made verbal deputations and written submissions were also made. The Toronto Preservation Board endorsed the recommendations of the HCD Study to proceed with an HCD Plan for Historic Yonge Street within a revised boundary.

### 1.2 HCD Plan Process

The Plan ~~enhances complements~~ the existing ~~policy policy~~ framework that applies to the Historic Yonge Street Heritage Conservation District (HYHCD ~~or the District~~), ~~while by~~ specifically addressing the ~~conservation conservation~~ of its ~~heritage attributes and cultural heritage value~~ cultural heritage value and heritage attributes. The Plan aims to manage ~~growth and~~ change and guiding future development in a manner that will ~~conserve, maintain maintain~~ and enhance the ~~DistrictHYHCD's~~ cultural heritage value and heritage attributes character.

~~Developing the Plan process~~ Plan development consisted of: refining the Statement of Cultural Heritage Value and Heritage Attributes for the District ~~HYHCD~~ (section 3.0); identifying the properties that contribute to ~~the District's cultural heritage value and heritage attributes~~ its character (section 4.0); and, preparing ~~policies policies~~ and guidelines guidelines to ~~conserve conserve~~ the identified cultural heritage value and heritage attributes character.

#### 1.2.1 Community Consultation

As the Plan was being prepared there were several opportunities for the general public and stakeholders to engage with the project process and understand and provide comment on the structure and substance of the Plan.

## **Public Open House**

A Public Open House was held on October 14, 2015. It was advertised by way of a mail-out to all addresses within the proposed HCD boundary. Notice of the meeting was also provided through community and ratepayers groups actively involved in the HCD Study~~project area~~ and process. In all, over 60 people attended. Participants were provided with an update on the structure of the Plan and its draft policy~~policy~~ direction, and a schedule of contributing~~contributing~~ and non-contributing properties~~non-contributing properties~~ was presented for comment.

## **Stakeholder Interviews**

In November and December of 2015 a series of focused stakeholder interviews were completed with interested parties. This included area residents, representatives from community groups, land\_owners, developers, consultants working on projects in the Study Area~~area~~ and business owners. During the interviews participants were given more detail about the draft policies~~policies~~ proposed for the Plan. This was followed by a conversation about participant's interests and concerns as they relate to the Plan. The interviews were an opportunity for the project team to better understand the perspective of stakeholders, and for stakeholders to inform the policy~~policy~~ direction of the Plan.

*Public Meeting #2 HCD Study Phase*

*Councillor Wong-Tam addressing participants at Public Meeting #2*

*Workshop session*

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## 2.0 Policy and Legislative Framework

### 2.1 Heritage and Planning Policy

This section provides an overview of the legislation and ~~policies~~ ~~conservation~~ that govern the ~~conservation~~ of ~~heritage resources~~ within Ontario and Toronto. They include, but are not limited to:

- *Ontario Heritage Act*
- *Planning Act*
- *Provincial Policy Statement*
- *Growth Plan for the Greater Golden Horseshoe*
- *City of Toronto Official Plan*
- *City of Toronto Site and Area Specific Policy 382*

This section also provides an overview, without limitation, of the land-use planning objectives of those documents that speak to both heritage ~~conservation~~ and land-use planning matters.

This section does not aim to be exhaustive in its summary of these documents, rather it highlights the ~~policies~~ and ~~guidelines~~ that are relevant for the Plan. The entirety of each document has also been considered.

#### 2.1.1 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) is the key provincial legislation that enables municipalities to ~~conserve~~, protect, and manage heritage properties and areas. Part IV ~~of the OHA~~ enables a municipality to designate individual properties that are of ~~cultural heritage value~~ and Part V ~~of the OHA~~ enables a municipality to designate groups of properties or landscapes that demonstrate ~~cultural heritage value~~. Within the revised boundary for the HCD as endorsed by the Toronto Preservation Board there are 120 properties<sup>1</sup> that are either listed on the City of Toronto's Heritage Register or designated by the City of Toronto under Part IV of the OHA. Currently the City of Toronto has designated 2324 Heritage Conservation Districts under Part V within the city as a whole.

Part V of the OHA enables a municipality to designate by by-law all, or any part of, a municipality as an HCD (section 41-(1)). The OHA enables municipalities to study an area for the purposes of designating it as an HCD (section 40-(1)). The OHA also enables a municipality to formally designate an area of the municipality as an HCD study area by by-law (section 40.1(1)). Where a by-law is passed under the OHA designating an area as an HCD, a ~~p~~Plan for that area is also required (section 41.1(1)).

The OHA states that where an HCD ~~p~~Plan is in effect, by-laws shall not be passed by the municipality for any purpose that is contrary to the objectives set out in the HCD ~~p~~Plan and that public works undertaken by the municipality ~~shall~~ ~~must~~ also not be ~~contrary~~ ~~contradictory~~ to the objectives of the HCD ~~p~~Plan (section 41.2(1)). In the event of a conflict between an HCD ~~p~~Plan and a municipal by-law the HCD ~~p~~Plan prevails to the extent of the conflict.

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<sup>1</sup> [Statistics are based on mapping conducted at the time of the creation of the HCD Plan \(January 2016\) and do not necessarily reflect additions to the Heritage Register or changes to the boundary made since 2016.](#)

## 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 can be accessed at the following link:

[Ontario Heritage Tool Kit \(gov.on.ca\)](http://gov.on.ca)

### **2.1.2 Planning Act**

The *Planning Act* (the Act Ontario) governs land-use planning activity in Ontario. It states that the “conservation ~~conservation~~ of features of significant significant architectural, cultural, historical, archaeological or scientific interest” is a matter of provincial interest and that the Minister, the council of a municipality, a local board, a planning board and the Ontario Municipal Board in carrying out their responsibilities under the Act shall have regard for that interest (section 2 (d)) as well as other matters of provincial interest.

Further, the *Planning Act* allows the province to issue policy statements elaborating on areas of provincial interest.

### **2.1.3 Provincial Policy Statement**

The Provincial Policy Statement (PPS, 2014) is issued under the authority of section 3 of the Planning Act and came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. relating to municipal planning that are of provincial interest (section 3(1), Planning Act). It states that decisions decisions of, amongst others, the council of a municipality, comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or of the Crown and a ministry, board, commission or agency of the government, including the Ontario Municipal Board, in exercising any authority that affects a planning matter, shall be consistent with the PPS policy statements in effect on the date of the decision and shall conform with provincial plans in effect on that date. It states in Part IV, Vision for Ontario's Land Use Planning System, that amongst other matters, the Province's cultural heritage and archaeological resources provide important environmental, economic and social benefits and that the wise use and management of these resources over the long term is a key provincial interest. The PPS is intended to be read in its entirety.

### **Cultural Heritage Landscapes**

Section Policy 2.0 of the PPS provides policy direction on the wise use and management of resources in the province. This includes cultural heritage and archaeology; section Policy 2.6.1 of the PPS states that “Significant Significant built heritage resources heritage resources and significant significant cultural heritage landscapes cultural heritage landscapes shall be conserved conserved.”

## Archaeological Resources

The PPS also provides direction on the conservation of archaeological resources. Section Policy 2.6.2 states that “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.”

## Development Adjacent to Heritage Properties

The PPS Policy 2.6.3 directs that planning authorities shall not permit development and site alteration on adjacent lands adjacent to protected heritage properties unless the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes values of the adjacent protected heritage property will be conserved.

### 2.1.4 Growth Plan for the Greater Golden Horseshoe

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan, 2006) was prepared under the Places to Grow Act (2005). It is a framework for implementing the province’s vision for building stronger, prosperous communities by better growth management growth in this region through to 2031. It addresses a range of issues related to transportation, infrastructure planning, land-use planning, urban form, housing, and natural heritage and resource protection. In addition, the Growth Plan identifies intensification areas and growth centres that dictate where the region’s growing population should be housed through increased population density.

According to the Growth Plan, a significant portion of population growth in the region is to be directed to already built-up areas in order to make use of existing infrastructure. The District, being within the general vicinity of downtown Toronto is part of the built-up area (policy 2.2.2.1).

Downtown Toronto is also identified as a growth centre (schedule 4). Urban growth centres are intended to receive and accommodate a significant share of population and employment growth (policy 2.2.4.4). The Growth Plan also contains gross density targets for urban growth centres (policy 2.2.2.5).

The lands within the District are located within the Downtown Toronto Urban Growth Centre and are located within six proposed "major transit station areas" (MTSAs).

The Growth Plan provides clear direction on heritage matters in Policy 4.2.7 (1) stating 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 OP policies and other strategies for the identification, wise use and management of cultural heritage resources.

The Growth Plan also recognizes the importance of natural, built, and cultural heritage to the economic prosperity and quality of life in the province. Policy 4.2.4 contains a number of policies that direct municipalities to develop and implement

policies that will encourage the conservation of natural, built, and cultural resources. Policy 4.2.4.1(e) specifically directs municipalities to develop and implement official plan policies and other strategies in support of the conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified.

### 2.1.5 City of Toronto Official Plan

The *City of Toronto Official Plan* (OP) through its growth strategy and land-use designations supports and complements the PPS and the Growth Plan. It provides a comprehensive policy framework to direct and manage physical, social, and economic change. The OP encourages population and employment growth, recognizing that directing growth to appropriate areas is critical to Toronto's future. Chapter Two sets out the growth management strategy to guide re-urbanization and direct job and population growth to certain growth areas including the Downtown and Central Waterfront, the Centres, the Avenues and Employment Districts. It also indicates that the District HYHCD is within Toronto's Downtown and that although tall buildings are permitted in downtown, they're not appropriate in all areas of downtown. The OP also sets out a policy framework that ensures the city will meet its population and employment targets by directing growth to the city's priority growth areas while still protecting the city's stable areas.

Section 3.1.56 of the OP (3.1.5, Heritage Conservation) outlines a general approach to conserving conserving-heritage resources heritage resources in the city, as well as specific steps, such as: raising awareness of heritage- conservation conservation; providing incentives for- conservation conservation; conserving conserving landscapes and- archaeological resources archaeological resources; and, identifying and designating heritage conservation districts. The OP policies on conserving conserving-heritage resources heritage resources were updated during the project process by Official Plan Amendment 199 (OPA 199) which was adopted in 2013, and came into force in 2015.

As part of the general approach to heritage- conservation conservation, the OP refers to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (as adopted by Council), noting that new construction and maintenance of heritage resources heritage resources shall must be consistent with that document.

### 2.1.6. The Downtown Plan (Official Plan Amendment No. 406)

The approved and in-force Downtown Plan (OPA 406) 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. OPA 406 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 OPA 406 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."



## **2.1.76 City of Toronto Official Plan, Site and Area Specific Policy 382 (Official Plan Amendment No. 183)**

The need for Site and Area Specific Policy No. 382 (SASP 382), Official Plan Amendment No. 183 (OPA 183), was determined through the North Downtown Yonge Planning Framework ~~North Downtown Yonge Planning Framework~~ (NDYPF) study ~~process~~ (see section 2.1.11 of this Plan), which recognized that this study area did not have a clear and specific policy vision to address emerging issues related to increased development pressure. SASP 382 provides a planning framework for new development within an area generally bounded by Charles Street to the north, Church Street to the east, College/Carlton Street to the south, and Bay Street to the west.

SASP 382 (OPA 183) contains policies for the NDYPF study area that are intended to provide protection for stable areas and heritage properties, while also shaping development where growth and intensification is considered appropriate. SASP 382 provides area-wide policies to this effect, and it also provides policies specific to certain Character Areas. ~~Portions of SASP 382 are in force, however other portions are subject to general and/or site specific appeals. Amongst other matters, the heritage related policies and certain character area related policies of SASP 382 are under appeal to the Ontario Municipal Board.~~ OPA 183 was adopted approved by City Council in 2013 and was appealed to the Ontario Municipal Board. The appeals related to the general application of OPA 183, as opposed with the exception of heritage policies, policies related to the Yonge Street Character Area and to site specific appeals, were dealt with through the Ontario Land Tribunal (OLT or Tribunal, formerly Ontario Municipal Board (OMB)) hearings known as phase 1 and resulted in an OMB decision and order issued August 25, 2017. The decision brought much of OPA 183 into effect. Section 9.3.1 of this Plan describes zoning by-law and policy changes related to SASP 382 (OPA 183).

[Note: this map will be updated to reflect the most recently circulated revisions to the District Boundary]  
Character Area Map from SASP 382, approximate District boundary in blue

## **2.1.87 Heritage Conservation Districts in Toronto: Procedures, Policies, and Terms of Reference**

*Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference (HCDs in Toronto 2012)* was adopted by Toronto City Council in March 2012. It was developed by the City in order to reflect changes to the OHA and to provide ensure a consist approach for-ency in the studying and planning of HCDs in -the city Toronto. Its pPolicies -of HCDs in Toronto have guided the HCD Sstudy process and preparation of this Plan, in conformity with the Ontario Heritage Act.

## **2.1.98 Standards and Guidelines for the Conservation of Historic Places in Canada**

This Plan has been developed to apply the general methodology and conservation ~~conservation~~ approach adopted by the *Standards and Guidelines for the Conservation of Historic Places in Canada*, ~~(2010)~~ (Standards and Guidelines). This document was developed by Parks Canada through the Historic Places Initiative. Standards and Guidelines is the benchmark for recommending conservation treatments and approaches. Toronto City Council ~~has~~ adopted the Standards and Guidelines document in 2008 as the officiala framework for the planning, stewardship and conservation-conservation of heritage resourcesheritage resources- within the City.- T and the OP-Official Plan- references the Standards and

Guidelines as a key guidance document, requiring that properties on the City's Heritage Register be conserved ~~conserved and maintained~~ consistent with ~~these the Standards and Guidelines~~ Standards and Guidelines, as revised from time to time and as adopted by Council. 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..."

### **2.1.109 Tall Building Design Guidelines, 2013**

The *Tall Buildings Design Guidelines, 2013* (~~Tall Buildings Guidelines 2013~~) provide a vision statement for downtown tall buildings and design directives that pertain to the height, massing, typology, base and ~~public realm~~ public realm interaction, and appropriate location of tall buildings. The ~~Tall Buildings Guidelines~~ guidelines also recognize the value of built cultural ~~heritage resources~~ heritage resources and require that ~~new development~~ new development ~~conserve~~ conserve the ~~integrity~~ integrity of their ~~cultural heritage value~~ cultural heritage value and ~~heritage attributes~~ attributes. Although not all properties with ~~heritage resources~~ heritage resources can accommodate tall buildings, where appropriate, the ~~conservation~~ conservation of ~~heritage resources~~ heritage resources should inform the scale and massing of redevelopment.

Section 1.6 of the ~~Tall Buildings Guidelines~~ guidelines provides specific direction to tall building development in relation to heritage properties and HCDs. It requires that the three-dimensional form of a ~~heritage resource~~ heritage resource be ~~conserved~~ conserved and that the retention of façades alone is not sufficient. Further, ~~base buildings~~ base buildings should be designed to respect the scale and massing of ~~adjacent~~ adjacent built- ~~heritage resources~~ heritage resources.

### **2.1.110 North Downtown Yonge Urban Design Guidelines, 2013**

The *North Downtown Yonge Urban Design Guidelines* (~~North Downtown Yonge Guidelines~~) emerged out of the *North Downtown Yonge Planning Framework* study ~~process~~. ~~They~~ It complements ~~complements~~ the policies in SASP 382 (described in section 2.1.76).

#### **Yonge Street**

A large portion of the study area falls within the Yonge Street Character Area described in the- *North Downtown Yonge Guidelines* ~~guidelines~~. ~~They~~ The guidelines recognize the heritage buildings along Yonge Street as important pieces of the identity of the Character Area and repeatedly note that heritage buildings and properties are to be- ~~conserved~~ conserved, and that any adverse impacts of ~~new development~~ new development or redevelopment will be mitigated.

The- ~~North Downtown Yonge Guidelines~~ guidelines also note the importance of Yonge Street as a tourist destination and as Toronto's main street. ~~They~~ It recognizes that Yonge Street is not just a priority retail street, but that it is a major cultural and civic corridor.

### 2.1.11 Zoning By-Law 438-86 & 569-2013

The harmonized zoning by-law “569-2013” was enacted by Toronto City Council on May 9, 2013. Following ~~has been passed by Council, and appealed~~ to the Ontario ~~Land Municipal Board~~ Tribunal (OLT or the Tribunal), the Tribunal has issued decisions that amend and/or bring the majority of by-law 569-2013 into force and effect as of the date of writing. 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 assess.~~ Portions of the District ~~HYHCD are~~ still also governed under the former City of Toronto zoning by-law “438-86”.

~~Under zoning by-law 569-2013, t~~The District is generally zoned Commercial Residential (CR) ~~as a mixed-use area except~~ for parts of the St. Nicholas Village ~~character sub-area~~ Character Area which are zoned Residential (R). ~~A review of the existing zoning applied across HYHCD’s boundary identified three zones and a number of variations within each.~~ There are also several properties within HYHCD that are subject to site-specific zoning.

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## 3.0 District Significance and Statement of Objectives

### 3.1 Statement of Cultural Heritage Value

#### Description of Historic Place

Historic Yonge Street Heritage Conservation District (HYHCD) is a distinct mixed-use neighbourhood located in downtown Toronto. It runs north-south for approximately seven~~nine~~ city blocks around a portion of Yonge Street and serves important civic and commercial functions in the city. It includes St. Nicholas Village, a historic residential area associated with Yonge Street, and portions of a historic network of service laneways. The District HYHCD contains a cohesive grouping of built heritage resources ~~heritage resources~~ that provide a distinct sense of place and represent Toronto's early and mid-century architectural vernacular.

The boundary limits run along property lines and include the full right-of-way of Yonge Street in front of any property within the boundary. The District HYHCD's northern boundary is the full right-of-way of Charles Street West south of Bloor Street at 76480 Yonge Street on the west side of Yonge Street, and the centre line of Hayden Street on the east side of Yonge Street. The centre line of Grosvenor Street on the west side of Yonge Street and Maitland Street on the east side of Yonge Street College/Carlton Streets mark the southern boundary. Its western and eastern boundaries generally run parallel to Yonge Street along a historic network of service laneways, except along its western edge where it includes St. Nicholas Street and parts of St. Joseph Street and Irwin Avenue — an area referred to as St. Nicholas Village. The full right-of-way of public laneways have been included within the boundary, as has the full right-of-way of St. Nicholas Street.

#### Statement of Cultural Heritage Value

HYHCD-The District started to develop in 1860 as a pastoral landscape of large private estates that were gradually subdivided and sold-off, laying the foundation for a densely developed urban neighbourhood. Development in the area was encouraged by Yonge Street itself, which was planned as a key transportation route by Lt. Governor John Graves Simcoe.

Yonge Street's importance as a transportation route was reinforced by successive waves of transportation investment that culminated in the construction of Canada's first subway line, which opened in 1954 and runs beneath the District HYHCD. Public investment in transportation helped to ensure a constant flow of people through the neighbourhood, and the District HYHCD evolved as a commercial main street that served neighbouring residential areas and commuters who passed through it.

The District HYHCD is valued for its commercial main street character which is expressed, in part, by mixed-use and commercial buildings that housed the services, amenities, and employment opportunities to support daily life in neighbouring residential areas. St. Nicholas Village, and the residential buildings within it, reflects this historic relationship and reinforces the District HYHCD's sense of place.

Historical development of Yonge Street in the early 20th century added entertainment venues to its role as a commercial destination. The former His Majesty's Theatre at 780 Yonge Street, for instance, later became a dance studio and drama school for the emerging Canadian ballet and theatre scene, from the post-war period until the 1960s.

Once the subway opened in 1954, building technology and development patterns changed. This change is reflected in the scale of many modern buildings surrounding ~~the District HYHCD~~. Buildings that contribute to ~~the District HYHCD's character~~ *cultural heritage value* share certain characteristics in terms of their scale, height, orientation, and frontage width. They display a range of architectural styles that are appropriate to the time they were built. The historic network of laneways also contribute to ~~the cultural heritage value of the District HYHCD's character~~ and are a valued element of its landscape. Together, these buildings, and the laneways that connect them, give ~~the District HYHCD~~ the feeling of being an enclave within Toronto's downtown. Approximately 90% of its buildings were built between 1860 and 1954, a period of significance when ~~the District HYHCD's~~ commercial main street character was established and flourished.

During this period Yonge Street also developed an important civic purpose within Toronto, coming to serve as its Main Street, a role which is evidenced by the numerous parades, demonstrations, and spontaneous celebrations and gatherings that have taken place along the strip. These events, many of which are annual and ongoing, are associated with ~~the District HYHCD~~ for having passed through it. The civic importance of Yonge Street is recognized as an important component of ~~the District HYHCD's~~ *cultural heritage value character*, but one that is primarily associative, and not material, in nature.

As ~~the District HYHCD~~ and the area around it developed, it attracted a number of important fraternal and professional organizations, including: the Masons (601-613 Yonge Street); the Oddfellows' fraternal organization (450 Yonge Street); and, the Canadian Order of Foresters (22 College Street). A number of buildings in ~~the District HYHCD~~ are also associated with important architects, including: Samuel G. Curry, Richard Ough, Mathers & Haldenby, Wickson & Gregg, George Gouinlock, Dick & Wickson, J. Gibbs Morton, and E.J. Lennox.

### 3.2 District Heritage Attributes

The ~~cultural heritage value~~ ~~cultural heritage value~~ of the District ~~HYHCD~~ is expressed by the following ~~heritage attributes~~ ~~heritage attributes~~ that collectively derive from ~~contributing properties~~ within the District:

- The ~~scale~~ ~~height~~ of buildings in the District, which typically range between 2-4 storeys
- The three-dimensional character of buildings, as articulated by their height, massing, and frontage width, which varies between ~~character sub-areas~~ ~~character areas~~
- ~~Small setbacks, from the front lot line, of buildings within St. Nicholas Village character sub-area have small setbacks from the front lot line, which create~~ing small front yards that contribute to a more open residential character
- ~~Consistent streetwall resulting from buildings fronting onto Yonge Street and College/ Carlton Street are typically built to the lot line, without setbacks setbacks, which creates a consistent streetwall~~
- The fine grain of narrow ~~property building~~ frontages, generally between 3-7 metres, at regular intervals along Yonge Street, and along some side streets intersecting with Yonge Street
- ~~The fine-grained vertical rhythm of narrow storefronts along the consistent streetscape; frontages of larger historic buildings that are divided into bays, maintaining maintaining the predominant rhythm of narrow storefronts and giving the appearance of more buildings~~
- Recessed entrance doorways, which in some cases include flanking showcase windows
- Building façades that are generally constructed with brick, stone, and wood detailing
- Building façades that display a variety of architectural details and features including, but not limited to cornices, entablatures, pilasters, soffits, punched windows, and their surrounds
- High-quality design and craftsmanship exhibited in ~~contributing contributing properties resources~~
- The higher percentage of glazing on ground floor façades along Yonge Street, relative to upper floors, that demarcates a retail use at-grade and residential and/or commercial uses in upper floors
- The consistent percentage of glazing between ground and upper floors on residential buildings, showing a consistent use and function between ground and upper floors
- Mixed-use and commercial buildings that typically have flat roofs, or roofs sloped towards the street that the building fronts onto
- House-form buildings typically have sloped roofs, which includes a combination of roofs sloped towards the street, and roofs sloped parallel to the street in the case of a dormer or central gable
- House-form buildings that display a range of architectural styles, most commonly: Gothic Revival, Second Empire, and Queen Anne
- Apartment-form buildings within St. Nicholas Village ~~character sub-area~~ that display Art Deco and Edwardian ~~a~~Architectural styles
- Mixed-use and commercial buildings that display a range of architectural styles, most commonly: Georgian, Italianate, Romanesque, and Second Empire

- Warehouses and commercial buildings fronting onto service laneways and side streets, such as those along St. Nicholas Street and Gloucester Lane
- Views toward prominent buildings, ~~such within the District as identified in this Plan the Firehall Clock Tower (484 Yonge Street), the Mason's Hall (601- 613 Yonge Street), Postal Station F (675 Yonge Street), Oddfellows Hall (450 Yonge Street), and College Park (444 Yonge Street)~~
- Narrow public laneways that support commercial operations along Yonge Street, and are used by pedestrians as a circulation network
- The *archaeological resources* in the District as identified in this Plan
- Use, function and enjoyment of Yonge Street for the purpose of parades, demonstrations, celebrations and social gatherings

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### 3.3 Statement of Conservation Objectives

The overall objective of this Plan is to conserve, maintain, and enhance the cultural heritage value and heritage attributes of HYHCD in order to preserve these qualities for the benefit of current and future generations. The overall objectives of this Plan focuses on conserving the physical character and the function of the Historic Yonge Street HCD.

