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Historic Yonge Street Heritage Conservation District Plan

For City of Toronto, City Planning

Heritage Planning

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 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 as 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. 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 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 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* and an HCD Plan contains *policies* and *guidelines* that are designed to *conserve* the district's unique *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* that collectively express that character.

While an HCD Plan provides a 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* can act as a both foundation and catalyst for sympathetic social, economic and cultural strategies; strategies that will *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 as 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 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), Public Realm (section 7.0), and Archaeology (section 8.0). Appendix B and C, respectively, include Statement of Contribution and schedule of 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 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*, protecting, and enhancing the *integrity* of resources within the HCD and the *cultural heritage value* they carry. An HCD provides a framework to *conserve* the *cultural heritage value* and *heritage attributes* 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 Study Area 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* 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 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 Study Area.



TORONTO Historic Yonge Street HCD
Boundary Area

 HCD Boundary
  Not to Scale
Date Exported: 03/24/2023 11:05 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* and *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*. 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 the existing *policy* framework that applies to the Historic Yonge Street Heritage Conservation District (HYHCD or the District) by specifically addressing the *conservation* of its *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* and enhance the District's *cultural heritage value* and *heritage attributes*.

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

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 and process. In all, over 60 people attended. Participants were provided with an update on the structure of the Plan and its draft *policy* direction, and a schedule of *contributing* and *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, and owners, developers, consultants working on projects in the Study Area and business owners. During the interviews participants were given more detail about the draft *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* 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* 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 properties¹ 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 23 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 plan for that area is also required (section 41.1(1)).

The OHA states that where an HCD 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 plan and that public works undertaken by the municipality shall also not be contrary to the objectives of the HCD plan (section 41.2(1)). In the event of a conflict between an HCD plan and a municipal by-law the HCD plan prevails to the extent of the conflict.

¹ 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 \(gov.on.ca\)](https://www.gov.on.ca)

2.1.2 Planning Act

The *Planning Act* (the Act) governs land-use planning activity in Ontario. It states that the “*conservation* of features of *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) 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. It states that decisions, 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 ministry, board, commission or agency of the government shall be consistent with the PPS. 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.

Cultural Heritage Landscapes

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; Policy 2.6.1 of the PPS states that “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

Archaeological Resources

The PPS also provides direction on the *conservation* of *archaeological resources*. 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

Policy 2.6.3 directs that planning authorities shall not permit development and site *alteration* on *adjacent* lands to protected heritage properties unless the proposed development and site *alteration* has been evaluated and it has been demonstrated that the *heritage attributes* 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) 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 managing growth in this region. 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.

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*.

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 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 3.1.6 of the OP (Heritage Conservation) outlines a general approach to *conserving heritage resources* in the city, as well as specific steps, such as: raising awareness of heritage *conservation* ; providing incentives for *conservation* ; *conserving* landscapes and *archaeological resources* ; and, identifying and designating heritage conservation districts. The OP policies on *conserving 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*, 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* shall 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."

2.1.7 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* (NDYPF) study (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. OPA 183 was adopted by City Council in 2013 and was appealed to the Ontario Municipal Board. The appeals related to the general application of OPA 183, with the exception of heritage policies, policies related to the Yonge Street Character Area and 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

2.1.8 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) was adopted by Toronto City Council in March 2012. It was developed by the City to reflect changes to the OHA and to provide a consistent approach for the studying and planning of HCDs in the city. Policies of *HCDs in Toronto* have guided the HCD Study process and preparation of this Plan, in conformity with the *Ontario Heritage Act*.

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

This Plan has been developed to apply the general methodology and *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 adopted the *Standards and Guidelines* in 2008 as the official framework for the planning, stewardship and *conservation* of *heritage resources* within the City. The OP references the *Standards and Guidelines* as a key guidance document, requiring that properties on the City's Heritage Register be *conserved* and *maintained* consistent with the *Standards and Guidelines*. In addition, Policy 10 of *HCDs in Toronto* states, "the HCD Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada* will apply to any interventions to the HCD as a whole and will generally apply to individual properties within an HCD...".

2.1.10 Tall Building Design Guidelines, 2013

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

Section 1.6 of the *Tall Buildings 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* be *conserved* and that the retention of façades alone is not sufficient. Further, *base buildings* should be designed to respect the scale and massing of *adjacent* built *heritage resources*.

2.1.11 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. They *complement* the policies in SASP 382 (described in section 2.1.7).

Yonge Street

A large portion of the study area falls within the Yonge Street Character Area described in the *North Downtown Yonge Guidelines*. They 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*, and that any adverse impacts of *new development* or redevelopment will be mitigated.

The *North Downtown Yonge Guidelines* also note the importance of Yonge Street as a tourist destination and as Toronto's main street. They recognize 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 appeals to the Ontario Land 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 assessed. Portions of the District are also governed under the former City of Toronto zoning by-law "438-86".

Under zoning by-law 569-2013, the District is generally zoned Commercial Residential (CR) except for parts of the St. Nicholas Village character sub-area which are zoned Residential (R). 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 is a distinct mixed-use neighbourhood located in downtown Toronto. It runs north-south for approximately seven 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 contains a cohesive grouping of built *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'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.

Statement of Cultural Heritage Value

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. Public investment in transportation helped to ensure a constant flow of people through the neighbourhood, and the District evolved as a commercial main street that served neighbouring residential areas and commuters who passed through it.

The District 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'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. Buildings that contribute to the District's *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's and are a valued element of its landscape. Together, these buildings, and the laneways that connect them, give the District 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'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 for having passed through it. The civic importance of Yonge Street is recognized