The following objectives have been developed such that the cultural heritage value and heritage attributes identified in the Statement of Cultural Heritage Value are conserved. These objectives will be the foundation for policies governing heritage conservation measures within HYHCD's boundary. Although the following objectives are numbered, this does not indicate, nor should it be taken to imply, a hierarchy of importance.

The overall objective of the Historic Yonge Street HCD Plan is the protection, *conservation* and management of its *heritage attributes* and *contributing properties* so that the District's *cultural heritage value* is protected in the long-term. The *cultural heritage value* of the District consists of its historic, associative, contextual, design/physical, social and community values. The *heritage attributes* of the District include its built form, *streetscape*, function, *public realm*, and *archaeological resources*.

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

1. ~~Conserve, maintain~~ Conserve, maintain, and enhance the *cultural heritage value* character of the District HYHCD as expressed through its *heritage attributes*, *contributing properties*, *character sub-areas*, *public realm*, and *archaeological resources* and cultural heritage value.
2. Ensure that ~~new development~~ new development and additions ~~conserve, maintain and enhance~~ conserves the *cultural heritage value* of heritage character of the District HYHCD and maintains and enhances its cultural heritage value and ~~do does~~ not detract from it.
3. ~~Conserve, maintain~~ Maintain and enhance the *heritage attributes* heritage attributes of those resources that contribute to the *cultural heritage value* cultural heritage value of the District HYHCD.
4. Prevent the ~~removal~~ removal and ~~demolition~~ demolition of resources, features, and *heritage attributes* attributes that contribute to the District HYHCD's *cultural heritage value* cultural heritage value.
5. ~~Prevent alterations that diminish HYHCD's cultural heritage value.~~
- 6.5. Ensure that any ~~alterations~~ alteration, including adaptive reuse, ~~are is~~ *compatible* compatible with the District HYHCD's *cultural heritage value* cultural heritage value.
7. ~~Ensure that new development maintains and enhances HYHCD's cultural heritage value and does not detract from it.~~
8. ~~Ensure infill and new development is appropriately scaled.~~
- 10.6. Encourage improvements to the *public realm* public realm that support the District HYHCD's ongoing use by pedestrians as a transportation corridor so that its historic role as a commercial main street and place of congregation is reinforced.



- ~~41.7. Conserve~~ the network of public laneways in the DistrictHYHCD.
- ~~42.8. Conserve~~ the historic main street character of the DistrictHYHCD, including its consistent streetwall, scale and pedestrian orientation of buildings, and support the mixed commercial, retail, or residential uses that main street character implies.
- ~~43.9. Conserve~~ the three-dimensional character and form of the DistrictHYHCD's built-heritage resources.
- ~~44.10. Conserve, maintain~~ Maintain and enhance the distinctive relationship between the residential character of St. Nicholas Village character sub-area and the commercial main street character of Historic Yonge Street and the residential character of St. Nicholas Village character sub-area and conserve their unique and distinct characters.
- ~~11. Conserve, maintain~~ Maintain and enhance the values of the -District area's in its role as a destination for civic assembly and use, such as for parades, demonstrations, and celebrations.
12. Conserve contributing properties and Part IV designated properties.
13. Conserve and protect the archaeological resources within the District.
14. Conserve views from the public realm identified in this Plan.

## 4.0 District Boundary and Resources

### 4.1 District Boundary

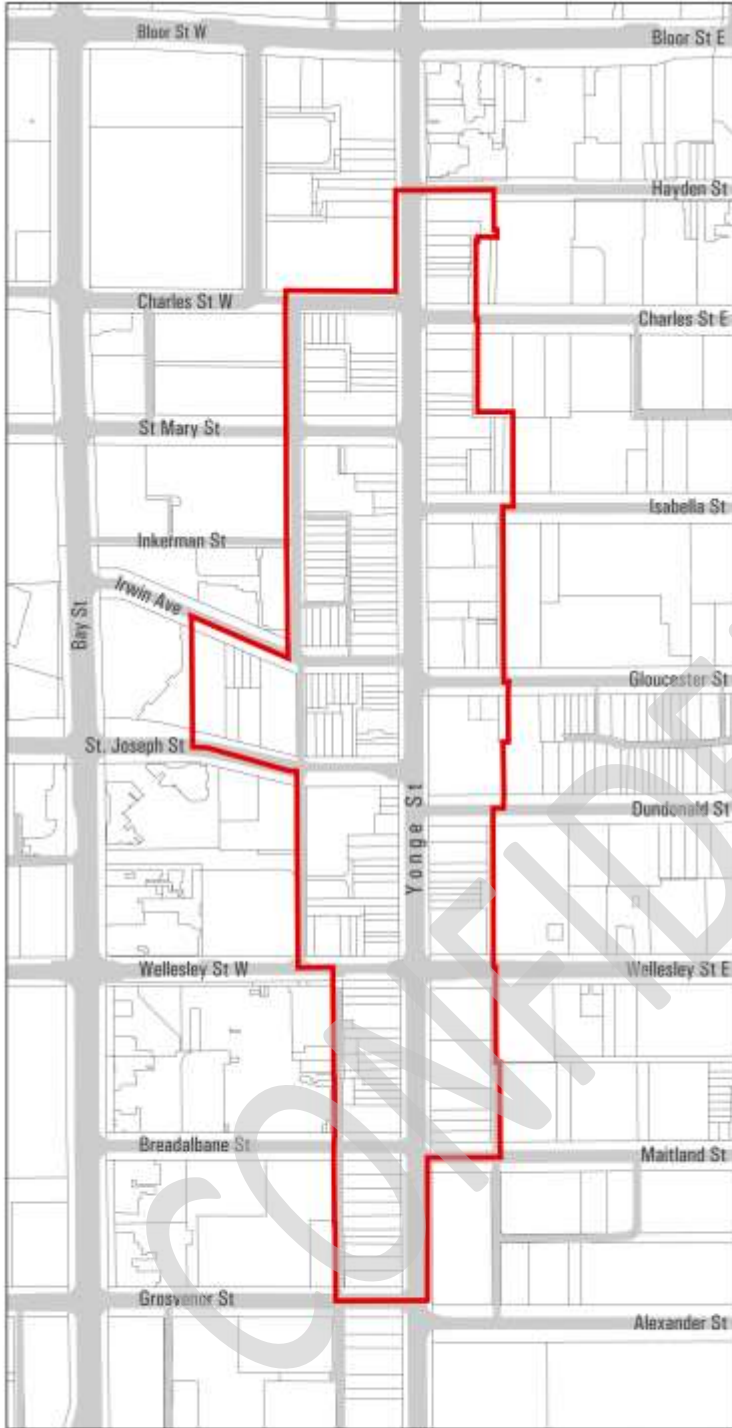
The delineation of ~~the District~~HYHCD's boundary was an iterative process that evolved based on the analysis of the ~~Study Area~~ and its ~~heritage resources~~heritage resources. The boundary contains resources that express the ~~District's cultural heritage value and heritage attributes~~heritage attributes and cultural heritage value of HYHCD.

The District boundary includes:

- Mixed-use, commercial, and residential buildings fronting along Yonge Street that support and define its main street character and sense of place
- Residential buildings fronting onto side streets that intersect with Yonge Street, and now contain retail uses that help to support the main street character of Yonge Street and illustrate ~~the District~~HYHCD's historic development
- St. Nicholas Village because of its historical, and ongoing functional relationship ~~to Yonge Street~~, and because it is a well ~~preserved~~preserved example of this relationship to Yonge Street
- ~~Mixed-use and commercial buildings fronting onto College/Carlton Street that support the main street character of HYHCD and help to define its sense of place~~
- Properties on both sides of Yonge Street that define the ~~public realm~~public realm and pedestrian experience of the street

~~The boundary limits run along property lines and down the centre line of College/Carlton Street and Hayden Street. The full right-of-way of public laneways have been included within the boundary, as have the full right-of-way of Irwin Avenue, St. Joseph Street and Grenville Street, where the boundary does not include properties on both sides of the street.~~

~~The boundary limits run along property lines and include the full right-of-way of Yonge Street in front of any property within the boundary. The District's northern boundary is the full right-of-way of Charles Street West on the west side of Yonge Street and the centre line of Hayden Street on the east side of Yonge Street. The centre line of Grosvenor Street on the west side of Yonge Street and Maitland Street on the east side of Yonge Street mark the southern boundary. Its western and eastern boundaries generally run parallel to Yonge Street along a historic network of service laneways, except along its western edge where it includes St. Nicholas Street and parts of St. Joseph Street and Irwin Avenue — an area referred to as St. Nicholas Village. The full right-of-way of public laneways have been included within the boundary, as has the full right-of-way of St. Nicholas Street.~~



Historic Yonge Street HCD  
Boundary Area

 HCD Boundary

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HYHCD Boundary

## 4.2 Contributing & Non-Contributing Properties Resources

One of the key objectives of studying the resources within ~~HYHCD the District~~ is to understand which resources contribute to its ~~cultural heritage value~~~~cultural heritage value~~, and which do not. The methodology described below was used to determine ~~contributing contributing~~ and ~~non-contributing properties~~~~non-contributing properties~~. The research gathered during the ~~HCD S~~ study phase, including the inventory of individual properties, was also referenced.

All properties within ~~HYHCD the District~~ are ~~still~~ designated under Part V of the ~~Ontario Heritage Act~~~~Ontario Heritage Act~~, and managing ~~growth and~~ change on both ~~contributing contributing~~ and ~~non-contributing properties~~~~non-contributing properties~~ is critical to ~~conserving conserving~~ the ~~District's cultural heritage value~~~~cultural heritage value~~ and ~~heritage attributes~~~~of HYHCD~~.

### Methodology

Properties were determined to be ~~contributing contributing~~ if they met at least two of the following criteria:

1. The property is listed<sup>2</sup> on the City's Heritage Register.
2. The property was primarily developed within the period of significance (1860-1954), or was built shortly after the period of significance and with a building height that is taller than other ~~contributing properties~~~~contributing properties~~, but that exhibits a mid-century modern architectural style.
3. The property demonstrates ~~integrity integrity~~ of ~~building features~~~~building features~~ that are consistent with its date and style of construction, exhibits the ~~District's heritage attributes~~~~heritage attributes of HYHCD~~, ~~or and~~ is consistent with its ~~cultural heritage value~~~~cultural heritage value~~.

### Non-contributing

Properties were determined to be ~~non-contributing non-contributing~~ if they met the following criteria:

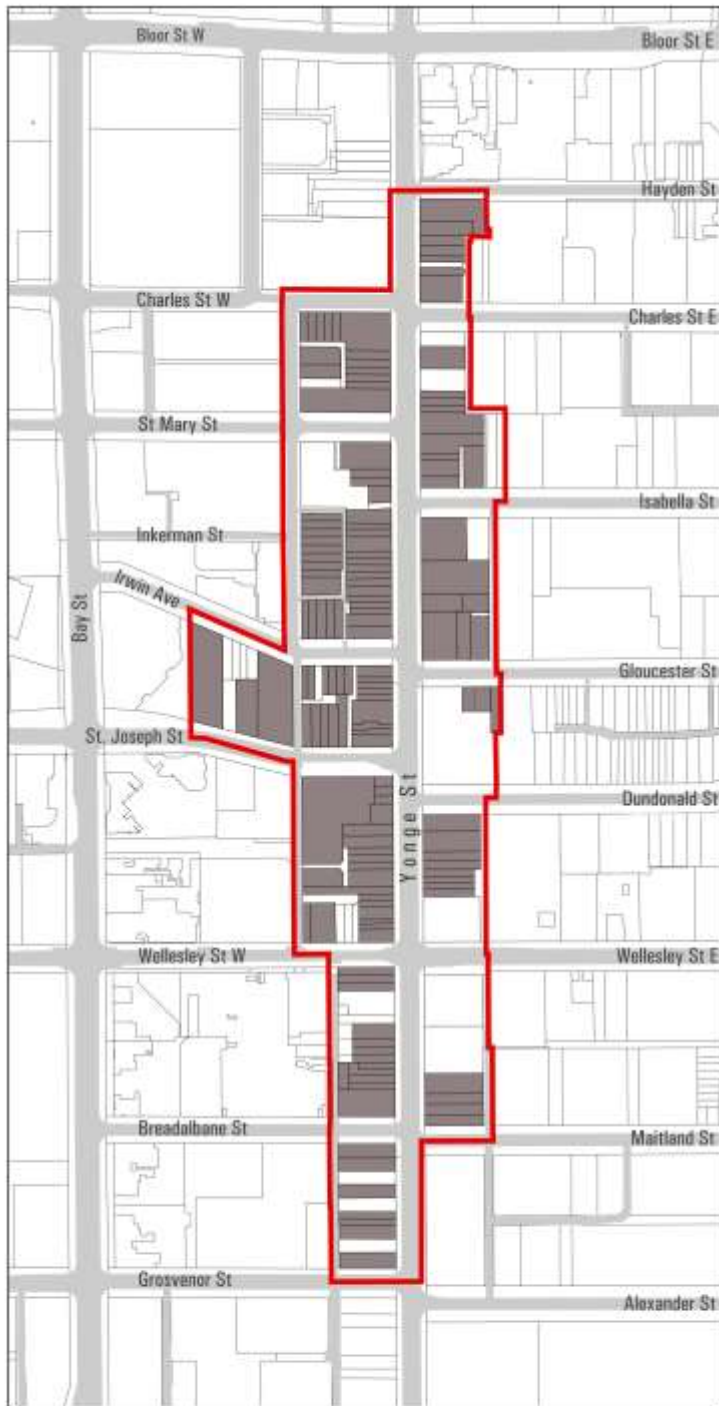
- The property was developed outside the period of significance, or has lost the ~~integrity integrity~~ of ~~building features~~~~building features~~ and architectural style.

### A Precautionary Approach

The exterior walls of several ~~contributing properties~~~~contributing properties~~ within ~~HYHCD the District~~ have been over-clad with signage or an additional cladding material. Many of these properties otherwise satisfy the criteria described above, and have contextual value, but due to the nature of their cladding, it is difficult to determine the ~~integrity integrity~~ of underlying architectural features. It is anticipated that physical investigation of the building fabric would occur when work requiring a building or heritage permit is proposed for these properties. This Plan contains ~~policies policies~~ and ~~guidelines~~~~guidelines~~ specific to ~~contributing properties~~~~contributing properties~~ with this over-clad condition.

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<sup>2</sup> The methodology implies that these were properties listed on the Heritage Register prior to the HCD being adopted.



**TORONTO** Historic Yonge Street HCD  
Contributing Properties



Contributing, ~~Non-contributing, and Over-clad~~ Properties

### 4.3 Archaeological Resourcesy

The evolution of the Historic Yonge Street HCD, including repeated episodes of construction and ~~demolitions~~ demolitions, the infilling of historic rear yards and open areas with new buildings, and the conversion of built up areas to open space, has left a fragmented but potentially well-preserved archaeological record. The starting point for mapping archaeological potential within ~~the District HYHCD~~ was the *City of Toronto's Archaeological Management Plan*, which includes potential modelling for both pre- and post-contact ~~archaeological resources~~ archaeological resources. The Yonge Street corridor from Queen Street to Bloor Street was subject to review through examination of selected historical maps, aerial photography, and pedestrian review as part of the management plan research. For the purposes of the Heritage Conservation District Study and Plan, the area was re-examined on a property-by-property basis using a larger range of nineteenth- and twentieth-century maps to track development trends on each property and evaluate ~~any impacts their likely effects~~ on subsurface ~~integrity~~ integrity and archaeological potential.

This process led to the identification of 18 properties<sup>3</sup> in ~~the District HYHCD~~ as ~~areas of areas of general~~ archaeological potential archaeological potential. The archaeological remains that may be present on these properties range from the buried vestiges of built features that have survived one or more redevelopment events by virtue of the massive scale at which they were constructed (in terms of the areas they covered, or the depths to which they extended) to comparatively small scale domestic deposits that have been sealed by later ~~grade~~ alterations. Examples of the latter include the filling that often takes place in areas given over to parking lots or other open spaces, or capping by new structures that lack ~~substantial~~ substantial sub-grade structural elements.

This Plan contains ~~policies~~ policies that pertain to ~~areas of archaeological potential~~ areas of archaeological potential.

*The City of Toronto's Archaeological Management Plan* is subject to regular updates and should be consulted for the most current definition of lands with archaeological potential.

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<sup>3</sup> Statistics are based on mapping conducted at the time of the creation of the HCD Plan (January 2016)



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**Historic Yonge Street HCD**  
Archaeological Potential

- HCD Boundary
- Areas of Archaeological Potential

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Areas of Archaeological Potential

#### 4.4 Character Sub-Areas

There are distinct clusters of architectural styles, building forms, and streetscapes within the DistrictHYHCD. These have been categorized as -character sub-areasCharacter Areas. They help illustrate the historic evolution and development of the DistrictHYHCD. ThreeFour have been identified within HYHCD:

- Historic Yonge Street Character Area
- ~~College/Carlton Character Area~~
- St. Nicholas Village Character Area
- Residential Pockets Character Area

Each of these character sub-areas areas has certain characteristics in common with each other, including: a high proportion of buildings built before 1954; a high proportion of buildings that exhibit high-quality design and construction; the use of brick and stone masonry, carved wood, and some metal and glass in their construction; and, a physical and historical relationship to Yonge Street.

Where these character sub-areas areas differ is in certain aspects of their streetscape and built form, particularly between the residential areas (St. Nicholas Village, Residential Pockets) and the mixed-use main street areas (Historic Yonge Street, ~~College/Carlton Node~~).

##### Historic Yonge Street Character Sub-Area

There are multiple architectural styles present in this sub-area. The majority of historic buildings range in height from 2-4 storeys with a few taller buildings. 723% of the buildings in this area are representative of Edwardian, Gothic, Georgian, Italianate, Renaissance Revival, Romanesque, or Second Empire architectural styles. 891% of the buildings in this character sub-area area were built before 1954 and 923% of the buildings in this area are 4 storeys or less in height.

Almost all of the buildings in this character sub-area area are mixed-use with retail at grade and residential or commercial uses above.

The streetscape in this character sub-area area is defined by a consistent rhythm of narrow retail frontages. These frontages ~~are~~ primarily glass consist of glazed frame display windows, punctuated by recessed entrances and framed divisions and surmounted by retail entablatures dividing the retail base from the building above and including deep fascias (sign bands) for the purpose of signage. which largely glazed traditional storefronts adds to the animation of street life as pedestrians can view what is happening inside a shop, and customers inside a shop can see what is happening on the street. Buildings in this character sub-area area are typically built to the lot line with no setbackssetbacks, which results in a consistent streetwall streetwall animated by recessed entrances and projecting cornices and contributes to a distinctive main street character on Yonge Street.

Signage also adds to the character of Yonge Street, often referred to as Toronto's Main Street. Whereas "flat" signage is provided for in the deep fascias of the retail entablatures there were often projecting signs and other forms of signage that animated the street. Most recently, the scale and locations of signage have grown to diminish the historic character to the point where some original facades are entirely over clad.



Although sidewalk widths vary throughout the District area they are widest within the Historic Yonge Street character sub-area, which areas that displays a main street character (Yonge Street, and College/Carlton Street). This facilitates a high degree of pedestrian traffic throughout the area.

It is expected that Historic Yonge Street character sub-area will continue to evolve and grow, while conserving the cultural heritage value and heritage attributes of the District.

### **College/Carlton Character Area**

~~This area shares many of the same streetscape characteristics as the Yonge Street Character Area. Where it differs is in specific aspects of its built form.~~

~~There is a distinct collection of historic commercial and institutional buildings in this area that have slightly larger floor plates and frontages than many of the buildings along Yonge Street. Several of these buildings are also Art Deco in style, and thereby establish a unique relationship with the Art Deco style building (the former Eaton's store, now College Park, a designated Part IV building) at 444 Yonge Street.~~

~~50% of the buildings in this area were built before 1954, and all of the buildings were built before 1960. Two of the taller buildings in the area are representative of Mid-Century Modern architectural styles. 55% of the buildings in this area are 4 storeys or less in height.~~

### **St. Nicholas Village Character Sub-Area**

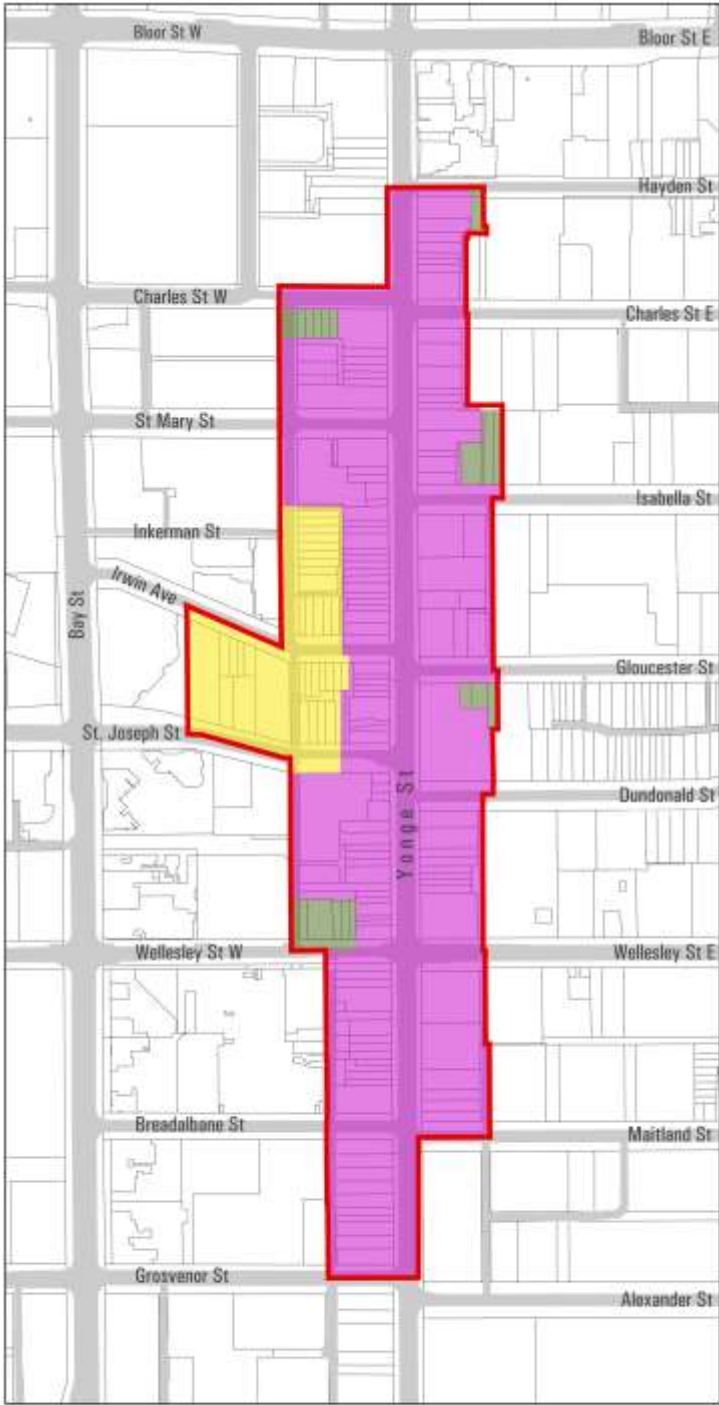
This character sub-area area is defined by its distinct stock of residential buildings including single and semi-detached houses and apartment buildings. These buildings are distinct from the mixed-use and commercial buildings in the other character sub-areas character areas. They do not, for example, have a higher proportion of glazing at ground floors than upper floors. The residential character of this character sub-area area is reinforced by the small front-yard setbacks setbacks of buildings, ~~whereas buildings in the other typology areas of the District generally have no setbacks setbacks~~ from the front or side property line, ~~here they do.~~

A majority of the buildings in this character sub-area area are representative of Georgian, Gothic Revival, Queen Anne Revival, Romanesque, or Second Empire architectural styles. Most of the buildings in this character sub-area area are 4 storeys or less in height and were built before 1954.

### **Residential Pockets Character Sub-Area**

In several locations the commercial retail activity along Yonge Street has spilled over onto the side streets that intersect with it. Retail stores have in some cases come to occupy a building that was originally designed for residential uses. These pockets of residential buildings read similar to the buildings within St. Nicholas Village character sub-area and provide a historical context to the mixed-use and commercial development along Yonge Street. Within the District HYHCD these resources are important to help to illustrate its historic development at a time when the residents of the adjacent historic residential neighbourhoods supported and were supported by the small independent business on Yonge Street.

Approximately 70% of the buildings in this character sub-area area are representative of Gothic Revival, Second Empire, or Romanesque Architectural styles. All of the buildings in this character sub-area area were originally built before 1954, with a built form of and are less than 4 storeys in height.



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**TORONTO** Historic Yonge Street HCD  
Character Sub-Areas



[HYHCD](#) Character Sub-Areas

## 5.0 Policies and Guidelines for Contributing Properties

### Introduction

This section contains ~~policies policies~~ and ~~guidelines 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, for the conservation of contributing properties within HYHCD.~~

The ~~policies Policies~~ (in **bold** font) set out the ~~general direction rules~~ for the management of the District in a clear and definitive way, ~~conserving HYHCD's cultural heritage value, and~~ The directions provided by the ~~policies~~ generally use either 'shall' or 'should' language and are to be interpreted accordingly.

The ~~guidelines guidelines~~ (in regular font presented as a bulleted list) provide ~~suggested ways in which the HCD Plan 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 the HCD Plan.~~ specific direction on how to achieve these policies. The policies and guidelines are preceded by a short preamble that provides some background to the policy area.

In order to account for specific built form conditions within ~~the District HYHCD~~, this section references ~~Character Areas~~ *character sub-areas* (described in section 4.4) identified within ~~the District HYHCD~~:

- Historic Yonge Street ~~Character Area~~
- ~~College/Carlton Character Area~~
- St. Nicholas Village ~~Character Area~~
- Residential Pockets ~~Character Area~~

In several instances, these ~~policies policies~~ refer to the concept of designing ~~new development new development~~ to be ~~compatible compatible~~ with the ~~primary structure existing structure~~. ~~Compatibility Compatibility~~ in this context includes both the physical and visual ~~compatibility compatibility~~ of the design. Physical ~~compatibility compatibility~~ refers to the use of materials and construction methods that do not have a negative impact on a ~~contributing property contributing property~~, or that detracts from or damages its ~~heritage attributes heritage attributes~~. Visual ~~compatibility compatibility~~ refers to designing new work in such a way that it is distinguishable from the historic building while ~~complementing complementing~~ its design, massing, and proportions. ~~Compatibility Compatibility~~ is not intended to imply historical pastiche.

Definitions have been provided for key words and included in Appendix A.

## 5.1 Understanding

The ~~Standards and Guidelines~~ Standards and Guidelines for the Conservation of Historic Places in Canada (2010) provides the basis for the ~~conservation policies~~ conservation policies and ~~guidelines~~ guidelines for contributing properties contained in this Plan. The ~~Standards and Guidelines~~ Standards and Guidelines has been adopted by the Toronto City Council. It recommends an approach to heritage ~~conservation~~ conservation that begins with understanding the ~~heritage resource~~ heritage resource by studying its ~~heritage attributes~~ heritage attributes and the ~~cultural heritage value~~ cultural heritage value they express. That understanding is the basis for the following two steps: 'planning' planning for the ~~conservation~~ conservation of the ~~heritage resource~~ heritage resource, and 'intervening' intervening through projects and ~~maintenance~~ maintenance.

**5.1.1 ~~Additions and alterations to a contributing property may will only 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 once the impact of the any proposed alterations and/or additions on those values and attributes have been determined and mitigated.~~**

~~• This documentation and evaluation may be determined through the preparation of a Heritage Impact Assessment (HIA), as specified in the City of Toronto's HIA Terms of Reference.~~

~~(b)(a)~~ (a) Documentary evidence of the original design and significant historical ~~alterations~~ alterations or ~~additions~~ additions should include historic photos, drawings, and plans where they are available.

**5.1.2. ~~A Heritage Impact Assessment shall be submitted to the City 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 of City Planning.~~**

**5.1.32 ~~Prepare designs for Additions and alterations to a contributing property shall be based on a firm an understanding of how it contributes to the heritage attributes of the property and its contribution to the cultural heritage value and heritage attributes of the District.~~**

- (a) To determine appropriate interventions, be consistent with historic architectural periods, the intentions and design principles of the original architect or builder, the history of a building and the changes that have been made to it over time, and the building's current conditions and contextual setting.
- (b) Do not create a false sense of the historic evolution and development of the property by adding ~~building features~~ building features from another historic period, place, or property.

**5.1.43 ~~Undertake Maintenance, and repair work to a contributing property shall be undertaken based on an understanding of the cultural heritage value and heritage attributes of the District, as expressed through the property, and its heritage attributes.~~**

- (a) ~~Maintenance~~ Maintenance and ~~repair~~ repair work should be based on an understanding of the property and its historical evolution, and be consistent with the ~~Standards and Guidelines for the Conservation of Historic Places in Canada (2010)~~.

5.1.54 The design of ~~additions~~ additions, ~~alterations~~ alterations, ~~maintenance~~ maintenance, and ~~repair~~ repair work on a ~~contributing property~~ contributing property and the historical research that informs them should be prepared by, or under the supervision of, a qualified heritage professionals, such as professional members of the Canadian Association of Heritage Professionals (CAHP), depending upon the work proposed.

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## 5.2 Existing Part IV Designations

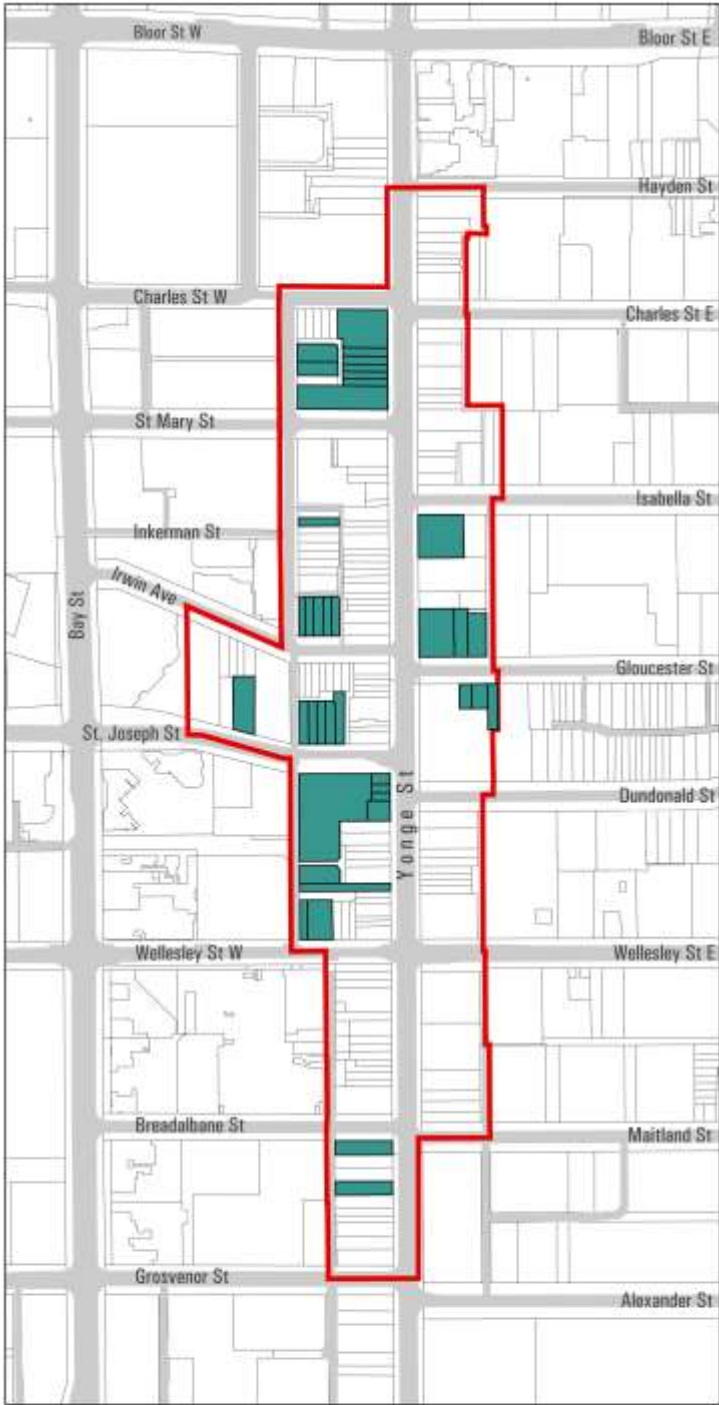
All properties within ~~the District HYHCD~~ are designated under ~~Part V~~ of the *Ontario Heritage Act*. ~~Some~~~~Several~~ properties ~~located within the District had already been~~ are also designated under Part IV of the *OHA Act*, ~~which protects the cultural heritage value of individual properties and their identified heritage attributes~~ prior to the Plan being adopted by Council. These properties are designated by municipal by-law which typically containing a statement of significance that defines its *cultural heritage value* and *attributes* as an individual property. Interventions on properties designated under Part IV shall also *conserve* the individual property's *cultural heritage value* and *heritage attributes*. Part IV designation serves a similar objective to a Part V designation, in ~~conserving~~ *conserving* a property's *cultural heritage value* ~~heritage value and heritage attributes~~. However, Part IV designation contains a more detailed description of an individual property's *heritage attributes* ~~heritage attributes~~ and *cultural heritage value* ~~cultural heritage value~~, whereas Part V designations focus on district-wide aspects.

~~5.2.1 Conserve properties designated under Part IV of the Ontario Heritage Act based on their individual heritage attributes and statements of significance, in addition to the requirements of this Plan.~~

~~5.2.1 In situations where the requirements of any heritage easement agreement conflicts with the requirements of this Plan, conservation of the cultural heritage values and heritage attributes specified for the property contained in the heritage easement agreement will take precedence over the conservation of Districtwide cultural heritage values and heritage attributes~~

~~5.2.2 In the event of a conflict between a Part IV designation and the requirements of this Plan, the conservation of heritage attributes and cultural heritage value identified in the property's Part IV designation or statement of significance will take precedence over the conservation of district-wide heritage attributes and cultural heritage value.~~

~~5.2.2 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** Historic Yonge Street HCD  
Part IV Designated Properties

▭ HCD Boundary  
 Part IV Designated Properties

  
 Not to Scale  
Date Exported: 03/24/2023 11:00 AM

Part IV Designated Properties within the District HCD

### 5.3 Demolition & Removal

The ~~demolition~~ of buildings or structures on ~~contributing properties~~ within the District ~~HYHCD~~ is not permitted. Buildings are a primary resource and establish the character of ~~the District~~. Where the features of these buildings or structures have been lost a ~~restoration~~ approach is encouraged in keeping with the ~~Standards and Guidelines for the Conservation of Historic Places in Canada~~ (chapter 2). The ~~demolition~~ of remaining portions of a building after catastrophic losses may be considered after a Heritage Impact Assessment (HIA) is prepared for the property, and the City, after reviewing the HIA, is satisfied that ~~restoration~~ is not feasible, and that losses are not the result of neglect, deferred ~~maintenance~~, or deliberate ~~removal~~ on the part of property owners. The ~~City of Toronto's~~ *City of Toronto's Official Plan* requires submission of a satisfactory HIA for any proposed ~~demolition~~ of a property on the City of Toronto's Heritage Register, including properties located within HCDs.

~~Contributing properties~~ are protected against ~~demolition~~ by neglect by the City of Toronto's Property Standards By-law.

**5.3.1 The ~~demolition~~ or ~~removal~~ of buildings or structures on ~~contributing properties~~ ~~contributing properties~~ shall not be permitted. The ~~demolition~~ or ~~removal~~ of remaining portions of a building or structure after catastrophic losses may be considered if, after reviewing a Heritage Impact Assessment, the City is satisfied that ~~restoration~~ is not feasible and where losses are not the result of neglect, deferred ~~maintenance~~, or deliberate ~~removal~~ or damage. For the sake of clarity, and in accordance with the definition of "~~demolition~~" in Appendix A of this Plan, the complete disassembly of a building or structure for the purpose of reassembly at a later date will be considered ~~demolition~~.**

**5.3.2 ~~Conserve~~ Buildings or structures on ~~contributing properties~~ shall be ~~conserved~~ intact, in their original location, ~~conserving~~ relationships to ~~adjacent~~ buildings or structures and the ~~public realm~~ street. ~~Do not remove or relocate~~ Buildings or structures ~~on~~ ~~from~~ ~~contributing properties~~ shall not be removed or relocated.**

- (a) Buildings or structures on ~~contributing properties~~ should not be ~~removed~~ or ~~relocated~~ and should remain in their original location. If they are incorporated into a new ~~addition~~ as part of the property's redevelopment, they should remain in their original location.
- (b) ~~Relocation~~ or ~~removal~~ of a whole building or structure remaining intact, except its sub-surface foundations, may be permitted if the ~~relocation~~ is a modest adjustment to an existing location and ~~preserves~~ the existing relationship to ~~adjacent~~ buildings or structures and the street, and if a study demonstrates to the satisfaction of the City that the ~~relocation~~ can be completed without damaging the building.
- (c) ~~Relocation~~ or ~~removal~~ of any portion of a building or structure is considered an ~~alteration~~ and requires a Heritage Impact Assessment.



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

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## 5.4 Maintenance

Any ~~maintenance~~ work on ~~contributing properties~~ should be informed by an assessment and understanding of their current and historical conditions. Property owners should take a proactive approach to ~~maintenance~~, which may be aided by ~~conservation~~ incentive programs administered by Heritage ~~Planning~~ ~~Services~~ (see section 9.2). Standard 3, 7, 8, and 9 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, recommends an approach of minimal intervention, which is defined as addressing defects and deteriorations to ensure the long-term survival of the heritage property and the protection of its ~~heritage attributes~~.

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~~ or 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~~.

### 5.4.1 ~~Preserve and maintain~~ Contributing properties shall be preserved and maintained to ensure the long-term protection, ~~and~~ conservation and integrity of the District's heritage attributes and cultural heritage value and heritage attributes of HYHCD.

- (a) ~~Maintain~~ properties on an ongoing basis using recognized ~~conservation~~ methods in accordance with section 2 of the ~~Standards and Guidelines~~ *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- (b) Monitor exterior walls and ~~building features~~ for moisture penetration and insect infestation in order to take corrective action as soon as possible.
- (c) ~~Maintain~~ water shedding and diversion elements.
- (d) ~~Preserve~~ and do not ~~remove~~ the unique patina of materials, where it exists.
- (e) Install window cleaning systems and bird protection systems that are discrete and not visible from the ~~public realm~~.
- (f) When undertaking ~~maintenance~~ work, use materials and methods that will not negatively impact the existing building fabric and features.

## 5.5 Restoration

The ~~restoration~~ restoration of a building on a ~~contributing property~~ contributing property may be appropriate in certain instances where its ~~heritage attributes~~ heritage attributes and ~~building features~~ building features have deteriorated beyond ~~repair~~ repair, or are missing, as established by documentary evidence. ~~Restoration~~ Restoration is appropriate when the historic significance of a property is clearly identifiable with a single period of that property's history, such that the ~~removal~~ removal of ~~building features~~ building features from another period and the ~~restoration~~ restoration of lost ~~heritage attributes~~ heritage attributes would not negatively impact the ~~cultural heritage value~~ cultural heritage value of the property. Distinguishing the historic significance of a property, its ~~building features~~ building features, and ~~heritage attributes~~ heritage attributes is important because the ~~contributing property~~ contributing property may have accumulated features over time that are associated with other historic periods. In some cases, the building may have undergone material changes that are associated with a ~~significant~~ significant event and have come to be associated with the history and ~~cultural heritage value~~ cultural heritage value of a property or ~~D~~district.

See section 4.3.1 and 4.3.4 of the ~~Standards and Guidelines for the Conservation of Historic Places in Canada~~ for more information.

**5.5.1 ~~Restoration~~ Restoration of a ~~contributing property~~ contributing property may be appropriate when the ~~cultural heritage value~~ cultural heritage value of the property is linked to a clearly discernible period in its history. ~~Plan and design~~ Restoration restoration projects shall be based on ~~thorough~~ supporting historic documentation of the earlier forms and materials being ~~restored~~ restored.**

**5.5.2 When undertaking a ~~restoration~~ restoration project on for a ~~contributing property~~ contributing property, ~~replace in-kind~~ building features building features from the period to which a building is being ~~restored~~ restored that have been ~~removed~~ removed or damaged should be replaced in-kind.**

- (a) ~~Repair~~ Repair rather than replace features from the period to which a building has been ~~restored~~ restored.
- (b) Do not create a false sense of historic development by adding features from other places, properties, historic periods, or events and do not combine features that never coexisted on the property.

## 5.6 Alterations & Repair

~~Alteration~~ refers to any intervention on a property, including ~~repair~~ work, that involves the material change of a ~~building feature~~ or element. When undertaking interventions on ~~contributing properties~~, ~~preserve~~ historic ~~building features~~ rather than replacing them. Interventions on ~~contributing properties~~ shall ~~not~~ detract from the ~~heritage attributes of the property's~~ ~~heritage attributes~~ or ~~its~~ that contributes to the ~~cultural heritage value~~ of the District as a whole ~~cultural heritage value~~.

The approach to ~~alterations~~ is informed by the ~~rehabilitation conservation treatment~~ ~~conservation treatment~~ (~~preservation, rehabilitation and restoration~~) from the *Standards and Guidelines for the Conservation of Historic Places in Canada* (p. 16, 33-35), and the following ~~policy~~ together with ~~policies~~ under section 5.7 are based on the standards 10 for the ~~rehabilitation~~ of historic places. ~~Rehabilitation~~ involves the sensitive adaptation of a ~~contributing property~~ for a ~~compatible~~ new or continuing use, while protecting the ~~cultural heritage value~~ of the property. These ~~policies~~ therefore aim to balance new interventions on a property with ~~maintaining~~ and respecting its ~~cultural heritage value~~. This is done by designing any proposed new work to be physically and visually ~~compatible~~ with ~~the contributing property~~.

### 5.6.1 ~~Preserve rather than replace~~ ~~the~~ ~~heritage attributes~~ ~~of a contributing property~~ ~~the contributing property~~ shall be ~~preserved rather than replaced~~ when designing and implementing ~~alterations~~ to a ~~contributing property~~.

- (a) Replace ~~in-kind~~ the ~~heritage attributes~~ or ~~building features~~ where the original cannot be ~~repaired~~. The replaced ~~building features~~ should match the form, material, and detailing of the original based on existing examples or historic research.
- (b) Where the original ~~heritage attributes~~ of a ~~contributing property~~ cannot be ~~repaired~~, and where there is insufficient evidence to determine their original condition, ~~design~~ new ~~building features~~ should be designed to be ~~compatible~~ with the ~~heritage attributes~~ of the property in form, material, detailing, and style.

## 5.7 Additions

~~Additions~~ ~~Additions~~ refer to any new construction on a property that increases the volume of the pre-existing building on that property. This may result in an increase to the building's gross floor area, or height, but not necessarily so.

The approach to ~~additions~~ ~~additions~~ as with ~~alterations~~ ~~alterations~~ (section 5.6), is informed by standards 11 and 12 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (p. 16, 33-35). ~~Rehabilitation~~ ~~Rehabilitation~~ involves the sensitive adaptation of a ~~contributing property~~ ~~contributing property~~ for a ~~compatible~~ ~~compatible~~ new or continuing use, while protecting the ~~cultural heritage value~~ ~~cultural heritage value~~ of the property. ~~Additions~~ ~~Additions~~ shall ~~must~~ therefore be physically and visually ~~compatible~~ ~~compatible~~ with the ~~contributing property~~ ~~contributing property~~ so as to not detract from the District/HYHCD's ~~heritage attributes~~ ~~heritage attributes~~ and ~~cultural heritage value~~ ~~cultural heritage value~~. Likewise, ~~additions~~ ~~additions~~ shall ~~must~~ also ~~conserve~~ ~~conserve~~ the historic fabric and ~~integrity~~ ~~integrity~~ of the ~~contributing property~~ ~~contributing property~~.

**5.7.1 Design** ~~Additions~~ ~~additions~~ to a ~~contributing property~~ ~~contributing property~~ shall ~~to~~ ~~conserve~~ ~~conserve~~ the ~~heritage attributes~~ ~~heritage attributes~~ and ~~cultural heritage value~~ ~~cultural heritage value~~ of the property through their location, massing, height, proportions, architectural detailing, ~~and~~ ~~materiality~~ in order to be physically and visually ~~compatible~~ ~~compatible~~ with, ~~subordinate~~ ~~subordinate~~ to, and distinguishable from the ~~contributing property~~ ~~contributing property~~.

**5.7.2 Minimize** ~~The~~ loss or ~~removal~~ ~~removal~~ of original building material from a ~~contributing property~~ ~~contributing property~~ shall be minimized when designing an ~~addition~~ ~~addition~~.

- (a) ~~Removal~~ ~~Removal~~ of original building material is strongly discouraged. Where original material ~~must be~~ ~~proposed for~~ ~~removal~~ ~~removed~~, ensure the ~~building features~~ ~~building's features~~ and ~~heritage attributes~~ ~~heritage attributes~~ are not negatively impacted.
- (b) ~~Additions~~ ~~Additions~~ should be designed so that they may be ~~removed~~ ~~removed~~ or ~~altered~~ ~~altered~~ without negatively affecting the ~~integrity~~ ~~integrity~~ of ~~the~~ ~~contributing property~~ ~~contributing property~~.

**5.7.3 Design** ~~Additions~~ ~~additions~~ and ~~alterations~~ ~~alterations~~ shall ~~to~~ ~~conserve~~ ~~conserve~~ whole or ~~substantial~~ ~~substantial~~ portions of a ~~contributing property~~ ~~contributing property~~ in order to ~~conserve~~ ~~conserve~~ the three-dimensional character and ~~integrity~~ ~~integrity~~ of the property.

- (a) Do not incorporate only façades or isolated ~~building features~~ ~~building features~~ into ~~additions~~ ~~additions~~.
- (b) ~~Conserve~~ ~~Conserve~~ all elements of a building that convey its height and form, including roofs and other ~~building features~~ ~~building features~~.

## 5.8 Massing

Massing refers to the location, scale, and articulation of a building's form. This includes a building's ~~setback~~setback, the width of its façade, its height and articulation, and any ~~stepback~~stepback of upper portions of a building.

One of ~~the District~~the District's ~~heritage attributes~~heritage attributes is a '~~streetwall~~streetwall', which is created by contiguous buildings built to the lot line and at a relatively consistent building height. The ~~streetwall~~streetwall frames the ~~public realm~~public realm and provides a distinct sense of enclosure. Vertical ~~additions~~additions to ~~contributing properties~~contributing properties ~~contributing properties that conform to a streetwall~~contributing properties that conform to a streetwall condition within the ~~Historic Yonge Street character sub-area~~Historic Yonge Street character sub-area are subject to ~~a minimum 10 metre~~a minimum 10 metre ~~stepbacks~~stepback in order to ~~conserve~~conserve the main street character of Yonge Street and the legibility of the three-dimensional quality of buildings in ~~the District~~the District. ~~Stepbacks help to ensure the wholeness and integrity of the District's contributing properties and are an appropriate mechanism to achieve greater density while establishing a compatible~~Stepbacks help to ensure the wholeness and integrity of the District's contributing properties and are an appropriate mechanism to achieve greater density while establishing a compatible subordinate relationship of the new work to a historic place, one of the principal standards for rehabilitation projects in the ~~Standards and Guidelines~~Standards and Guidelines. The intention of the following ~~policies and guidelines~~policies and guidelines is to ~~conserve the historic main street character of the District and three dimensional character of contributing properties.~~conserve the historic main street character of the District and three dimensional character of contributing properties.

The massing of buildings in the St. Nicholas Village ~~character sub-area~~Character Area and the Residential Pockets ~~character sub-area~~Character Area do not have a ~~streetwall~~streetwall condition, however there remains a strong sense of enclosure to the ~~public realm~~public realm. Buildings in this ~~character sub-area~~area are ~~set back~~set back from their front lot line, which creates a more open feel to the streetscape.

~~5.8.1 Design vertical additions or alterations to a contributing property to step back a minimum of 10m from the elevation of the building on the contributing property that is fronting the street, for the entirety of the façade of the vertical addition, including any balconies.~~

~~5.8.1 Vertical additions or alterations to contributing properties in the Historic Yonge Street character sub-area shall step back a minimum of 10m from the elevation of a building that is fronting the street, for the entirety of the façade of the vertical addition, including any balconies. Minor relief from these minimum numerical standards for stepbacks may be considered where the following criteria and the intent of the Plan and this policy is met:~~

- ~~- The streetwall and three dimensional character of contributing properties shall be conserved;~~
- ~~- Legibility and prominence of the low-scale streetwall and contributing corner properties shall be maintained; and~~
- ~~- Additions or alterations to the contributing properties shall be physically and visually compatible with, subordinate to, and distinguishable from the contributing properties.~~

~~(a) A~~Stepbacks of a minimum 10m are required from all the elevation of a building on a contributing property that are adjacent to a street, including Yonge Street and all streets intersecting with it. ~~A~~stepback from an elevation of a building on a contributing property fronting onto any street intersecting with Yonge Street should is required to be 5m or 1m behind the ridge-line of a sloped roof, whichever is greater. Mansard roofs are not considered sloped roofs for the purposes of this ~~guideline~~guideline.

~~(b) A~~stepback from an elevation of a building on a ~~contributing property~~contributing property on any street or laneway parallel to Yonge Street should ~~is required to be 5m or 1m behind the ridge-line of a sloped roof, whichever is greater.~~is required to be 5m or 1m behind the ridge-line of a sloped roof, whichever is greater. Mansard roofs are not considered sloped roofs for the purposes of this ~~guideline~~guideline.

~~(b)(c)~~Greater ~~s~~Stepbacks ~~greater than 10m~~greater than 10m may be determined where the minimum ~~stepback~~stepback, identified in this policy, does not ~~conserve the cultural heritage value and heritage attributes of adjacent contributing properties.~~conserve the cultural heritage value and heritage attributes of adjacent contributing properties.

~~5.8.2 Design vertical additions or alterations to a contributing property so they do not breach a 75-degree angular plane measured at the height specified below for each Character Area and measured from each elevation of a building adjacent to and parallel with a street within HYHCD.~~

~~The 75-degree angular plane applies to all streets within HYHCD.~~

~~The 75-degree angular plane will be measured from the following heights:~~

~~Historic Yonge Street Character Area, St. Nicholas Village Character Area, and Residential Pockets Character Area: 12-metres.~~

~~College/Carlton Character Area: 16-metres.~~

~~5.8.3 Do not relocate or set back Bbuildings façades on contributing properties ~~contributing properties that conform to a streetwall streetwall condition shall not be relocated or stepped back.~~~~

**5.8.24 Design Vvertical additions ~~and/or~~ alterations alterations to buildings on contributing properties in the Historic Yonge Street character sub-area with roofs sloped towards Yonge Street shall ~~to~~ step back ~~step back~~ a minimum of 10m from the property lot-line or 1m behind the roof ridge-line of the roof, whichever is greater. Minor relief from these minimum numerical standards for stepbacks may be considered where the following criteria and the intent of the Plan and this policy is met:**

- The streetwall and three dimensional character of contributing properties shall be conserved;
- Legibility and prominence of the low-scale streetwall and contributing corner properties shall be maintained; and
- Additions or alterations to the contributing properties shall be physically and visually compatible with, subordinate to, and distinguishable from the contributing properties.

(a) For contributing corner properties with roofs sloped towards Yonge Street, vertical additions and alterations should step back a minimum of 5m from the exposed side wall of the primary structure that fronts onto the street intersecting with Yonge Street. Mansard roofs are not considered sloped roofs for the purposes of this policy.

**5.8.3 Do not relocate or set back Bbuildings façades on contributing properties ~~contributing properties that conform to a streetwall streetwall condition shall not be relocated or stepped back.~~**

[Graphic/caption will be updated]

### **Building Setbacks**

*Buildings on contributing properties within HYHCD should not be relocated to create new setbacks, and new development should respect the setbacks of adjacent contributing properties.*

~~5.8.5.4 Design Additions additions and alterations alterations to a contributing property contributing property in the St. Nicholas Village character sub-area Character Area and Residential Pockets character sub-area Character Area that has a setback setback condition, shall be designed to respect the massing and setback setback of the primary structure existing building.~~

- (a) Where ~~the primary structure of an existing building on a contributing property contributing property is set back set-back from the property line, locate additions additions and alterations alterations to contributing properties contributing properties should be located behind the primary structure extant buildings. Design the addition addition and alteration alteration so that it is physically and visually compatible compatible with, subordinate subordinate to, and distinguishable from, the contributing property contributing property.~~
- (b) ~~Do not locate Additions additions or alterations alterations to contributing properties contributing properties should not be located in front of the primary structure of existing buildings on contributing properties contributing properties, or in the front-yard setback setback of contributing properties contributing properties.~~

[Graphic/caption will be updated]

#### **Streetwall**

*The streetwall characteristic of HYHCD is created by adjacent properties of approximately the same height and setback.*

#### **Stepbacks and Angular Planes**

New development within HYHCD ~~shall~~ must conform to a ~~75 degree angular plane and~~ 10m stepback.



## 5.9 Storefronts

Retail and commercial activity have been important characteristics of ~~the District HYHCD~~ throughout its period of significance. ~~This has encouraged the development of mixed-use and e~~Commercial buildings ~~with a mix of uses and,~~ ~~which have~~ distinct storefronts ~~that~~ have evolved over time in response to changing commercial requirements and trends.

Within ~~the District~~HYHCD, storefronts often demarcate the division of building bays and provide a rhythm of frontages to the street.

### 5.9.1 ~~Conserve~~ ~~S~~storefronts in the design of ~~additions~~ ~~additions~~ and ~~alterations~~ ~~alterations~~ to ~~contributing~~ ~~properties~~ ~~contributing~~ ~~properties~~ shall be conserved.

- (a) Do not ~~alter~~ ~~alter~~ the width of storefronts as viewed from the street, including by removing ~~building features~~ ~~building~~ ~~features~~ such as pilasters, columns, or structural walls.
- (b) Do not ~~alter~~ ~~alter~~ the width of ~~existing buildings~~ ~~the~~ ~~primary~~ ~~structure~~.
- (c) ~~Conserve~~ ~~Conserve~~ recessed shop entrances and flanking showcase windows, including any decorative material used as framing, such as carved wood or pressed metal.
- (d) As the opportunity arises, ~~restore~~ ~~restore~~ decorative materials used on storefronts and storefront windows where the original material has been lost and where sufficient documentary evidence exists to support ~~restoration~~ ~~restoration~~.
- (e) Commercial storefronts ~~should~~ ~~must~~ not be taller than one storey at grade (approximately 4.5 metres). Double height storefronts are not permitted.
- (f) Operable doors should be retained where they exist as a fundamental component of a storefront.

### 5.9.2 ~~Conserve~~ ~~A~~at-grade retail ~~spaces~~ ~~spaces~~ shall be conserved where they have historically existed in the design of ~~additions~~ ~~additions~~ and ~~alterations~~ ~~alterations~~ to ~~contributing~~ ~~properties~~ ~~contributing~~ ~~properties~~.

- (a) Historic Yonge Street ~~character sub-area~~ ~~Character Area~~ and ~~College/Carlton~~ ~~Character Area~~:
  - o ~~Commercial~~ retail activity that is at-grade and accessible from the ~~public realm~~ ~~public realm~~ is an important aspect of ~~the District~~HYHCD's ~~cultural heritage value and heritage attributes~~ ~~character~~ and should continue to be accommodated ~~while also accommodating residential lobbies and other spaces necessary for the functional operation of buildings~~.

### 5.9.3 At-grade access to retail spaces and upper floors is an important aspect of the functional design of ~~contributing~~ ~~commercial~~ ~~contributing~~ ~~properties~~ ~~properties~~ in the Historic Yonge Street ~~character sub-area~~ ~~Character Area~~. Retention of this at-grade access from Yonge Street is strongly encouraged.

[Diagram]

#### Storefront Features

Storefronts are a varied and dynamic aspect of ~~the District~~HYHCD's character. This diagram shows some of their more common features.

## 5.10 Façade patterns and Features

Elevations of ~~contributing properties~~ ~~contributing properties~~ in ~~the District~~ ~~HYHCD~~ have well defined articulations of horizontal and vertical rhythm. These articulations often align with neighbouring structures.

The façade features that characterize the historic building stock in ~~HYHCD~~ ~~in the District~~ include, but are not limited to: brick cladding, decorative brickwork, decorated panels, columns, pilasters, corbelling, entablatures, and stone masonry. Fenestration patterns, such as the ratio of solid to voids; the grouping of windows, the use of continuous sills, and decorated voussoirs, all contribute to the horizontal and vertical rhythm of a façade.

When determining ~~which~~ features ~~should to~~ be ~~conserved~~ ~~conserved~~ and ~~-restored~~ ~~restored~~, it is important to note that a property may have had features added to it at multiple intervals over its existence. Some of these features may be a better fit with a building's style than others. A Heritage Impact Assessment ~~shall will~~ be used to assess the suitability of features from differing periods for ~~conservation~~ ~~conservation~~ and ~~restoration~~ ~~restoration~~.

**5.10.1 ~~Conserve~~ ~~The~~ ~~façade~~ ~~features~~ ~~of~~ ~~contributing~~ ~~properties~~ ~~contributing~~ ~~properties~~ ~~shall~~ ~~be~~ ~~conserved~~. ~~These~~ ~~features~~, ~~include~~ ~~ing~~, but not limited to: pilasters, decorated panels, columns, entablatures, corbelling, and decorative brickwork.**

- (a) Any proposed work to a building on a ~~contributing property~~ ~~contributing property~~ ~~should~~ ~~must~~ be informed by research and documentary evidence of the building's original façade features.
- (b) Prioritize the ~~preservation~~ ~~preservation~~ of original façade features that articulate a three-dimensional character.
- (c) Façade features added to buildings on a ~~contributing property~~ ~~contributing property~~ after their date of construction should ~~also~~ be ~~also~~ ~~conserved~~ ~~conserved~~ where they contribute to the building's ~~heritage attributes~~ ~~heritage attributes~~ and ~~or~~ ~~the~~ ~~District~~ ~~HYHCD~~'s ~~cultural heritage value~~ ~~cultural heritage value~~ and ~~heritage attributes~~.

**5.10.2 ~~Do not include~~ ~~New development and additions to contributing properties shall not include~~ ~~blank walls that~~ ~~face~~ ~~the~~ ~~public~~ ~~realm~~ ~~public~~ ~~streets~~ ~~or~~ ~~public~~ ~~open~~ ~~spaces~~ ~~on~~ ~~new~~ ~~additions~~ ~~to~~ ~~contributing~~ ~~properties~~.**

- (a) Walls that face the ~~public realm~~ ~~public realm~~ at grade should include windows and doors, as appropriate.

[Diagram]

### Horizontal and Vertical Articulation

*Horizontal (blue) and vertical (red) articulation patterns convey a rhythm of building façades that can inform infill and new development.*

## 5.11 Windows & Fenestration

Windows, window openings, and their features are prominent elements of a building's character and help to illustrate the horizontal and vertical rhythm of building façades. ~~Contributing properties~~ Contributing properties within the District HXHCD are characterized by vertically-oriented window openings. Some historic windows have been replaced with single sash glazing, but some historic windows remain.

Features of windows and window openings include, but are not limited to: lintels, voussoirs, keystones, pediments, decorative ~~sides~~stiles, sills, transoms, window sashes, mullions, muntins, and the materials used to construct these features.

See section 4.3.5 and 4.5.6 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* for more detail.

### 5.11.1 ~~Conserve~~ Solid to void ratios in the design of ~~additions~~ additions to ~~contributing properties~~ contributing properties shall be conserved.

- (a) ~~Additions~~ Additions to ~~contributing properties~~ contributing properties that are not ~~stepped back~~ stepped back from a building face or lot line ~~should~~ must ~~maintain~~ maintain the solid-to-void ratios of the ~~contributing property~~ contributing property.

### 5.11.2 ~~Design~~ Alterations ~~alterations~~ to ~~contributing properties~~ contributing properties shall to ~~conserve~~ conserve historic windows and window openings.

- (a) Do not ~~remove~~ remove or block historic window openings.

### 5.11.3 ~~Conserve~~ Features of historic windows in the design of ~~additions~~ additions and ~~alterations~~ alterations to ~~contributing properties~~ contributing properties shall be conserved.

- (a) ~~Repair~~ Repair rather than replace damaged or deteriorated features of historic windows and window openings.
- (b) ~~Conserve~~ Conserve original muntin and sash profile and dimensions.
- (c) ~~Conserve~~ Conserve historically operable windows where they exist.
- ~~(d) When retro-fitting for double glazed windows, design new windows to closely match original window assemblies, including muntin and glazing configuration.~~

### 5.11.4 As the opportunity arises, ~~restore~~ historic window openings of ~~contributing properties~~ contributing properties shall be restored where they have been lost based on historic research and documentation.

### 5.11.5 When the replacement of historic windows on a ~~contributing property~~ contributing property is necessary, replacements shall ~~must~~ be -in-kind ~~in-kind~~, maintaining ~~maintaining~~ the form, appearance, materials, functionality, glazing patterns, and details of the original windows.

(a) Only replace window features that are irreparably damaged, rather than replacing an entire window unit.

(b) When retro-fitting for double glazed windows, new windows should be designed to closely match original window assemblies, including muntin and glazing configuration.

**5.11.6 When the replacement of non-historic windows on a contributing property ~~contributing property~~ is necessary, ~~design~~ replacements shall be designed to be physically and visually compatible ~~compatible~~ with the contributing property and the District's heritage attributes ~~building~~.**

(a) When assessing the compatibility ~~compatibility~~ of replacement windows, consider the form, appearance, materials, functionality, glazing patterns, and detailing of the new window.

(b) Non-historic windows should ~~must~~ be replaced with historically appropriate windows where there is sufficient documentary evidence to support this work. Any remaining historic windows should strongly inform the design and configuration of replacement windows.

[Diagram]

### **Window Features**

*This diagram shows common features of windows and window openings.*

## 5.12 Awnings

Awnings have been used in ~~the District~~<sup>HYHCD</sup>, and have continued to be used for shading at windows and storefronts.

5.12.1 Awnings may be installed on a building on a contributing property ~~contributing property~~ only where they were originally part of the building's design, and where they can be designed in keeping with the original awning style. ~~Design Awnings shall be designed to be~~ physically and visually compatible ~~compatible~~ with the contributing property~~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) Where appropriate, install storefront awnings within the primary structure ~~primary structure~~ of the storefront, respecting the rhythm of retail bays.

[Photograph]

### Storefront and Window Awnings

*This photograph shows how awnings have historically been incorporated into a building's design. Storefront awnings span the width of the store, and window awnings span the window opening.*

## 5.13 Roofs

The roofs of ~~contributing properties~~ contributing properties are important components of their character and are occasionally detailed with distinctive features that contribute to ~~HYHCDistrict's~~ HYHCDistrict's ~~cultural heritage value~~ cultural heritage value ~~and heritage attributes~~. In the context of this document, 'roof' refers to the entire three dimensional structure and design of a building's roof. Roofing materials are an element of roof design, and may be an important feature of a ~~contributing property~~ contributing property when visible from the ~~public realm~~ public realm.

Roof features include, but are not limited to: their three-dimensional massing and profile, as well as entablatures, cornices, brackets, fascia, soffits, mansard roofs, dormers, parapets, tower features, and roofing materials.

See section 4.3.3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* for more detail.

### 5.13.1 ~~Conserve~~ the profile and design of historic roofs shall be conserved when designing additions ~~additions~~ and alterations ~~alterations~~ to contributing properties ~~contributing properties~~.

- (a) ~~Design~~ the massing and location of vertical ~~additions~~ additions should to conserve ~~conserve~~ the historic roof profile and design, as viewed from the ~~public realm~~ street.
- (b) ~~Locate n~~ New rooftop elements including but not limited to mechanical penthouses, vents, drainage components, solar panels, satellite dishes, skylights, and new chimneys ~~should be located out of view of the public realm, where technically possible so they do not breach a 30 degree angular plane measured from the parapet of the building on a contributing property~~ contributing property.
- (c) Use screening or other methods to reduce impact of rooftop elements on the HYHCDistrict's cultural heritage value ~~cultural heritage value and heritage attributes~~.
- (d) Decks on roofs and their guardrails should not be visible from the ~~public realm~~ street.

### 5.13.2 ~~Conserve~~ historic roof features shall be conserved in the design of additions ~~additions~~ and alterations ~~alterations~~ to contributing properties ~~contributing properties~~.

- (a) ~~Do not remove~~ historic roof features should not be removed.
- (b) Repair ~~Repair~~ rather than replace historic roof features.
- (c) Restore ~~Restore~~ only historic roof features that have deteriorated beyond repair, rather than replacing an entire roof.
- (d) Design eaves-troughs and downspouts so that their form, material, and colour do not detract from the DistrictHYHCD's cultural heritage value and heritage attributes ~~heritage attributes or cultural heritage value~~.

[Diagrams]

**Mansard**

**Flat with Cornice**

**5.13.3 Restore** ~~H~~Historic roof features of contributing properties ~~contributing properties~~ shall be restored where they have been lost, as the opportunity arises.

- (a) ~~H~~Restore historic roof features should be restored based on documentary evidence of the roof's historic ~~design~~ condition.
- (b) Roofing materials should be restored ~~restored~~ based on documentary evidence.

**5.13.4** When the replacement of a historic roof or roof feature on a contributing property ~~contributing property~~ is necessary, replacements shall ~~must be~~ in-kind ~~in-kind~~, conserving ~~conserving~~ the historic form, appearance, materials, and features of the roof.

(a) Where replacement in-kind of original or restored roof features of a contributing property is not technically possible, replacements should be physically and visually compatible with the contributing property and the District's heritage attributes, and should maintain the form, profile, appearance, material and features of the roof.

~~—~~ Many roofs within the District have been replaced with modern materials. Existing replacement materials, including asphalt, may be replaced in-kind.

**5.13.5** When the replacement of a non-historic roof, or roof feature, on a contributing property ~~contributing property~~ is necessary, restoration ~~restoration~~ of the original roof or roof feature based on documentary evidence is strongly encouraged.

- (a) A replacement roof should ~~must~~ be physically and visually compatible ~~compatible~~ with the building, in terms of its form, design, appearance, materials, and features.
- (b) In assessing the compatibility ~~compatibility~~ of a replacement roof or roof feature, the form, materials, profile, features, and design of the replacement should ~~will~~ be considered.

[Diagrams]

**Gable**

**Flat**

## 5.14 Materiality & Wall Design

The exterior walls of ~~contributing properties~~ contributing properties that face the ~~public realm~~ public realm are important features that contribute to ~~the District's HYHCD's cultural heritage value and heritage attributes~~ heritage character. Interventions on the exterior walls of ~~contributing properties~~ contributing properties ~~shall~~ should be considered as part of a comprehensive maintenance strategy to ~~conserve~~ conserve the ~~contributing property's~~ contributing property's ~~heritage attributes~~ heritage attributes and ~~cultural heritage value~~ cultural heritage value.

It is important to understand the historic assembly of exterior walls and its components prior to planning any interventions. Exterior walls of ~~contributing properties~~ contributing properties may lack insulation, air or vapour barriers and can be vulnerable to deterioration that affects the interior climate of the building.

Section 4.3.4 and chapter 4.5 of the ~~Standards and Guidelines for the Conservation of Historic Places in Canada (2010)~~ provides additional ~~guidance~~ guidelines and best practices on ~~conserving~~ conserving specific cladding materials.

**5.14.1 ~~Design~~ Additions additions and alterations alterations ~~shall to~~ conserve ~~conserve~~ the historic features and ~~heritage attributes~~ heritage attributes of exterior walls of ~~contributing properties~~ contributing properties that face the ~~public realm~~ public realm.**

- (a) Do not ~~remove~~ remove or conceal features or ~~heritage attributes~~ heritage attributes of exterior walls that contribute to ~~the District's HYHCD's cultural heritage value~~ cultural heritage value.
- (b) ~~Repair~~ Repair rather than replace historic materials of exterior walls.
- (c) Replace only the features and materials that are irreparably damaged, rather than re-cladding the entire elevation or building.
- (d) Do not paint surfaces that were not painted historically. When the opportunity arises, remove paint from surfaces on wall features not historically painted and in a manner that does not damage the wall features or materials.
- (e) Repoint brick masonry using an appropriate and ~~compatible~~ compatible mortar mixture and traditional pointing methods.
- (f) Do not ~~remove~~ remove or conceal the patina of age or irregularities found in older work and materials.

**5.14.2** When the replacement of historic features of exterior walls of ~~contributing properties~~ contributing properties is necessary, replacements ~~shall~~ must be ~~in-kind~~ in-kind, ~~maintaining~~ maintaining the original composition, materials, size, finishes, patterns, detailing, tooling, colours, and features and components of the original.



5.14.3 When the replacement of non-historic features of exterior walls of ~~contributing properties~~ contributing properties is necessary, ~~restore~~ features shall be restored to their original condition based on documentary evidence. Where sufficient documentary evidence is not available, replacements ~~shall~~ must be physically and visually ~~compatible~~ compatible with the contributing property and the District's heritage attributes building, in terms of their composition, materials, size, finishes, patterns, detailing, tooling, colours, and features and components of the wall.

5.14.4 ~~Design Additions~~ additions to contributing properties shall be designed with materials that are physically and visually ~~compatible~~ compatible with the District's heritage attributes, and that do not negatively impact the integrity of the contributing property.

5.14.5 Exterior historic cladding or features, including wood finishes, stone and brick masonry, and decorative metalwork of ~~contributing properties~~ contributing properties shall must be ~~conserved~~ conserved.

- (a) ~~Preserve~~ Preserve and ~~maintain~~ maintain features of exterior walls including their varying material finishes using recognized and appropriate ~~conservation~~ conservation methods.
- (b) Clean materials only when necessary, to ~~remove~~ remove heavy soiling or graffiti, and choose a gentle cleaning method that does not damage building material.
- (c) Test proposed interventions to establish whether the ~~conservation~~ conservation ~~treatment~~ treatment will damage the materials or features of the exterior walls.
- (d) Protect ~~adjacent~~ adjacent materials from accidental damage during ~~maintenance~~ maintenance work.

[Diagram]

#### Wall Features

*This diagram shows common features of walls.*

## 5.15 Signage

This section provides direction on incorporating commercial signage to conserve ~~conserve~~ and not detract from the District's cultural heritage value and heritage attributes ~~heritage attributes and cultural heritage value of HYHCD~~. Applications for new commercial signage will be reviewed in accordance with the City of Toronto's Sign By-law.

Commercial activity has been an element of daily life in HYHCD throughout its history. Signage advertising the services and commodities of businesses supports the primary historic and present-day function of Yonge Street as a commercial main street and contributes a dynamic and varied quality to the District ~~HYHCD~~'s appearance. Historically and today, innovative signage on Yonge Street has both shaped and reflected the character of the HYHCD.

New signage in the HYHCD should be evaluated in the context of the general contribution that signage made to the character of the District. The character of the signage within the HYHCD is varied. Signs of a variety of sizes, shapes and configurations are present, advertising for both commercial tenants and third party businesses. Signage that obscures heritage attributes of contributing properties, or completely over-clads buildings, is likely to have a negative impact on the District's cultural heritage value.

The signage guidelines should not be interpreted as a prohibition on signage of every type or style for which there is historic precedent. The intent of the signage guidelines is to ensure that signage does not damage or detract from the heritage attributes of contributing properties that collectively contribute to the District's heritage character. When preparing a design for new signage within- the District ~~HYHCD~~, property owners should first consider opportunities to reintroduce a historic signage configuration to a contributing property ~~contributing property~~ (for example, painted sidewall signs or signage bands). This work should be informed by documentary evidence of a building's historic condition.

- (a) 5.15.1 Design ~~S~~ signage for contributing properties ~~contributing properties~~ should be designed and placed in a manner that is ~~to be~~ physically and visually compatible ~~compatible~~ with the District's cultural heritage value and heritage attributes ~~heritage attributes and cultural heritage value of HYHCD~~ including the scale and rhythm of building frontages.
1. Locate and design signage so that it does not detract from or obscure the heritage attributes ~~heritage attributes~~ of a contributing property ~~contributing property~~, including features of exterior walls, roofs, windows, and storefronts, ~~and the scale and rhythm of building frontages.~~
  - 4.2. Signage should not block, obscure or otherwise negatively impact the windows, doors, roofline, or architectural features of the contributing property.
  - ~~2. Signage must not cover windows.~~
  3. Signage should be limited to the first floor façade and should not extend to upper floors, except when reintroducing a historic signage configuration from the period of significance which existed on an upper floor.
  4. Consider using historical precedents to inform the design of new signage on contributing properties ~~contributing properties~~.

- (b) ~~5.15.2 Design and mount S~~signage should be designed and mounted so that its ~~removal~~ ~~removal should will~~ does not negatively impact the ~~integrity~~ ~~integrity~~ of exterior walls, including material cladding of ~~contributing~~ ~~properties~~ contributing properties.
1. If signage is being mounted directly on a building, ~~make~~ ~~attachments~~ should be made through mortar joints and not masonry units, using non-corrosive fasteners. Use existing holes in the fascia board, where they exist.
  2. Breathable paint products should be specified for painted signs.
- (c) ~~5.15.3~~ The following signage types may be permitted on ~~the first floor of~~ ~~contributing properties~~ contributing properties:
1. Fascia signs: attached to or supported by a fascia board which projects no more than 0.5m from the wall.
    - i. Locate fascia signs on storefront fascias only.
    - ii. Back-lit signs of single letters may be permitted.
    - iii. Neon signs may be permitted.
  2. ~~Projecting signs~~: signage attached to or supported by the wall of a building which projects more than 0.5m from the wall.
    - i. Locate projecting signs in proximity to entrances.
    - ii. Design projecting signs to be higher than entrances to a property.
    - iii. Design projecting signs so that they do not project more than 1.25m from the exterior wall of a building.
    - iv. Mount projecting signs so they cover a minimal amount of the exterior wall. A sign's base should not be wider than the sign itself.
    - v. Back-lit signs of single letters may be permitted.
    - vi. Neon signs may be permitted.
  3. Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.
    - i. Painted glass signs, and signs adhered to the interior of a window and that do not cover more than 15% of the window.
  4. Painted sidewall signs in historic sidewall signage locations that date from the period of significance.
- (d) ~~5.15.4~~ The following signage types may detract from the heritage character of the District and will generally be discouraged ~~should: will not be installed~~ permitted on ~~contributing properties~~ contributing properties:

1. ~~Third party signs that are not related to the occupants or programming of the contributing property property~~
1. Banners and suspended fabric signs that over-clad heritage attributes on contributing properties
2. Box-style back-lit illuminated signs
3. Digital display screens
4. Moving signs with mechanical, automated, elements
5. Signage installed on, or ~~protruding-projecting~~ from, the roof

(e) ~~(e) 5.15.5 Conserve P~~ painted signages, including ghost signs, on the sidewalls of contributing properties ~~contributing properties~~ that date from the period of significance should be conserved.

(f) Where a historic signage from the period of significance included painted signage, new painted signage of a similar character may be permitted.

[Image]

**Permitted Appropriate Signage types**

*Sign mounted to fascia board, with no internal illumination.*

[Image]

**Non-permitted Discouraged Signage types**

*Signage covering too much building façade, inappropriate size.*

## 5.16 Views & Key View Sites

Within HYHCD there are ~~contributing properties~~ contributing properties on which are located prominent buildings or structures that stand out for their architectural detail and location and serve as landmarks within ~~the DistrictHYHCD~~. The prominent buildings and views towards them are important ~~heritage attributes~~ heritage attributes of ~~the DistrictHYHCD~~, and their long-term ~~conservation~~ conservation is a priority of this Plan.

**5.16.1 Interventions to buildings on contributing properties ~~contributing properties~~ identified as key view sites shall ~~will~~ be held to the highest standard of conservation ~~conservation~~.**

**5.16.2 Additions ~~Additions~~ and alterations ~~alterations~~ to buildings on contributing properties ~~contributing properties~~ identified as key view sites, and to contributing properties ~~contributing properties~~ adjacent ~~adjacent~~ to key view sites shall ~~must~~ not obstruct views to key view sites. ~~Design~~ Additions ~~additions~~ and alterations ~~alterations~~ shall be designed to be physically and visually compatible ~~compatible~~ with, subordinate ~~subordinate~~ to, and distinguishable from the ~~contributing property~~ contributing property.**

**5.16.3 Views identified in this Plan from the public realm ~~public realm~~ towards key view sites, as identified below, shall ~~must~~ be maintained ~~maintained~~ and conserved ~~conserved~~.**

**i) Views towards College Park (444 Yonge Street) as identified in the ~~Official Plan~~:**

- ~~College Park can be viewed from several vantage points within the Yonge Street corridor. The entirety of its east-facing façade can be viewed from the north-east corner of Yonge Street and Wood Street. The entire north-facing façade can be viewed from College Street and the north-east corner of Bay Street. Both façades can be viewed together from the north-east corner of Yonge Street and Carlton Street.~~

**ii) Views toward Oddfellows Hall (2 College Street and 450 Yonge Street) as identified in the ~~Official Plan~~:**

- ~~The Oddfellows' Hall located on the north-west corner of Yonge Street and College Street can be viewed from several vantage points along the Yonge Street and College/Carlton Street corridor. The east-facing façade and towers of the property can be viewed from the north-east corner of Alexander Street and Yonge Street, as well as from the south-east corner of Carlton Street and Yonge Street. The property can be seen in its entirety from the south-east corner of Yonge Street and Carlton Street as well as from the sidewalk on the south side of Carlton Street in front of the driveway entrance to 25 Carlton Street.~~

**iii) Views towards the Clock Tower (484 Yonge Street) as identified in the ~~Official Plan~~:**

~~The fire hall clock tower on the west side of Yonge Street, located mid-block between Grenville Street and Grosvenor Street can be viewed from the corners of Grosvenor Street and Yonge Street as well as the corners of Grenville Street and Yonge Street. The tower is also a prominent view from the west side of Yonge Street between the south side of College/Carlton Street and north side of Charles Street.~~

**~~iv) Views towards the Masonic Hall (601-613 Yonge Street, 2 Gloucester Street) as identified in the OP Official Plan:~~**

- (a) The Masonic Hall at the north east corner of Yonge Street and Gloucester Street can be viewed in its entirety looking north from the north-west corner of Yonge Street and St. Joseph Street. The prominent tower and west facing face can be viewed from Irwin Avenue and St. Nicholas Lane as well as Cottage Lane. Its southern façade and corner tower can also be seen from the south side of Gloucester Street when viewed from the northern entry to James Canning Park.

**~~ii) Views towards Postal Station F (675 Yonge Street) as identified in the OP Official Plan:~~**

- (a) Postal Station F can be viewed from several points along Yonge Street and streets intersecting with it. Its south and west façades can be viewed looking north from Yonge Street and St. Mary Street. The west façade and building face can be viewed looking east from Charles Street West. Its ~~the~~ south façade can be viewed looking northwest from Charles Street East. ~~And~~ and its west façade as viewed looking south from Yonge Street and Hayden Street.

**~~5.16.4 Views identified in this Plan will be added to the City of Toronto's Official Plan through an Official Plan Amendment.~~**

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**TORONTO** Historic Yonge Street HCD  
Key Views and View Sites within HYHCD

HCD Boundary  
 Key View Sites  
➔ Views towards Key View Sites  
↗ Not to Scale  
Date Exported: 03/24/2023 11:08 AM

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Key Views & View Sites within HYHCD

## 5.17 Code Compliance and Accessibility

This Plan supports the inclusive design of private and public spaces such that they are physically accessible to all people in accordance with the *Accessibility for Ontarians with Disabilities Act*. 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. An understanding of the intent of the codes 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.

**5.17.1 Design ~~Additions~~ additions and ~~alterations~~ alterations shall be designed to that provide access to a ~~contributing property~~ contributing property, such as ramps and mobility assistance devices, in such a way that they do not negatively impact the *cultural heritage value* and *heritage attributes* of the District and the *integrity* of the ~~contributing property~~ heritage attributes and cultural heritage value of the property.**

- (a) ~~Additions~~ Additions and ~~alterations~~ alterations proposed to provide physical access should be carefully planned and designed to minimize physical and visual impact.
- (b) ~~Additions~~ Additions and ~~alterations~~ alterations should be located in such a way that they do not obscure, ~~remove~~ remove, or conceal ~~heritage attributes~~ heritage attributes, or important features of the ~~contributing property~~ contributing property.
- (c) Where possible locate ~~accessibility~~ accessibility features within new ~~additions~~ additions.

**5.17.2 Design retrofits, new additions, and alterations to codes and standards pertaining to health, safety, security, accessibility and sustainability requirements in a way that does not detract from the *heritage attributes* and *cultural heritage value* of the contributing property.**

**5.17.2 Upgrades to *contributing properties* to comply with current codes and standards pertaining to health, safety, security, accessibility and sustainability shall conserve the *cultural heritage value* and *heritage attributes* of the District and the *integrity* of the *contributing property*.**



## 5.18 Sustainability

~~Conservation-Conservation~~ work ~~can-should~~ be planned so that sustainability objectives are also achieved. Consideration ~~shall must~~ be given to initiatives that improve the sustainability and environmental performance of a building and do not detract from the cultural heritage value and heritage attributes of the District ~~cultural heritage value and heritage attributes of HYHCD.~~

Historic buildings also have sustainable qualities, including, but not limited to: materials with a long life cycle; materials that can be repaired ~~repaired~~ rather than replaced; operable windows, which allow for air flow and temperature control; and, windows and skylights which contribute to daylighting. Additional guidance for achieving conservation ~~conservation~~ and sustainability objectives is provided in sections 4.3.1, 4.3.3, 4.3.4, and 4.3.5 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

### ~~5.18.1 Design alterations and additions to contributing properties to achieve sustainability objectives, while conserving HYHCD's cultural heritage value.~~

~~5.18.1 Design~~ Alterations and additions ~~alterations and additions to contributing properties~~ contributing properties to achieve sustainability objectives are encouraged and shall conserve the, while ~~District's cultural heritage value and heritage attributes and the integrity of the contributing property~~ conserving HYHCD's cultural heritage value.

- (a) Do not detract from the cultural heritage value ~~cultural heritage value~~ or conceal the heritage attributes ~~heritage attributes~~ of the contributing property ~~contributing property~~ when undertaking interventions to improve a building's sustainability performance, including upgrades to the building envelope to improve energy conservation ~~conservation~~.
- (b) Do not over-clad building envelopes with insulation panels or other finishes that conceal historic features or heritage attributes ~~heritage attributes of the contributing properties~~.

### ~~5.18.2 Design new features to meet sustainability objectives in a manner that respects the contributing property's exterior form, and does not detract from HYHCD's cultural heritage value.~~

~~5.18.2 Design n~~ New features that are intended to meet sustainability objectives shall be designed to meet sustainability objectives in a manner that respects the contributing property's ~~contributing property's exterior form, and does not detract from the District's cultural heritage value and heritage attributes and the integrity of the contributing property~~ HYHCD's cultural heritage value.

- (a) Where possible, locate and design green roofs, reflective roofs and solar panels so that their elements are not visible from the public realm ~~public realm~~.

## 5.19 Over-clad Buildings

Several ~~contributing properties~~ ~~contributing properties~~ within the District HYHCD have been over-clad in such a way that portions of the building have been obscured or concealed. Although these properties contribute to the ~~District's cultural heritage value and heritage attributes~~ character of HYHCD, the ~~removal~~ ~~removal~~ of over-cladding may reveal architectural features that strengthen ~~their~~ ~~its~~ contribution.

For the purposes of this Plan, these properties have been identified as ~~contributing~~ ~~contributing~~ for their contextual value, and the ~~policies~~ ~~policies~~ for ~~contributing properties~~ ~~contributing properties~~ apply. If a ~~Heritage Investigation~~ ~~Heritage Investigation~~ demonstrates, to the satisfaction of the City, that a property's historic ~~building features~~ ~~building features~~ remain, then uncovered architectural features will inform the design of any proposed work. Over time, lost features may be reinstated based on documentary evidence.

A '~~Heritage Investigation~~ ~~Heritage Investigation~~' in the context of this document refers to a physical investigation that can determine the ~~integrity~~ ~~integrity~~ of a ~~building features~~ ~~building's features~~ that have been over-clad. It may also include documentary research and evidence such as historic photographs, plans, and drawings. The scope of this investigatory work ~~shall should~~ ~~should~~ be determined in consultation with Heritage ~~Planning~~ ~~reservation Services~~ Staff ~~during a pre-application meeting in advance of the submission of a Heritage Impact Assessment.~~

At the time of writing, over-clad properties in the District include:

[10 Wellesley Street West](#)  
[16 Wellesley Street West](#)  
[516 Yonge Street](#)  
[651 Yonge Street](#)  
[662 Yonge Street](#)  
[689 Yonge Street](#)  
[691 Yonge Street](#)  
[692 Yonge Street](#)  
[695 Yonge Street](#)  
[699 Yonge Street](#)  
[707 Yonge Street](#)  
[718 Yonge Street](#)

**5.19.1 ~~Determine~~ ~~T~~the condition of historic ~~building features~~ ~~building features~~ on over-clad ~~contributing properties~~ ~~contributing properties~~ shall be determined with a ~~Heritage Investigation~~ ~~Heritage Investigation~~ which shall ~~must~~ be prepared to the satisfaction of the City. ~~Supplement~~ ~~P~~physical investigation shall be supplemented with historic research and documentation of the building's original condition and shall be used the investigations findings to inform the design of any ~~additions~~ ~~additions~~ or ~~alterations~~ ~~alterations~~.**

- (a) Historic research and documentation ~~should~~ ~~must~~ be prepared to the satisfaction of the City and submitted in support of any approval under Section 42 of the Ontario Heritage Act or in support of any building permit or a the alteration of a contributing property ~~contributing property~~ that has been over-clad, as required.
- (b) Research should consider the ~~contributing property's~~ ~~contributing property's~~ period of construction, its builder and architect, if known, and the history of ~~alteration~~ ~~alteration~~ work undertaken on the property.

- (c) Depending on the nature of work proposed, a Heritage Impact Assessment may be required, which is to be prepared to the satisfaction of the Chief Planner and Executive Director of City Planning or his or her delegate. City.

**5.19.2 ~~Preserve~~ The historic building features ~~building features~~ of an over-clad contributing property that may have survived beneath the existing over-cladding ~~contributing property~~ shall be preserved.**

- (a) ~~Preserve~~ rather than replace historic building features of over-clad ~~contributing properties~~.
- (b) ~~Restore~~ only those historic features that have deteriorated beyond repair. Historic features must be restored in-kind, as informed by appropriate research and documentary or physical evidence.
- (a) Restore rather than replace historic building features of an over-clad contributing property. Where they are deteriorated beyond repair, historic building features should be restored in-kind, as informed by physical evidence that has survived, appropriate research and documentary evidence.

**5.19.3 Restoration ~~Restoration~~ of the historic building features ~~building features~~ of an over-clad contributing property ~~contributing property~~ that have been lost is strongly encouraged, where a sufficient amount of historic building fabric and documentary evidence exists to support restoration ~~restoration~~.**

- (a) ~~Preserve~~ rather than replace historic building features ~~building features~~ of over-clad contributing properties ~~contributing properties~~ should be preserved rather than replaced.
- (b) ~~Restore~~ Restore only those historic building features ~~features~~ that have deteriorated beyond repair ~~repair~~. Historic building features ~~features~~ should ~~must~~ be restored in-kind ~~restored in-kind~~, as informed by appropriate research and documentation.

**5.19.4 When removing ~~removing~~ over-clad finishes, ~~employ~~ appropriate methods shall be employed with the necessary care to not damage the historic building ~~building or features~~ features beneath.**

[Two Images]

**Over-clad Buildings**

*These buildings have been over-clad with an additional exterior cladding. One has metal paneling, the other a metal lattice where the original façade is visible from some angles.*

## 6.0 Policies and Guidelines for Non-Contributing Properties

### Introduction

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. *Guidelines* for managing alterations, additions, or the redevelopment of non-contributing properties within HYHCD. These policies and guidelines direct change on non-contributing properties in a manner that conserves and enhances the heritage attributes and cultural heritage value of HYHCD. Over time, it is expected that as these properties are redeveloped in accordance with this Plan, they will begin to contribute to the character of HYHCD.

The *policies* (in **bold font**) set out the general direction for the management of the District in a clear and definitive way. The directions provided by the *policies* generally use either 'shall' or 'should' language and are to be interpreted accordingly, conserving the cultural heritage value of HYHCD, and

The *guidelines* (in regular font presented as a bulleted list) provide suggested ways in which the HCD Plan 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 the HCD Plan. The policies and guidelines are preceded by a short preamble that provides some background to the policy area.

In order to account for specific built form and landscape conditions within HYHCD the District, this section references *three* *character sub-areas* (described in section 4.4) identified within the District:

- Historic Yonge Street *Character Area*
- College/Carlton *Character Area*
- St. Nicholas Village *Character Area*
- Residential Pockets *Character Area*

Definitions have been provided for key words, and included in Appendix A.

## 6.1 Understanding

~~New development New development shall must be designed to conserve and enhance ~~respect the~~heritage attributes and cultural heritage value ~~cultural heritage value and~~ heritage attributes of the DistrictHYHCD. This does not mean that new development ~~new development~~ should mimic the architectural style or craftsmanship of the past, nor should it replicate historic architectural styles. New development ~~New development should is encouraged to~~ express the design values of its time, while respecting the District's cultural ~~cultural-heritage value and~~ heritage attributes~~heritage value of~~ HYHCD by understanding its overall character and sense of place as the first step in designing- new development~~new development.~~ Each project shall therefore start with an understanding of the District's cultural heritage value and heritage attributes.~~

**6.12.1 New development ~~New development on non-contributing properties shall must conserve~~ conserve the heritage attributes and cultural heritage value ~~heritage attributes and cultural heritage value of the~~ DistrictHYHCD, while reflecting the design values of its own time.**

- (a) New development ~~New development~~ should not reproduce the design values and style of earlier architectural eras. New development ~~New development should is encouraged to~~ find contemporary design solutions and expression that are in keeping with the requirements of this Plan.

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## 6.2 Demolition

Managing change on- ~~non-contributing properties~~~~non-contributing properties~~, although they do not significantly contribute to the ~~cultural heritage~~~~cultural heritage value~~ of ~~the District~~~~HYHCD~~, is critical to ~~conserving~~~~conserving~~ its ~~overall~~ character, ~~heritage attributes~~ and sense of place as it evolves. As these properties are redeveloped, it is important that they do not remain vacant for extended periods of time. Managing the timing of construction and ~~demolition~~~~demolition~~ is important in this regard.

6.2.1 The ~~demolition~~~~demolition~~ of buildings ~~or structures~~ on a ~~non-contributing property~~~~non-contributing property~~ may be permitted.

6.2.2 If permission to ~~demolish~~~~demolish~~ a building ~~or structure~~ located on a ~~non-contributing property~~~~non-contributing property~~ is granted, ~~demolition~~~~demolition~~ activity ~~shall~~~~must~~ not begin until plans for the replacement building(s) have been submitted and approved by ~~Toronto~~~~the City Council~~, ~~and a heritage permit issued by the City in accordance with Section 42 of the Ontario Heritage Act.~~

- (a) ~~New development~~~~New development should~~~~must conform to~~~~meet~~ the applicable ~~policies~~ and ~~guidelines~~ contained in Sections 5, 6 and 7 of this Plan, ~~Policies and Guidelines for Non-Contributing Properties~~ as well as all applicable City of Toronto by-laws and processes.
- (b) ~~Substantial~~~~Substantial~~ progress ~~should~~~~must~~ be made in the construction of the replacement building(s) within ~~two~~~~one~~ year of the ~~demolition~~~~demolition~~ of the previous building.
- (c) If construction of the replacement building(s) is delayed due to unforeseen circumstances, the City may require interim landscape treatment of the site.

### 6.3 Additions and Alterations

~~Additions~~ and ~~alterations~~ to ~~non-contributing properties~~ include any work that will increase the volume of the existing building, or will ~~alter~~ its external appearance. These proposals ~~shall will~~ be evaluated for their impact on the ~~heritage attributes~~ and ~~cultural heritage value~~ of the District HYHCD as a whole, as well as their ~~character sub-area~~ and ~~adjacent contributing properties~~. The ~~policies and guidelines~~ in this section provide guidance for the design of these interventions.

**6.3.1 Design ~~Additions~~ or ~~alterations~~ to a ~~non-contributing property~~ shall be designed to be physically and visually ~~compatible~~ with the ~~character sub-area~~ in which such property is located, and to not negatively impact the ~~heritage attributes and cultural heritage value of~~ the District HYHCD.**

- Historic Yonge Street ~~character sub-area~~:
  - ~~Additions~~ less than 12m tall should reinforce the ~~streetwall~~ character of the District HYHCD by being built the full width of the property and to the face of the extant building.
  - ~~Additions~~ taller than 12m will also adhere to ~~policies and guidelines~~ for building massing.
- College/Carlton Character Area:
  - ~~Additions~~ less than 16m tall should reinforce the streetwall character of HYHCD by being built the full width of the property and to the face of the existing building.
  - ~~Additions~~ taller than 16m tall will adhere to policies for building massing.
- Residential Pockets ~~Character Area~~ & St. Nicholas Village ~~character sub-areas~~:
  - ~~Additions~~ should not be located in the front-yard ~~setback~~ of existing buildings.

## 6.4 Massing

~~New development and additions to non-contributing properties shall~~ be designed to ~~conserve the cultural heritage value and heritage attributes of~~ respect the predominant building height within the District HYPHD through the use of ~~stepbacks~~, ~~setbacks~~, and careful building massing. ~~Contributing properties~~ Contributing properties within the District HYPHD are typically within 2-4 storeys, which imparts a distinct three dimensional character to the District HYPHD and allows for a high-degree of sun penetration to side streets. This open character is particularly ~~distinctive from noticeable in contrast to~~ surrounding areas that are more intensely developed.

### 6.4.1 Design ~~New development and additions to a non-contributing property shall to~~ ~~conserve the cultural heritage value and heritage attributes of the District and predominant building height of the~~ character sub-area Character Area where the property is ~~located~~ found. -

(a) Historic Yonge Street ~~character sub-area~~ Character Area: ~~New development should~~ ~~must~~ be a minimum of 3 storeys. Existing ~~contributing properties~~ contributing properties are generally 2-4 storeys.

• ~~College/Carlton Character Area: New development must be a minimum of 4 storeys. Existing contributing properties are generally 4-6 storeys.~~

~~(c)(b)~~ St. Nicholas Village ~~character sub-area~~ Character Area: ~~New development should~~ ~~must~~ be a minimum of 2 storeys. Existing ~~contributing properties~~ contributing properties are generally 2-3 storeys.

~~(d)(c)~~ Residential Pockets ~~character sub-area~~ Character Area: ~~New development should~~ ~~must~~ be a minimum of 2 storeys. Existing ~~contributing properties~~ contributing properties are generally 2-3 storeys.

### 6.4.2 Design ~~New development and additions to a non-contributing property shall to~~ ~~conserve the setback condition of~~ character sub-area the Character Area where the property is ~~located~~ found.

(a) Historic Yonge Street ~~character sub-area~~ Character Area: The ~~base building~~, or first three storeys of ~~new development and additions, should~~ ~~must~~ be built to the full extent of the front lot line ~~adjacent~~ adjacent to a street. ~~Base buildings~~ Base buildings should generally be built the full extent of side lot lines, except for where the side lot line is ~~adjacent~~ adjacent to a street that intersects with Yonge Street and a new public open space is being created.

• ~~College/Carlton Character Area: The base building, or first four storeys of new development and additions, must be built to the full extent of the front lot line adjacent to a street. Base buildings should generally be built the full extent of side lot lines, except for where the side lot line is adjacent to a street that intersects with Yonge Street and a new public open space is being created.~~

~~(c)(b)~~ St. Nicholas Village ~~character sub-area~~ Character Area: ~~New developments and additions should~~ ~~must~~ be ~~set back~~ set back from the front lot line the average ~~setback~~ setback distance of ~~contributing properties adjacent~~ contributing properties adjacent ~~adjacent~~ to it. ~~New developments and additions should respect the side-yard setback of adjacent buildings. The setback distance~~



can ~~also~~ vary between the side-yards of a building from 0cm - 120cm. Overall, ~~new development~~ ~~new development~~ should provide an average side-yard ~~setback~~ ~~setback~~ of between 30cm - 120cm.

~~(d)(c)~~ Residential Pockets- ~~character sub-area~~ ~~Character Area:~~ ~~New developments~~ ~~New developments~~ and ~~additions~~ ~~additions~~ ~~should~~ ~~must~~ be ~~set back~~ ~~setback~~ from the front lot line the average ~~setback~~ ~~setback~~ distance of house form buildings on ~~contributing properties~~ ~~contributing properties~~ ~~adjacent~~ ~~adjacent~~ to it.

#### 6.4.3 Design ~~New development~~ ~~new development~~ ~~and~~ ~~additions~~ ~~additions~~ to a ~~non-contributing property~~ ~~non-contributing property~~ ~~shall~~ ~~to~~ ~~conserve~~ ~~conserve~~ the ~~streetwall~~ ~~streetwall~~ and three dimensional character of ~~contributing properties~~ ~~contributing properties~~ in the ~~Historic Yonge Street~~ ~~each~~ ~~character sub-area~~ ~~Character Area~~.

(a) Historic Yonge Street- ~~character sub-area~~ ~~Character Area:~~ Any portion of ~~new development~~ ~~new development~~ and/or ~~additions~~ ~~additions~~ taller than 12m above grade ~~should~~ ~~must~~ ~~step back~~ ~~step back~~ a minimum of 10m from any property ~~line~~ ~~lot~~ ~~fronting~~ ~~Yonge Street~~ ~~line~~ ~~adjacent~~ ~~to~~ ~~a~~ ~~street~~, for the entirety of the façade of the development including its balconies.

(b) Historic Yonge Street ~~character sub-area:~~ Any portion of ~~new development~~ and/or ~~additions~~ taller than 12m above grade on a ~~non-contributing property~~ ~~non-contributing property~~ fronting on any street intersecting with Yonge Street should provide a minimum ~~stepback~~ of 5m from the property ~~lot~~ ~~line~~ of ~~adjacent contributing properties~~ or should be located 1m behind the ridge-line of ~~adjacent contributing properties~~ with a sloped roof, whichever is greater. Mansard roofs are not considered sloped roofs for the purpose of this ~~guideline~~.

(c) Historic Yonge Street ~~character sub-area:~~ Any portion of ~~new development~~ and/or ~~additions~~ taller than 12m above grade on a ~~non-contributing property~~ ~~non-contributing property~~ fronting onto any street or laneway parallel to Yonge Street should provide a minimum ~~stepback~~ of 5m from the property ~~lot~~ ~~line~~ of ~~adjacent contributing properties~~ or should be located 1m behind the ridge-line of ~~adjacent contributing properties~~ with a sloped roof, whichever is greater. Mansard roofs are not considered sloped roofs for the purpose of this ~~guideline~~.

• ~~College/Carlton Character Area:~~ Any portion of ~~new development~~ and/or ~~additions~~ taller than 16m above grade ~~must~~ ~~step back~~ a minimum of 10m from any property lot line adjacent to a street, for the entirety of the façade of the development including its balconies.

(d) St. Nicholas Village ~~Character~~ ~~character sub-Area~~ ~~area~~ and Residential Pockets ~~Character~~ ~~character Ssub-Area~~ ~~area~~: Any portion of new development and/or additions taller than 12m above grade ~~should~~ ~~must~~ ~~step back~~ ~~step back~~ a minimum of ~~10~~5m from ~~the~~ ~~any~~ property ~~lot~~ ~~line~~ ~~of~~ ~~adjacent contributing properties~~ or should be located 1m behind the ~~roof~~ ridge-line of ~~adjacent contributing properties~~ with a sloped roof, whichever is greater.

• ~~adjacent to a street, plus:~~

• ~~the average distance between roof ridge lines and building fronts of adjacent contributing properties;~~

• ~~and, the average setback distance of adjacent contributing properties.~~

• ~~These setbacks apply to the entirety of the façade of the development including its balconies.~~

• ~~10m setbacks apply to all property lines that are adjacent to a street, including Yonge Street and all streets intersecting with it.~~

~~(k)(e)~~ ~~(b)~~ Additional ~~stepback~~ ~~stepback~~ distances beyond 10m may be determined where the minimum ~~stepback~~ ~~stepback~~ does not ~~conserve~~ ~~conserve~~ the ~~cultural heritage values~~ ~~values~~ and ~~attributes~~ ~~attributes~~ of ~~adjacent~~ ~~adjacent~~ ~~contributing properties~~ ~~properties~~.

~~6.4.4 New development or additions to a non-contributing property are subject to a 75-degree angular plane measured at the height appropriate for each Character Area and from each elevation of a building adjacent to and parallel with a street within HYHCD as set out below.~~

- ~~• The 75-degree angular plan applies to all streets within HYHCD.~~

~~(k) If there is no existing building on the property in question, then the 75-degree angular plane will be measured from each property line adjacent to and parallel with a street that is within HYHCD.~~

- ~~• The 75-degree angular plane will be measured at the following heights:~~

- ~~• Historic Yonge Street Character Area, St. Nicholas Village Character Area, Residential Pockets Character Area: 12m above grade, as defined by the applicable zoning by-law.~~

- ~~• College/Carlton: 16m above grade, as defined by the applicable zoning by-law.~~

[Diagram/caption will be updated]

**Stepbacks on New Development and Angular Planes**

New development within HYHCD ~~must~~ should conform to a ~~75-degree angular plane and~~ 10m stepback.

## 6.5 Façade Patterns and Features

~~Contributing properties~~ ~~Contributing properties~~ within ~~the District HXHCD~~ display a strong rhythm of horizontal and vertical articulations in their façade. This rhythm is reinforced by the fine-grained vertical divisions of storefronts and building bays, as viewed in elevation, of between 3 and 7 metres wide, which also carries over to the lot width of residential areas.

Historic buildings within ~~the District HXHCD~~ have particular glazing ratios that varies with their original use. These buildings are generally less transparent than contemporary buildings.

~~New development~~ ~~New development shall must~~ respect and respond to the horizontal and vertical rhythm of the façades of ~~contributing properties~~ ~~contributing properties~~ within the same block (primarily) or within their ~~character sub-area~~ ~~Character Area~~ (secondarily).

### 6.5.1 Design ~~New development~~ ~~new development~~ and ~~additions~~ ~~additions~~ on ~~non-contributing properties~~ ~~shall to~~ ~~conserve~~ ~~conserve~~ the horizontal rhythm articulated in the façades of ~~adjacent~~ ~~adjacent~~ ~~contributing~~ ~~properties~~ ~~contributing~~ ~~properties~~.

- (a) Articulate the transition between floors in the façade design of buildings that form part of the ~~streetwall~~ ~~streetwall~~.
- (b) Align storefront heights with the storefront heights of ~~adjacent~~ ~~adjacent~~ ~~contributing~~ ~~properties~~ ~~contributing~~ ~~properties~~.
- (c) Align horizontal façade articulation with the articulation of ~~adjacent~~ ~~adjacent~~ ~~contributing~~ ~~properties~~ ~~contributing~~ ~~properties~~.
- (d) Where there are no ~~adjacent~~ ~~adjacent~~ ~~contributing~~ ~~properties~~ ~~contributing~~ ~~properties~~ follow the horizontal rhythm of properties on the same block that are part of the ~~streetwall~~ ~~streetwall~~.

### 6.5.2 Design ~~New development~~ ~~and additions~~ ~~new development~~ ~~on non-contributing properties~~ within the Historic Yonge Street ~~character sub-area~~ ~~shall to~~ ~~provide~~ ~~separated~~ retail bays of between 3 and 7 metres wide (ideally 4.5 metres) ~~that are expressed on the elevation of the new development and/or addition~~ along Yonge Street, and ~~which streets that~~ are appropriate to each ~~character sub-area~~ ~~Character Area~~.

- (a) ~~Historic Yonge Character Area:~~ ~~New development~~ ~~New development~~ fronting onto Yonge Street ~~should~~ ~~must~~ provide retail bays at grade for the full extent of the ~~property's~~ frontage ~~of the new development~~ and may also provide retail entrances from Privately Owned Privately-Accessible Spaces (POPS) on ~~new developments~~ on corner properties.
- ~~College/Carlton Character Area:~~ ~~New development~~ fronting onto Yonge Street ~~must~~ provide retail bays at grade for the full extent of the property's frontage.
- (c) ~~Residential Pockets Character Area:~~ ~~New development~~ may provide retail bays at grade.
- ~~(d)(b)~~ In all ~~character sub-areas~~ ~~Character Areas~~ where ~~The~~ retail bays are provided, they should not be higher than 1 storey (approximately 4.5 metres). Double height retail bays are not permitted.
- (d) ~~Retail bays should have operable doors.~~

**6.5.3 Design** ~~New development and additions on non-contributing properties shall~~ **new development to conserve** ~~conserve~~ the vertical rhythm articulated in the façades of ~~adjacent adjacent-contributing propertiescontributing~~ **properties.**

- (a) ~~Divide~~ **Building** façades ~~should be divided~~ in a way that reflects the predominant building widths of ~~adjacent adjacent-contributing propertiescontributing~~ **properties.**
- (b) The division of upper storey façades ~~should~~ **must** align with the division of at-grade retail bays, where they exist.
- (c) Where there are no ~~adjacent adjacent-contributing properties contributing~~ **properties** follow the vertical rhythm of properties on the same block that are part of the ~~streetwallstreetwall~~ **streetwall.**

**6.5.4 New development and additions on non-contributing properties** ~~Design new development shall be designed~~ with windows and opportunities for access and egress, and not blank walls, towards streets or open spaces within ~~the DistrictHYHCD~~ **the DistrictHYHCD.**

**6.5.5** The façade of any ~~new development new development and~~ **additions on a non-contributing property** ~~addition~~ that is visible from the ~~public realm public realm~~ and not ~~stepped back stepped back~~ from a building face or lot line shall be designed with only punched windows.

- ~~(c) Include punched windows in the façade design of any other portion of the façade that is visible from the public realm and not stepped back from a building face or lot line.~~

[Diagram]

#### **Façade Articulation**

*This illustration shows how two non-contributing buildings' façade articulation should be informed by the horizontal (blue) and vertical (red) articulation of adjacent contributing buildings.*

## 6.6 Windows and Fenestration

Windows and the detailing that surrounds them are a key architectural elements on buildings, and a strong contributor to the building's character. Within ~~the District HYHCD~~ there is a distinct pattern of glazing ratios ~~in within character sub-areas Character Areas~~ that is driven largely by the building's original use.

It is important for ~~new development new development~~ and ~~additions additions on non-contributing properties~~ within ~~the District HYHCD~~ to respond to these glazing ratios in their design.

### 6.6.1 ~~Design~~ ~~New development new development~~ and ~~additions additions on non-contributing properties~~ shall be designed to respect the pattern of glazing on ~~adjacent contributing properties contributing properties~~ in their ~~character sub-area Character Area~~ at grade.

- (a) Historic Yonge Street- ~~character sub-area Character Area~~: ~~New development New development~~ and ~~additions additions should must~~ include approximately 80% glazing within the first storey above grade (no more than 90% and no less than 70%) for the full extent of the property fronting onto Yonge Street. Upper storeys of a building not ~~stepped back stepped back~~ from a building face or lot line ~~should must~~ provide between 40% and 50% glazing on each storey.
- ~~College/Carlton Character Area: New development and additions fronting onto Yonge Street within the first storey at grade must include approximately 80% glazing (no more than 90% and no less than 70%) for the full extent of the property fronting onto Yonge Street. Upper storeys of a building not stepped back from a building face or lot line must provide between 40% and 50% glazing on each storey.~~
- ~~(e)(b)~~ St. Nicholas Village- ~~character sub-area Character Area~~: ~~New development New development~~ and ~~additions additions should must~~ provide a consistent proportion of glazing between 40% and 50% on ground and upper storeys for the portion of the building facade not ~~stepped back stepped back~~ from a building face or lot line.
- ~~(d)(c)~~ Residential Pockets- ~~character sub-area Character Area~~: ~~New development New development~~ and ~~additions additions should must~~ provide a consistent proportion of glazing between 40% and 50% on ground and upper storeys for the portion of the building facade not ~~stepped back stepped back~~ from a building face or lot line.

### 6.6.2 ~~Include~~ Punched windows shall be included in the design of buildings ~~on a non-contributing property~~ for the portion of the building facade that is not ~~stepped back stepped back~~ from a building face or lot line.

- (a) Portions of a building facade that are ~~stepped back stepped back~~ from a building face or lot line should be designed with a greater proportion of glazing to create a lighter visual appearance ~~which is and distinguishable contrast from with~~ the historic character of buildings above.

[Diagram]

#### Mixed-use Building Glazing

*Glazing ratios of ground and upper storeys on mixed-use buildings.*

[Diagram]

**Residential Building Glazing**

*Glazing ratios of ground and upper storeys on residential buildings.*

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## 6.7 Roofs

A building's roof helps to delineate its height, massing, and relationship to the ~~public realm~~public realm. ~~New development~~ New development and ~~additions to non-contributing properties shall~~ additions to non-contributing properties shall be designed with consideration for the roof of surrounding ~~contributing properties~~ contributing properties including any new roof top elements. In this section an apartment-~~form~~ building refers to residential buildings of two or more storeys with multiple dwelling units and a single primary entrance.

**6.7.1 Design ~~New development~~ new development and ~~additions on non-contributing properties~~ additions shall be designed to respect the roof character and design of ~~contributing properties~~ contributing properties in their ~~character sub-area~~ Character Area.**

- (a) Historic Yonge Street ~~Character Area & College/ Carlton~~ character sub-area ~~Character Area~~: New development ~~New development~~ and additions ~~additions~~ may include flat roofs, or roofs sloped towards Yonge Street ~~or College/Carlton Street~~, as applicable. Roofs shall not slope at right angles to Yonge Street, except features such as dormers or bays.
- (b) St. Nicholas Village ~~Character Area~~ & Residential Pockets character sub-areas ~~Character Area~~: New development ~~New development~~ and additions ~~additions~~ should include sloped roofs in house-form buildings. Apartment-~~form~~ buildings may be designed with flat roofs.

**6.7.2 ~~Locate n~~ New rooftop elements on non-contributing properties, such as mechanical penthouses, vents, drainage components, sustainable technologies, including solar panels or wind generators, satellite dishes, skylights, metal chimneys, flutes, and decks shall be located ~~to be~~ out of view of the ~~public realm~~ public realm ~~or architecturally treated as part of a rooftop feature~~.**

## 6.8 Materiality & Wall Design

~~New development~~ and ~~additions to non-contributing properties~~ shall ~~should~~ be designed with a selection of materials and finishes that respects and responds to the ~~heritage attributes~~ and ~~cultural heritage value~~ of the District/HYHCD. The materials of ~~new development~~ and ~~additions to non-contributing properties~~ that occupy a built context similar to ~~adjacent contributing properties~~ shall ~~should~~ be given higher priority than any ~~stepped back~~ portions of the ~~new development~~ or ~~addition~~. Contemporary materials may be used to ~~be distinguishable from~~ ~~create a contrast between new development and additions~~ and historic buildings. For tall buildings these materials add a lightness to a building and mitigate some of its visual impact.

**6.8.1 Use of cladding materials used on exterior walls of new development and additions on non-contributing properties, that are visible from the public realm, shall be that are physically and visually compatible with the heritage attributes and cultural heritage value of the District/HYHCD and the character sub-area/Character Area of the property.**

(a) Historic Yonge Street ~~Character Area & College/Carlton~~ ~~character sub-area~~ Character Area:

- Use brick masonry and/or stone in the articulation of architectural details, such as columns or pilasters used to demarcate retail bays and breaks in the building's façade along the ~~street wall~~.
- Contemporary materials, such as glass or metal, may be permitted in the storefront of a retail bay, providing they do not negatively impact the ~~heritage attributes~~ and ~~cultural heritage value~~ of the District/HYHCD.
- Contemporary materials, such as glass or metal, may be permitted for portions of ~~new development~~ which are ~~stepped back~~ from a building face or lot line, providing they do not negatively impact the ~~heritage attributes~~ and ~~cultural heritage value~~ of the District/HYHCD.

(b) St. Nicholas Village ~~Character Area & Residential Pockets~~ ~~character sub-areas~~ Character Area:

- Use brick masonry and/or stone in the articulation of architectural details that make up the portion of a building that is not ~~stepped back~~ from a building face on the same property.
- Contemporary materials, such as glass or metal, may be permitted for portions of ~~new development~~ which are ~~stepped back~~ from a building face on the same property, providing they do not negatively impact the ~~heritage attributes~~ and ~~cultural heritage value~~ of the District/HYHCD.



## 6.9 View Corridors and Landmarks

Within ~~the District HYHCD~~ there are several ~~non-contributing properties~~ ~~non-contributing properties~~ that serve as the terminus of a view corridor. As these properties are redeveloped, they present a unique opportunity to contribute to the ~~cultural heritage value and heritage attributes~~ ~~character~~ of ~~the District HYHCD~~ with enhanced design treatment and articulation. As such they also serve as wayfinding elements and support connectivity and circulation throughout ~~the District HYHCD~~.

6.9.1 Redevelopment of ~~non-contributing properties~~ ~~non-contributing properties~~ that are identified as view termini, ~~or are within gateways to HYHCD~~, ~~should~~ ~~will~~ be held to high standards for architectural design and articulation.

- (a) Certain properties ~~have the potential to~~ function as ~~view termini landmarks~~ within the ~~District HYHCD~~, and should receive a high degree of design investment and attention.

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**TORONTO** Historic Yonge Street HCD  
View Corridors and View Termini

- HCD Boundary
- Non-Contributing Properties
- Over-Clad Contributing Properties
- View Termini
- View Corridor

↑  
 Not to Scale  
Date Exported: 03/04/2023 11:00 AM

View Corridors & View Termini

## 6.10 Signage

As a District with a distinct commercial character and history of commercial activity, signage in HYHCD is an important component of the overall look and feel of the DistrictHYHCD. Although contributing properties contributing properties may reference historical sign design and configurations, non-contributing properties non-contributing properties should pursue a contemporary design, subject to the policies policies and guidelines guidelines in this section.

As with signage on contributing properties, when evaluating whether or not signage should be permitted on non-contributing properties, the potential impact should be considered in the context of the contribution signage makes to the character of the District overall. Signs on non-contributing properties reside in the same HCD as contributing properties as contextual elements. Sign types, scale and deployment should be similar to contributing properties.

These policies policies and guidelines provide direction on incorporating commercial signage to conserve conserve and not detract from the heritage attributes heritage attributes and cultural heritage value cultural heritage value of the DistrictHYHCD. Applications for new commercial signage will also be reviewed in accordance with the City of Toronto's Sign by-law and the definitions and regulations specified therein.

- (a) 6.10.1 Design Signage on non-contributing properties should to be physically and visually compatible compatible with the District's cultural heritage value and heritage attributes heritage attributes and cultural heritage value of HYHCD including the scale and rhythm of building frontages of adjacent contributing properties.
1. The Locate and design signage should be located and designed so that it does not detract from or obscure the building features building features of adjacent contributing properties a property, including features of exterior walls, roofs, windows, and storefronts, and the scale and rhythm of building frontages.
  2. Signage should must not cover windows.
  3. Signage should be limited to the ground floor façade and should not extend to upper floors.
- (b) 6.10.2 The following signage types may be permitted on the first floor of non-contributing properties:
1. Wall or fascia signs: attached to or supported by a fascia board which projects no more than 0.5m from the wall.
    - i. Back-lit signs of single letters may be permitted.
    - ii. Neon signs may be permitted.
  2. Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.5m from the wall.
    - i. Locate projecting signs in proximity to entrances.
    - ii. Design projecting signs to be higher than entrances to a property.

- iii. Design projecting signs so that they do not project more than 1.25m from the exterior wall of a building.
  - iv. Mount projecting signs so they cover a minimal amount of the exterior wall. The area of the sign closest to the wall should not be wider than the sign itself.
  - v. Back-lit signs of single letters may be permitted.
  - vi. Neon signs may be permitted.
3. Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.
  4. Painted glass signs, and signs adhered to the interior of a window and that do not cover more than 15% of the window.

(c) ~~6.10.3~~ The following signage types may detract from the heritage character of the District and will generally be discouraged—should will not be installed permitted on non-contributing properties:

- ~~—Third party signs that are not related to the occupants or programming of the property.~~
1. ~~—~~Banners and suspended fabric signs.
  2. ~~—~~Box-style back-lit illuminated signs.
  3. ~~—~~Digital display screens.
  4. ~~—~~Moving signs with mechanical, automated elements.
  5. ~~—~~Signage installed on, or projecting protruding from the roof.

## **6.11 Policies for Adjacent Properties**

### **6.11.1 ADJACENCY TO THE DISTRICT**

The *Official Plan* (through OPA 199) includes policies governing alterations, development, municipal improvements and/or public works on properties adjacent to Heritage Conservation Districts. Refer to these policies before undertaking any work on a property adjacent to HYHCD.

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## 7.0 Policies and Guidelines for Public RealmLandscapes

### Introduction

This section contains policies ~~policies~~ and guidelines ~~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. ~~for the conservation of landscapes within HYHCD.~~

The policies ~~Policies~~ (in **bold** ~~font~~text) set the direction for the management of the District in a clear and definitive way. ~~layout the general rules for conserving its cultural heritage value. The guidelines (presented as a bulleted list) provide specific direction on how to achieve these policies. The directions provided by the policies generally use either 'shall' or 'should' language and are to be interpreted accordingly.~~

The guidelines ~~guidelines~~ (in regular font ~~presented as a bulleted list~~) provide suggested ways in which the HCD Plan 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 the HCD Plan.

In order to account for specific landscape conditions within HYHCD ~~the District~~, this section references three ~~four~~ character sub-areas ~~Character Areas~~ (described in section 4.4) identified within the District ~~HYHCD~~:

- Historic Yonge Street Character Area
- ~~College/Carlton Character Area~~
- St. Nicholas Village Character Area
- Residential Pockets Character Area

Definitions have been provided for all key words, and included in Appendix A.

## 7.1 Laneways

Laneways have been identified as a heritage attribute of the District. They are an important component of the DistrictHYHCD's character and indicative of its historic development and boundaries. Furthermore these routes serve several important functions. As service delivery routes they keep service traffic off of Yonge Street and support its ongoing function and character as an overland transportation route. They also serve as auxiliary pedestrian circulation routes, helping to absorb some of the pedestrian traffic in the area.

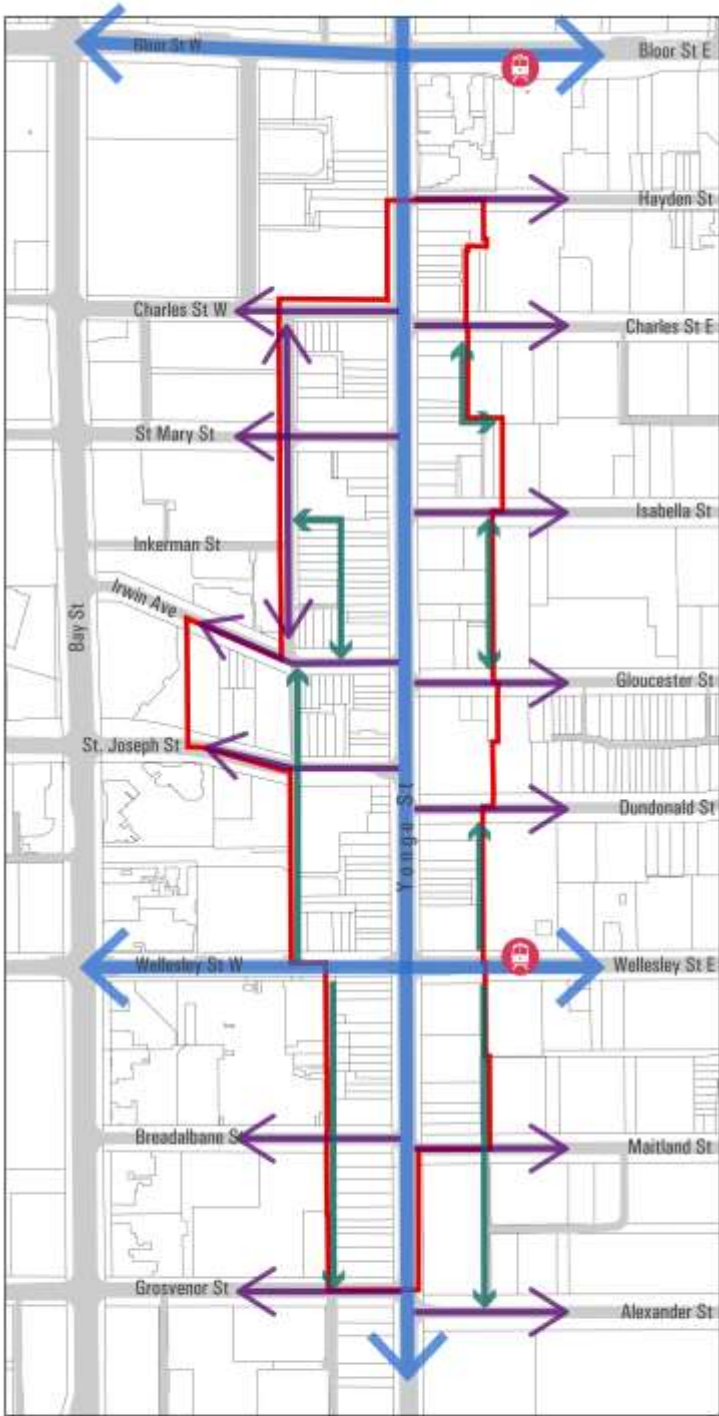
Within HYHCD there are both "blind" laneways that dead-end and cannot be used for circulation and "through" laneways that are used for circulation.

### 7.1.1 ~~Conserve~~ **Public laneways within the DistrictHYHCD- should be conserved as publicly accessible circulation routes.**

- (a) Laneways should continue to serve as service connections for businesses with a frontage on Yonge Street, and as part of the broader pedestrian circulation network.
- (b) Any road or utility work planned for laneways should ~~must~~ recognize the ongoing use of these routes by pedestrians, and plan for their continued use by pedestrians in the future.
- (c) Laneways should ~~must~~ be accessible at all hours of the day and times of year.
- (d) Business servicing and delivery hours should be coordinated so as to maintain ~~maintain~~ the use of a laneway as a circulation route.

### 7.1.2 **As the opportunity arises, public laneways should be enhanced with landscaping and lighting treatments to create a pedestrian-friendly environment.**

### 7.1.3 **If blind laneways are conferred to a private entity for the purpose of land consolidation and redevelopment then an equivalent amount of publicly accessible space should be provided on the site.**



**TORONTO** Historic Yonge Street HCD  
Laneways & Circulation Route Hierarchy

← Primary Circulation Route      ← Laneways  
 ↖ Secondary Circulation Route      🚇 Subway Stations

↑ Not to Scale  
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Laneways & Circulation Route Hierarchy



## **7.2 Street Trees**

Street trees have come to mark an important contrast within HYHCD. Secondary circulation routes are generally treed and have a residential streetscape; whereas primary circulation routes such as Yonge Street are not treed and have a mixed-use and commercial streetscape. This Plan supports the creation and retention of a strong and healthy tree canopy on side streets throughout HYHCD.

**7.2.1 Conserve existing street trees within HYHCD, and strengthen these trees with appropriate arboriculture treatment, including pruning and pest management.**

**7.2.2 The “greening” of side streets intersecting with Yonge Street is encouraged, particularly for new development and additions which should have a landscaped perimeter alongside the public realm.**

- New street trees should be selected to effect a compatible visual appearance with other trees in HYHCD, not to create a homogeneous tree stock, but to create an overall cohesive appearance.
- Street trees should be planted, and in a boulevard where one exists along a side street. Where one does not exist they may be planted flush with the sidewalk with a tree grate covering their base. Street trees should not be planted in planter boxes.

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## 7.23 Parking

As a densely developed urban environment parking within HYHCD is generally limited to structured below-ground parking, with some additional parking on side streets. There ~~is are no only one~~ surface parking lots in ~~the District~~HYHCD, and no further surface parking lots ~~shall should~~ be created. As HYHCD continues to develop, any additional parking ~~shall should~~ be accommodated underground with appropriate access and screening to make a minimal impact (physical and visual) on the ~~public realm~~public realm.

### 7.23.1 ~~Do not create n~~New surface parking lots shall not be created within ~~the District~~HYHCD.

- (a) Expansion of existing surface parking lots is prohibited.
- (b) ~~Removal~~Removal of existing surface parking lots is encouraged.

### 7.23.2 ~~Locate p~~Parking areas for new development ~~new development shall be located~~ underground.

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### 7.34 Privately Owned Publicly-Accessible Space (POPS)

Although there are no POPS within ~~the DistrictHYHCD~~, there may be some opportunities to create them in the future. The key consideration in doing so ~~shall will~~ be ~~maintaining~~ ~~maintaining~~ the historic ~~setbacks setbacks~~ of ~~the DistrictHYHCD's~~ ~~character sub-areas~~ ~~Character Areas~~.

~~7.34.1 Investigate o~~ Opportunities for new POPS ~~should be investigated~~ as ~~new development~~ ~~new development~~ is proposed within ~~the DistrictHYHCD~~.

~~7.4.32 Do not create~~ ~~New~~ POPS that will disrupt the historic ~~setbacks setbacks~~ of ~~character sub-areas~~ ~~Character Areas~~ within ~~the DistrictHYHCD~~, including the ~~streetwall~~ ~~streetwall~~, ~~should not be created~~.

- (a) POPS should be designed as open to the ~~public realm~~ ~~public realm~~ and free of any barriers, including but not limited to: fences, planter boxes, and planter beds integrated with the sidewalk.
- (b) Historic Yonge Street ~~Character Area and College/Carlton~~ ~~character sub-area~~ ~~Character Area~~:
  - Do not incrementally disrupt the ~~integrity~~ ~~integrity~~ of the ~~streetwall~~ ~~streetwall~~ on a block.
  - POPS may be incorporated along streets intersecting with Yonge Street, and should have a frontage to both Yonge Street and the street it intersects with.
- (c) St. Nicholas Village ~~Character Area~~ & Residential Pockets ~~character sub-areas~~ ~~Character Area~~:
  - POPS may be provided in the required ~~setback~~ ~~setback~~ area along a building frontage.

## **7.45 Utilities and Public Works**

In planning and undertaking ~~maintenance~~ and upgrading work for public infrastructure, a key design principle and objective should be de-cluttering the ~~public realm~~ of unnecessary objects, particularly objects that would detract from views towards ~~contributing properties~~, or from the use of the sidewalk including during civic gatherings and celebrations.

**7.45.1 Utility companies and City departments undertaking ongoing ~~maintenance~~ and improvements to utility infrastructure ~~shall be encouraged to~~ advise Heritage ~~Planning~~ ~~Services~~ Staff prior to undertaking any work in ~~the District~~ HYHCD.**

- (a) Use the HCD Plan objectives to guide the planning and execution of public works projects within HYHCD.
- (b) Design and locate permanent infrastructure so that it does not obstruct views of prominent buildings, or ~~contributing properties~~.

**7.45.2 ~~Hide n~~New public utilities and upgrades of existing utilities ~~shall be hidden~~ from view of streets and open spaces, wherever possible.**

- (a) Electrical boxes, cables, and wiring should be buried wherever possible, or contained within buildings.
- (b) If an access or service box for utility infrastructure cannot be buried, ~~then~~ it should be located on side streets, wherever possible.

**7.45.3 Widening of sidewalks is desirable, but should only be undertaken where it can be achieved while retaining the historic ~~streetwall~~ condition.**

- (a) It is preferable to widen sidewalks by ~~altering~~ the configuration, width, and/or number of traffic lanes.

## 7.56 Lighting & Street Furnishings

Lighting, and particularly pedestrian scale lighting, helps to contribute to the pedestrian friendly character of the District HYHCD while creating an overall sense of safety and security. In keeping with the approach to utilities and public works, any new lighting or street furnishings should aim to de-clutter the street in order to support a comfortable experience for pedestrians, and to not obstruct views of contributing properties~~contributing buildings~~.

As part of a public realm~~public realm~~ improvement plan, new lighting ~~should~~ could be considered~~designed~~ for the District HYHCD that would reinforce its character and sense of place. Any new design should reference and be symbolic of its character while achieving the objectives noted above. Lighting design should consider historical precedents, but need not necessarily replicate a historical lighting design.

### 7.56.1 ~~Design n~~ New lighting within the District HYHCD should be designed to be pedestrian scaled and cohesive. Any new street lighting should ~~must~~ be implementable District-wide.

- (a) New lighting may be affixed to the exterior wall of properties so long as it does not damage the building and is physically and visually compatible~~compatible~~ with, and does not detract from, the heritage attributes~~heritage attributes~~ and cultural heritage value~~cultural heritage value~~ of the District HYHCD.

### 7.56.2 ~~Remove h~~ High pressure sodium wall lights should be removed from the façade of contributing contributing and non-contributing properties non-contributing properties as the opportunity arises.

- (a) Within HYHCD there are multiple instances where high pressure sodium lights have been affixed to the exterior wall of a building facing Yonge Street. These should be removed~~removed~~ throughout the District HYHCD, as the opportunity arises, and replaced with appropriate pedestrian scaled lighting.

### 7.56.3 ~~Incorporate e~~ Electrical outlets should be incorporated into new lighting poles within the District HYHCD.

- (a) Including electrical outlets and/or connections into light standards should ~~will~~ support the ongoing use of the District HYHCD as a civic gathering space.
- (b) Consider probable and preferred locations for hosting events and/or seasonal decorations that may require electricity when planning for additional electrical connections. It may not be necessary to provide connections at every light pole.

### 7.56.4 Planter boxes and additional street furnishings such as benches are ~~should not be permitted~~ avoided on the sidewalk along Yonge Street.

- (a) If there is interest in adding decorative plantings to Yonge Street they should be designed as fixtures to light standards above pedestrian height.
- (b) If there is interest in adding temporary banners to advertise festivals, or a Business Improvement Area they should be incorporated as fixtures to light standards above pedestrian height.

- (c) Yonge Street's narrow sidewalks and high volume of pedestrian traffic are not conducive to street furnishings such as benches. Additional seating may be incorporated on side streets intersecting with Yonge Street or in new POPS that are properly located on side streets as per section [7.34 of this Plan](#). Alternatively, if the sidewalk is widened by reducing the space for travel lanes, then additional furnishings such as benches may be considered.

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## **7.67 Circulation**

HYHCD is, and has historically been, a major transportation route. While this Plan is supportive of this ongoing role and function, it recognizes the ongoing need to balance the needs of multiple users within the public right-of-way.

### **7.67.1 Permanent or temporary road traffic closures along Yonge Street to create additional pedestrian space and/or dedicated lanes for cyclists should be permitted.**

(a) Although lane closures are permitted, Yonge Street should continue to be used as a general vehicular circulation route.

### **7.67.2 The use of removable bollards and roll curbs may be permitted in areas that have been identified as suitable for permanent or temporary lane traffic closures by the City.**

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## 8.0 Archaeology

### 8.1 Policy Context

The ~~City of Toronto's City of Toronto's~~ *Archaeological Management Plan* ~~provides a more refined approach to is a more detailed means of~~ identifying general ~~areas of archaeological potential areas of archaeological potential~~ than is possible through the application of general Provincial criteria. The intent of the *Archaeological Management Plan (AMP)* is to ensure that ~~archaeological sites archaeological sites and~~ *resources* are adequately considered and studied prior to any form of development or land use change that may affect them. The *AMP Management Plan* also identifies specific areas of ~~heightened archaeological sensitivity, such as~~ known ~~archaeological sites, archaeological sites~~ referred to as "Archaeologically Sensitive Areas" (ASAs). These represent concentrations of interrelated features of considerable scale and complexity, some of which are related to single particularly ~~significant significant~~ occupations or a long-term continuity of use, while others are the product of a variety of changes in use or association through time and therefore constitute an array of overlapping but potentially discrete deposits. The *AMP Management Plan* has not defined any ASAs within ~~the District HYHCD~~ at this time.

When redevelopment is proposed for any lands that incorporate ~~areas of archaeological potential areas of archaeological potential~~, it triggers an assessment and evaluation process (Stage 1 Background Study and Property Inspection) that begins with a detailed reconstruction of the history of occupation and use of the property in order to identify specific features of potential archaeological interest or value and to predict the degree to which they are likely to have survived later development events.

In cases where the Stage 1 study confirms that there is a probability that ~~significant significant archaeological resources archaeological resources~~ may be present on an urban property, such as those in the HCD, some form of test excavations by a qualified expert ~~are required~~ (Stage 2 Property Assessment). If the results of the excavations ~~are identify~~ *archaeological resources and confirm their significance* ~~positive~~, more extensive investigations may be required (e.g., Stage 3 Site-Specific Assessment), but often it is possible at the conclusion of the Stage 2 work to evaluate the ~~cultural heritage value cultural heritage value~~ of the archaeological remains and to develop any required Stage 4 Mitigation of Development Impacts to minimize or offset the negative effects of the proposed redevelopment. Such strategies may consist of planning and design measures to avoid the archaeological remains, archaeological monitoring during construction, or extensive archaeological excavation and recording of the finds prior to any 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 ~~shall must~~ be carried out in accordance with the ~~City of Toronto's City of Toronto~~ *Archaeological Management Plan*, the ~~OP Official Plan~~ and applicable Provincial regulations. This overall assessment process generally takes place in the context of development applications requiring Zoning By-law Amendments, Official Plan Amendments,



Plans of Subdivision, or Condominium and Site Plan Control, as well as certain Minor Variance applications such as when associated with a designated property or ASA.

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**TORONTO** Historic Yonge Street HCD  
Archaeological Potential



**Areas of Archaeological Potential**

*The City of Toronto's Archaeological Management Plan is subject to regular updates and should be consulted for the most current definition of lands with archaeological potential*

## 8.2 Archaeological Resources Requirements

### Areas of Archaeological Potential

Within HYHCD, 948 properties represent, in whole or in part, ~~areas of general archaeological potential~~ archaeological potential. ~~Of these, 13 are contributing properties and five are non-contributing.~~

In general, the ~~City of Toronto's~~ ~~City of Toronto~~ Archaeological Management Plan assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. Research undertaken for the Historic Yonge Street HCD Study and Plan has refined this approach for each of the 948 properties that exhibit archaeological potential by categorizing each property according to the ~~types of activities that would likely require an archaeological assessment, or review of the need for an archaeological assessment, prior to activities that will result in some form of ground disturbance that might not otherwise be subject to archaeological planning control outside of a designated Heritage Conservation District (Table 1). These properties, and the potential alterations~~ alterations of concern, are identified in Table 2.

### Permit Requirements

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

Proposed small-scale ~~alterations~~ alterations to ~~contributing properties~~ contributing properties 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~~ 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~~ alteration to existing buildings.
- New service hook ups or ~~repairs~~ repairs to a building frontage with a minimal ~~setback~~ setback and originating from the ~~adjacent~~ adjacent right-of-way.
- New service hook ups or ~~repairs~~ repairs to a building ~~set back~~ set back from the right-of-way of origin.
- Landscape ~~alterations~~ alterations requiring subsurface excavation/grade changes.
- Site ~~alterations~~ alteration also includes any construction activities requiring permits or approvals under Provincial legislation, such as the ~~Planning Act~~ Planning Act, or the ~~Building Code Act~~ Building Code Act.

Not all ~~contributing properties~~ contributing properties necessarily require review and/or assessment for all types of identified alterations (see Table 2).

~~Non-contributing properties~~ ~~Non-contributing properties~~ within ~~areas of~~ ~~areas of general~~ ~~archaeological potential~~ ~~archaeological potential~~ where soil disturbances associated with large-scale redevelopment, such as applications under the *Planning Act*, including Committee of Adjustment applications, will be subject to archaeological review by City staff and an archaeological assessment will be required prior to any on-site work. Small-scale ~~alterations~~ ~~alterations~~ not subject to *Planning Act* control will not, in most cases, require archaeological review/assessment.

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

**Table 1: Development/Alteration Types for Properties with Archaeological Potential Located in the Historic Yonge Street HCD**

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

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

Address	Contributing or Non- <del>e</del> Contributing	<del>Alterations</del> <del>Alterations</del> Requiring Assessment/Review
496 Yonge Street (including entrance addresses 2 Grosvenor Street & 498 Yonge Street)	Contributing	1, 2, 5 (from west), 6
<del>498 Yonge Street</del>	<del>Contributing</del>	<del>1, 2, 5 (from west), 6</del>
552-554 Yonge Street	Contributing	1, 2, 5 (from west), 6
<del>554 Yonge Street</del>	<del>Contributing</del>	<del>1, 2, 5 (from west), 6</del>
564 Yonge Street	Contributing	1, 2, 6
5668 Yonge Street	Contributing	1, 2, 6
<del>647 Yonge Street</del>	<del>Contributing</del>	<del>1, 2, 6</del>
649 Yonge Street (including entrance addresses at 12A Isabella Street & 647 Yonge Street)	Contributing	1, 2, 6
<del>651 Yonge Street</del>	<del>Contributing</del>	<del>1, 2, 6</del>
<del>653 Yonge Street</del>	<del>Contributing</del>	<del>1, 2, 6</del>

655 Yonge Street	Contributing	1, 2, 6
657 Yonge Street (including entrance address at 657A Yonge Street)	Contributing	1, 2, 6
659 Yonge Street	Contributing	1, 2, 6
<del>8 Charles Street East</del>	<del>Non-Contributing</del>	<del>Stage 1 assessment, at minimum, required in event of redevelopment</del>
<del>9 Grenville Street</del>	<del>Non-Contributing</del>	<del>Stage 1 assessment, at minimum, required in event of redevelopment</del>
<del>11 Grenville Street</del>	<del>Non-Contributing</del>	<del>Stage 1 assessment, at minimum, required in event of redevelopment</del>
<del>13 Grenville Street</del>	<del>Non-Contributing</del>	<del>Stage 1 assessment, at minimum, required in event of redevelopment</del>
<del>15 Grenville Street</del>	<del>Non-Contributing</del>	<del>Stage 1 assessment, at minimum, required in event of redevelopment</del>

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## 9.0 Implementation & Administration of the HCD Plan

### 9.1 ~~Minor Alterations Not Requiring a~~ Heritage Permits Deemed to Be Issued

Owners of property within HYHCD are required to apply for a heritage permit for any proposal that involves the erection, demolition, or alteration of any portion of a building or a structure within the District HYHCD that is visible from the public realm. ~~Some alterations, however, are considered minor and under Chapter 103 of Toronto's Municipal Code (as adopted by By-law 1005-2001) a heritage permit is deemed to be issued for them. 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.~~

A heritage permit is deemed to be issued for the following alterations to the external portions of a building or structure located in a Heritage Conservation District:

1. Painting of wood, stucco, or metal finishes.
2. ~~Repair~~ 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 same type of materials are used.
3. Installation of eaves-troughs.
4. Weatherproofing, including installation of removable storm windows and doors, caulking, and weather-stripping.
5. Installation of exterior lights.
6. ~~An alteration~~ An alteration that is not visible from a street.
7. Temporary commercial signage (i.e., 'sale' sign in a window display)
8. Maintenance of existing features
9. Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- 6.10. Repair of existing utilities or public works
- 7.11. Temporary or seasonal installations

Although a heritage permit is deemed to be issued for the above classes of alterations, property owners and tenants are encouraged to conform to with the spirit and intent of this Plan, its policies and guidelines and to reference the Standards and Guidelines for the Conservation of Historic Places in Canada for all undertaken on their properties.

## 9.2 HCD Administration, Incentives & Procedures

### 9.2.1 Heritage Permit Process

Owners of property within ~~the District HYHCD~~ are required to ~~apply submit for~~ a heritage permit application for any alteration ~~alteration~~ that is visible from the public realm ~~public realm~~ and not listed in section 9.1. Proposed work will be reviewed by the City for consistency with this Plan, its policies ~~policies~~ and guidelines ~~guidelines~~, as well as any other applicable heritage designation by-laws, easement agreements, or other heritage protections registered ~~on 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 ~~public realm~~, ~~t~~his Plan, its policies ~~policies~~ and guidelines ~~guidelines~~, do not apply to the alteration ~~alteration~~ of building interiors, or building exteriors that are not visible from the public realm ~~public realm~~.

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## Heritage Permit Chart

[Heritage Permit Chart will be updated]

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## 9.2.2 Incentives for Conservation

Incentive programs 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 ~~provides~~ offers several two heritage incentive programs to assist owners of eligible heritage properties for with the cost of heritage ~~conservation~~ conservation: the Toronto Heritage Grant Program, and ~~the Toronto Heritage Property Tax Rebate Program~~ that are administered through Heritage Preservation Services, these include the Toronto Heritage Grant Program and the Property Tax Rebate Program. These two programs are updated from time to time, and up to date information is available through Heritage Planning's ~~Preservation Services~~ website. 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 to include residential and tax-exempt properties exclusively.

The Heritage Property Tax Rebate Program provides a rebate of 50% of the cost of eligible work up to 40% of annual taxes paid on the portions of eligible properties that have been identified as *heritage attributes* 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. 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.

## 9.2.3 Heritage Impact Assessment

Heritage Impact Assessments (HIA) may be requested by municipal staff for development ~~proposals applications~~ on or ~~adjacent adjacent~~ to properties that are on the City's Heritage Register; this includes any property within the District. This work should be completed in accordance with the City's Terms of Reference for Heritage Impact Assessments. The HIA must be prepared by a qualified heritage professional.

An HIA is required for the following application types if the property is on the City's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

An HIA may be required for the following application types:

- Consent and/or Minor Variance and Building Permit applications for any property included on the City's Heritage Register.

- Where properties ~~adjacent~~ adjacent to a cultural ~~heritage resource~~ heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications.
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the ~~Ontario Heritage Act~~ Ontario Heritage Act.

The purpose of a Heritage Impact Assessment is to describe and assess the existing physical condition of a *heritage resource*, the potential for the *restoration* and reuse of the *heritage resource*, and how the proposed *alteration or development conserves the heritage resource*.

For additions to contributing and non-contributing properties:

"The City of Toronto may require heritage impact assessments for *additions to contributing (also for non-contributing) properties* to determine the impact of the *addition* on the *cultural heritage value* and [*heritage*] *attributes* of the district."

For demolitions:

"A heritage impact assessment will be required to determine the impact of replacement buildings on the *cultural heritage value* and [*heritage*] *attributes* of the district."

For new development:

"A heritage impact assessment may be required to determine the impact of new buildings and structures on the *cultural heritage value* and [*heritage*] *attributes* of the district."

#### 9.2.4 Heritage Investigations

Over-clad buildings within ~~the District HXHCD~~ will require a ~~Heritage Investigation~~ Heritage Investigation. This work will assess the physical condition of the heritage building façade beneath the over-cladding adhered to a ~~contributing property~~ contributing property's façade. A ~~Heritage Investigation~~ Heritage Investigation may be required for the same application types as a Heritage Impact Assessment.

The scope of *Heritage Investigations* will be determined in coordination with municipal staff, but will at a minimum, require the following:

- Material Investigation:
  - A portion of the over-cladding material should be ~~removed~~ removed to reveal the building façade underneath. This work should be undertaken in the location of *heritage attributes* ~~heritage attributes~~ such as window openings, dormers, pilasters, and roof lines.

- The method, material, or compound used to fasten the over-cladding to the building should be documented and investigated. This is critical to determining the preferred method for ~~removing~~ removing the over-cladding while minimizing damage to the historic fabric of the building.
- The condition of the building's exterior walls, ~~heritage attributes~~ heritage attributes, and features should be investigated and documented.
- Historical Documentation:
  - Historical evidence of the building's condition at various points in its history may be collected at this time.
  - Documentation illustrating the original building design should also be gathered. This will inform the assessment of the building's current condition.

### 9.2.5 Plan Review and Updates

~~It is recommended that the City undertake a review of the Historic Yonge Street HCD Plan and its objectives no more than ten years after it has come into force. This Plan should be reviewed and updated every 5-10 years. The f~~ Failure to review the contents of the Plan within ~~this the recommended~~ review schedule period will in no way invalidate the ~~P~~ 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. The preliminary review will consider all aspects of the Plan, including, but not limited to: its objectives, ~~policies~~ policies and ~~guidelines~~ guidelines, and schedule of ~~contributing~~ contributing and ~~non-contributing~~ non-contributing properties. 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 purposes of completing the intensive review.

Changes to this Plan must be carefully considered, and only undertaken in the spirit of ~~conservation~~ 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.

## 9.3 Additional Recommendations

### 9.3.1 Zoning, By-Law and Policy Changes

Properties within ~~the District HYHCD~~ are regulated under ~~former City of Toronto zoning By-law 438- 86, and harmonized zoning By-law 569-2013, which was has been passed by Council in May 2013 but and the majority of which, as of the date of writing, has been brought into force and effect through decisions of the OLT. is currently under appeal to the Ontario Municipal Board.~~ As well, there a number of properties within ~~the District HYHCD~~ that are ~~subject to under-site specific zoning provisions. No contradictions have been identified between the objectives, and policies, policies and guidelines-~~ of this Plan and the existing zoning by-laws.

Site and Area Specific Policy ~~No. 382 (SASP 382)-382~~, adopted by ~~City Council through Official Plan Amendment No. 183 (OPA 183)-183~~, as amended, includes a number of ~~policies policies-~~ to manage ~~growth and change within the SASP 382 policy policy-~~ boundary, which overlaps ~~with HYHCD's boundary. Although OPA 183 has been appealed to the Tribunal Board,~~ there are differences between SASP 382 and this Plan that will need to be reconciled before, and if, SASP 382 comes into effect. The following policy sections of SASP 382 should be adjusted for consistency with this Plan, without limitation: 5.3.1, 5.3.3, 5.3.4, 5.3.6, 5.3.9, 5.8.3, 5.8.4, 5.8.5, and 5.8.6. ~~The appeals related to the general application of OPA 183 were dealt with through the OLT hearings and resulted in a Tribunal decision and order issued August 25, 2017. At its meeting on June 26, 2018, City Council authorized the City Solicitor and appropriate City staff to attend the OLT (formerly Local Planning Appeal Tribunal) in respect of the appeals of OPA 183 and the Historic Yonge Street HCD Plan, in support of the modifications to the HCD Plan, as set out in the proposed policy harmonization strategy in the staff report. City Council also instructed the City Solicitor to make technical and stylistic changes that may be required to the amendments to the HCD Plan as set out in the report, which are reflected in this Plan.~~

### 9.3.2 Additional Studies

In the course of the study different areas of cultural heritage potential were identified. These areas may be warranted for further ~~conservation conservation-~~ efforts under the *Ontario Heritage Act*.

It is recommended the following areas be investigated for their ~~cultural heritage value cultural heritage value-~~ and further steps be taken to ~~conserve conserve-~~ those resources if warranted:

- The broader Yorkville area north and northwest of HYHCD.
- ~~The~~A pocket of semi- and single-detached residential homes between Gloucester and Dundonald Street, ~~to the east of the nearby~~ HYHCD.

During the course of the project several stakeholders and participants in the process pointed to the character of fine-grain independent retail as a beloved aspect of ~~the District HYHCD's~~ character. This Plan guides the ~~conservation conservation-~~ of the physical fabric that is visible from the ~~public realm public realm-~~ and that has housed independent retailers. It does not, however, regulate the internal design of a building or retail space. Given the relationship between independent retail and Yonge Street, and the commercial aspect of Yonge Street's character, it is recommended the City investigate

additional planning mechanisms to support fine grain independent retail, including, but not limited to, regulating the floor plate of retail spaces.

### **9.3.3 Additional Part IV Recommendations**

~~Within HYHCD there is one property that is not consistent with the cultural heritage value of HYHCD, but may warrant individual designation under Part IV of the Ontario Heritage Act. It is recommended the City consider designating 451-471 Yonge Street at the corner of Yonge Street and Carlton Street, in particular for its design value.~~

### **9.3.34 Heritage Advisory Committee**

HCD Advisory Committees are an important part of successful HCDs. They can provide comments and feedback to Heritage ~~Planning/Reservation Services~~ staff regarding specific heritage permit applications within the ~~District HCD~~ and may also be called on to provide feedback and comments on the implementation of the HCD Plan.

It is recommended that an Advisory Committee be created for the Historic Yonge Street HCD, and be comprised of local residents and property owners, members of the Bay-Cloverhill Residents Association, the Church Wellesley Neighbourhood Association and the Downtown Yonge BIA. The Advisory Committee will be formed in consultation with Heritage ~~Planning/Reservation Services~~, and governed in accordance with the ~~HCDs in Toronto City's HCD Policies~~.

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## Bibliography

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1986, Zoning By-law 438-86

2004, Bloor-Yorkville North Midtown Urban Design Guidelines

2006, Toronto ~~Official Plan~~ Official Plan, as amended 2010, Area Specific Policy 211

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2013, Area Specific Policy 382

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2013, Tall Building City-wide Design Guidelines 2013, Zoning By-law 569-2013

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*Provincial Policy Statement*, Ministry of Municipal Affairs and Housing

Heritage Toronto, 1998, *The City of Toronto's Inventory of Heritage Properties*. Heritage Toronto, Toronto.

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1985, *Toronto Architecture: A City Guide*, Mercury Books, Toronto.

Parks Canada, 2010, *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2nd Edition. Her Majesty the Queen in Right of Canada.

[This section will be updated]

## Appendix A: Definitions

The following definitions have been prepared based on the definitions included in the City of Toronto Official Plan ~~City of Toronto Official Plan~~ (section 3.1.65), The *Ontario Heritage Act*, and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Additional definitions have been provided where needed, based on the word's usage in this document.

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

**Additions:** New construction that extends the pre-existing building envelope in any direction, and which increases the building's pre-existing volume.

**Adjacent:** Means those 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; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law. (*Official Plan*)

**Alteration:** Means any change to a property on the Heritage Register in any manner including its- restoration ~~restoration~~, renovation, repair ~~repair~~ or disturbance, or a change, demolition ~~demolition~~ or removal ~~removal~~ of an adjacent ~~adjacent~~ property that may result in any change to a property on the Heritage Register. Alterations and alter have corresponding meanings. (*Official Plan*)

**Archaeological resources:** Artifacts, archaeological sites ~~archaeological sites~~, and marine- archaeological sites ~~archaeological sites~~. The identification and evaluation of such resources are based upon archaeological field work undertaken in accordance with the Ontario Heritage Act ~~Ontario Heritage Act~~.

**Archaeological site:** Any property that contains an artifact or any other physical evidence of past human activity that is of cultural heritage value ~~cultural heritage value~~ or interest. Artifact means any object, material, or substance that is made, modified, used, deposited, or affected by human action and is of- cultural heritage value ~~cultural heritage value~~.

**Areas of archaeological potential:** Areas with the likelihood to contain- archaeological resources ~~archaeological resources~~. Criteria Methods ~~Criteria Methods~~ to identify archaeological potential are established by the Province, The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist. ~~but municipal approaches which achieve the same objectives may also be used.~~

**Base building:** Refers to the portion of a building that either forms a podium for a tower, or is below the height at which stepbacks ~~stepbacks~~ for tower developments are implemented.

**Building features:** Architectural details and components that make up a building's design and physical character. Building features include, but are not limited to: façade features, window features, and roof features, which also have their own constituent components that are defined in the relevant section of this Plan.

**Building:** An enclosed structure that is, or can be, used or occupied by people for a particular purpose.

**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.

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

**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:** Means the identification, protection, management and use of built ~~heritage resources~~ ~~heritage resources~~, ~~cultural heritage landscapes~~ ~~cultural heritage landscapes~~ and ~~archaeological resources~~ ~~archaeological resources~~ in a manner that ensures their ~~cultural heritage value~~ ~~cultural heritage value~~ or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or Heritage Impact Assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. ~~Conservation~~ ~~Conservation~~ and conserve have corresponding meanings. *(Official Plan)*

**Conservation treatment:** 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 attributes and integrity of the District.

**Cultural Heritage Landscape:** A defined geographical area that may have been modified by human activity and is identified as having ~~cultural heritage value~~ ~~cultural heritage value~~ or interest by a community, including an ~~Indigenous Aboriginal~~ ~~Indigenous Aboriginal~~ community. The area may involve features such as buildings, structures, spaces, views, archaeological sites ~~archaeological sites~~ or natural elements that are valued together for their interrelationship, meaning or association. ~~Cultural heritage landscapes~~ ~~Examples may be properties that have been determined to have cultural heritage value or interest include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).~~ *(PPS 2020 Official Plan)*



**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 and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. (*Official Plan*)

**Guideline:** Recommended methods of achieving an associated policy.

**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 ~~cultural heritage value~~ or interest. (*Ontario Heritage Act*)

**Heritage Impact Assessment:** A document that provides relevant information on the nature and significance of a heritage property. It outlines the policy ~~policy~~ framework in which such properties can be conserved ~~conserved~~ and identifies practical options to inform decisions and directions for the development of a conservation plan for the- heritage resource ~~heritage resource~~. (Refer to Heritage Impact Statement (Conservation Strategy) Terms of Reference for more details). (*Building Toronto Together Terms of Reference*)

**Heritage Investigation:** A physical investigation, completed by or under the supervision of a qualified heritage conservation ~~conservation~~ professional, as demonstrated through membership in the Canadian Association of Heritage Professional, used to determine the integrity ~~integrity~~ of a building's features that have been over-clad.

**Heritage Resource:** Includes properties, structures, buildings, and landscapes that display one or more of HYHCD's heritage attributes ~~heritage attributes~~ and contribute to its- cultural heritage value ~~cultural heritage value~~.

**In-kind:** With the same form, material, and detailing as the existing. (*Standards and Guidelines*)

**Integrity:** As it relates to a heritage property or an- archaeological site/resource ~~archaeological site/resource~~, is a measure of its wholeness and intactness of the cultural heritage values ~~cultural heritage values~~ and- attributes ~~attributes~~. Examining the conditions of integrity ~~integrity~~ requires assessing the extent to which the property includes all elements necessary to express its- cultural heritage values ~~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 ~~affects~~ of development and/or neglect. Integrity ~~Integrity~~ should be assessed within a Heritage Impact Assessment.

**Maintenance:** Refers to preserving ~~preserving~~ a building feature ~~building feature~~ or element intact. It does not include restorative or repair ~~repair~~ work which requires a significant ~~significant~~ intervention and material change to the building feature ~~building feature~~ or element. Maintenance and maintain have corresponding meanings.

**New Development:** Includes new construction on vacant lots, as well as new additions ~~additions~~ to existing buildings.

**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 the management of the District and are the primary means by which the Plan area's *cultural heritage values and heritage attributes are conserved and change is managed.*

**Primary structure:** The main structure of a building on a *contributing property*, not including rear wings or *additions* that are not visible from the *public realm.*

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

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

**Rehabilitation:** The action or process of making possible a continuing or ~~*compatible*~~ *compatible* contemporary use of a historic place, or an individual component, while protecting its heritage value. (*Standards and Guidelines*)

**Removal:** Is the complete and permanent dislocation of a ~~*heritage resource*~~ *heritage resource* from its site, including relocation of structures to another property. (Official Plan)

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

**Repair:** Refers to ~~*maintenance*~~ *maintenance*-type work to a building element or feature that does not require a *significant* ~~*significant*~~ material change *and that has no negative impact on its 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 heritage value. *Restoration and restore have corresponding meanings.* (*Standards and Guidelines*)

**Scoped:** In the context of this ~~*P*~~ *plan* refers to determining and refining the scope of work and investigation in a report. It is not used to refer to physical investigation of a building.

**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.

**Significant:** In regard to cultural heritage and archaeology, resources that have been determined to have *cultural heritage value* ~~*cultural heritage value*~~ or interest. Processes and criteria for determining *cultural heritage value* or interest are established by the Province under the authority of the *Ontario Heritage Act*. ~~*for the important contribution they make to our understanding of the history of a place, an event, or a people.*~~

**Street:** ~~*Refers to traffic lanes and sidewalks along a public right-of-way, as well as public laneways.*~~

**Streetwall:** *The streetwall is the portion(s) of the building fronting onto a street, forming a built form edge to the adjacent right-of-way. A characteristic of HYHCD's built form created by contiguous buildings built to the lot line and at a relatively consistent building height.*

**Subordinate:** In regard to heritage *conservation*, the concept of subordination is best understood to mean that any *new development, alteration or addition to a heritage resource does not detract from the historic place or impair its cultural heritage value*. Subordination is not simply a question of size, depth, materials or colour, though it may be achieved through a combination of these means.

**Substantial:** In the context of *conservation policies and guidelines*, refers to *conserving* enough of a building that it will read as a three-dimensional free-standing building and not a foreign element attached to a new building or- *addition*.

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## Appendix B: Index of Contributing Properties

[Note: Appendix B has been reformatted – the revisions are not shown in track changes.]

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
1.	6 Charles Street East	4 Charles St E 675 Yonge St 681 Yonge St
2.	5 Charles Street West	
3.	7 Charles Street West	7A Charles St W
4.	9 Charles Street West	9A Charles St W
5.	11 Charles Street West	
6.	13 Charles Street West	
7.	18 Gloucester Lane	
8.	7 Gloucester Street	
9.	8 Gloucester Street	12 Gloucester St
10.	9 Gloucester Street	9A Gloucester St
11.	11 Gloucester Street	
12.	6 Irwin Avenue	
13.	7 Irwin Avenue	
14.	8 Irwin Avenue	
15.	9 Irwin Avenue	
16.	10 Irwin Avenue	
17.	11 Irwin Avenue	
18.	12 Irwin Avenue	
19.	13 Irwin Avenue	
20.	14 Irwin Avenue	
21.	17 Irwin Avenue	
22.	19 Irwin Avenue	
23.	10 Isabella Street	10-12 Isabella St 12 Isabella St

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
24.	<b>5 St Joseph Street and 15 St Nicholas Street</b>	1 St Joseph St 9 St Joseph St 15 St Nicholas St 15-17 St Nicholas St 17 St Nicholas St 19 St Nicholas St 25 St Nicholas St
25.	<b>6 St Joseph Street</b>	
26.	<b>8 St Joseph Street</b>	
27.	<b>10 St Joseph Street</b>	
28.	<b>12 St Joseph Street</b>	
29.	<b>14 St Joseph Street</b>	
30.	<b>16 St Joseph Street</b>	21 Irwin Ave
31.	<b>18 St Joseph Street</b>	20 St Joseph St
32.	<b>26 St Joseph Street</b>	31 Irwin Ave
33.	<b>145 St Luke Lane</b>	
34.	<b>10 St Mary Street</b>	702 Yonge St
35.	<b>9 St Nicholas Street</b>	
36.	<b>45 St Nicholas Street</b>	47 St Nicholas St 45-47 St Nicholas St
37.	<b>49 St Nicholas Street</b>	
38.	<b>51 St Nicholas Street</b>	
39.	<b>53 St Nicholas Street</b>	
40.	<b>55 St Nicholas Street</b>	
41.	<b>57 St Nicholas Street</b>	
42.	<b>59 St Nicholas Street</b>	
43.	<b>61 St Nicholas Street</b>	
44.	<b>63 St Nicholas Street</b>	
45.	<b>81 St Nicholas Street</b>	
46.	<b>85 St Nicholas Street</b>	87 St Nicholas St
47.	<b>10 Wellesley Street West</b>	12 Wellesley St W 14 Wellesley St W
48.	<b>16 Wellesley Street West</b>	
49.	<b>496 Yonge Street</b>	2 Grosvenor St 498 Yonge St
50.	<b>502A Yonge Street</b>	502 ½ Yonge St 504 Yonge St

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
51.	<b>506</b> Yonge Street	
52.	<b>508</b> Yonge Street	
53.	<b>516</b> Yonge Street	514 Yonge St
54.	<b>526</b> Yonge Street	7 Breadalbane St 528 Yonge St
55.	<b>527</b> Yonge Street	2 Maitland St 4 Maitland St 6 Maitland St 527A Yonge St
56.	<b>529</b> Yonge Street	
57.	<b>530</b> Yonge Street	6 Breadalbane St 8 Breadalbane St 534 Yonge St 536 Yonge St
58.	<b>531</b> Yonge Street	531A Yonge St 533 Yonge St
59.	<b>535</b> Yonge Street	
60.	<b>538</b> Yonge Street	
61.	<b>540</b> Yonge Street	
62.	<b>542</b> Yonge Street	542A Yonge St
63.	<b>544</b> Yonge Street	544A Yonge St
64.	<b>546</b> Yonge Street	
65.	<b>548</b> Yonge Street	548A Yonge St
66.	<b>550</b> Yonge Street	
67.	<b>552</b> Yonge Street	
68.	<b>564</b> Yonge Street	
69.	<b>565</b> Yonge Street	
70.	<b>566</b> Yonge Street	
71.	<b>567</b> Yonge Street	
72.	<b>568</b> Yonge Street and 1 Wellesley St West	3 Wellesley St W 7 Wellesley St W
73.	<b>569</b> Yonge Street	569 ½ Yonge St
74.	<b>570</b> Yonge Street	2 Wellesley St W 2A Wellesley St W 4A Wellesley St W 4B Wellesley St W 572 Yonge St

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
75.	<b>571</b> Yonge Street	*This is an entrance address to 573 Yonge with a unique legal description
76.	<b>573</b> Yonge Street	571 Yonge St (see above)
77.	<b>574</b> Yonge Street	
78.	<b>575</b> Yonge Street	
79.	<b>576</b> Yonge Street	
80.	<b>577</b> Yonge Street	
81.	<b>578</b> Yonge Street	580 Yonge St
82.	<b>579</b> Yonge Street	585 Yonge St
83.	<b>582</b> Yonge Street	582A Yonge St
84.	<b>584</b> Yonge Street	
85.	<b>586</b> Yonge Street	7 St Nicholas St 586A Yonge St
86.	<b>588</b> Yonge Street	590 Yonge St
87.	<b>592</b> Yonge Street	
88.	<b>594</b> Yonge Street	
89.	<b>596</b> Yonge Street	
90.	<b>598-600</b> Yonge Street	600 Yonge St
91.	<b>601</b> Yonge Street and <b>6</b> Gloucester	2 Gloucester St 603 Yonge St 605 Yonge St 607 Yonge St 609 Yonge St 611 B Yonge St 613 Yonge St 611 Yonge St
92.	<b>602</b> Yonge Street	604 Yonge St
93.	<b>606</b> and <b>608</b> Yonge Street	
94.	<b>615</b> Yonge Street	617 Yonge St
95.	<b>618</b> Yonge Street	610 Yonge St 612 Yonge St 614 Yonge St 616 Yonge St
96.	<b>619</b> Yonge Street	621 Yonge St 623 Yonge St 623A Yonge St 623B Yonge St

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
97.	620 Yonge Street	4 St Joseph St 622 Yonge St 622A Yonge St
98.	624 Yonge Street	

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## Appendix **BC**: Statement Schedule of Contributing Properties

### *Schedule Statement of Contributing Properties*

[Note: Appendix C will be updated to reflect revisions made to the list of contributing & non-contributing properties.]

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## Appendix **CD**: Schedule List of Non-Contributing Properties

[Note: Appendix D has been reformatted – the revisions are not shown in track changes.]

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)	Date of Construction	Character Sub-Area
1.	15 Irwin Avenue		1876	St. Nicholas Village
2.	23 Irwin Avenue		1981	St. Nicholas Village
3.	25 Irwin Avenue		1981	St. Nicholas Village
4.	27 Irwin Avenue		1981	St. Nicholas Village
5.	29 Irwin Avenue		1981	St. Nicholas Village
6.	9 Isabella Avenue	7 Isabella St	1947	Historic Yonge Street
7.	14 and 14 A Isabella Street		1903	Residential Pockets
8.	16 Isabella Street		1903	Residential Pockets
9.	22 St Joseph Street		1980	St. Nicholas Village
10.	155 St Luke Lane		n/a	Historic Yonge Street
11.	5 St Nicholas Street		n/a	Historic Yonge Street
12.	65 and 75 St Nicholas Street	67 St Nicholas St 69 St Nicholas St 71 St Nicholas St 73 St Nicholas St	2015	Historic Yonge Street
13.	79 St Nicholas Street		n/a	Historic Yonge Street
14.	6 Wellesley Street West	6A Wellesley St W 6B Wellesley St W	n/a	Residential Pockets
15.	8 Wellesley Street West		n/a	Residential Pockets
16.	500 Yonge Street	502 Yonge St	2012	Historic Yonge Street
17.	510 Yonge Street	512 Yonge St	1969	Historic Yonge Street
18.	518 Yonge Street	518A Yonge St 520 Yonge St	1903	Historic Yonge Street
19.	522 Yonge Street	522A Yonge Street 524 Yonge Street	1918	Historic Yonge Street
20.	543 Yonge Street	545 Yonge St 547 Yonge St	1978	Historic Yonge Street
21.	555 Yonge Street		1968	Historic Yonge Street
22.	556 Yonge Street		2021	Historic Yonge Street
23.	558 Yonge Street		1895	Historic Yonge Street
24.	561 Yonge Street and 8, 10 Wellesley Street East	559 Yonge St 563 Yonge St	1997	Historic Yonge Street

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)	Date of Construction	Character Sub-Area
25.	<b>593 and 599</b> Yonge Street	2 Dundonald St 2A Dundonald St 2B Dundonald St 2C Dundonald St 2D Dundonald St 2E Dundonald St 1 Gloucester St 3 Gloucester St 5 Gloucester St 587 Yonge St 587A Yonge St 589 Yonge St 591 Yonge St 595 Yonge St 595A Yonge St 595B Yonge St 597 Yonge St 597A Yonge St 599A Yonge St 599B Yonge St 599C Yonge St 599D Yonge St	2022	Historic Yonge Street
26.	<b>661</b> Yonge Street	663 Yonge St	1957	Historic Yonge Street
27.	<b>673</b> Yonge Street	1 Charles St E 3 Charles St E	1875; 1990	Historic Yonge Street
28.	<b>684</b> Yonge Street		1929	Historic Yonge Street
29.	<b>687</b> Yonge Street		1869	Historic Yonge Street

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## Appendix E: 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, 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 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.

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.

[Table of addresses will be included in Appendix E.]

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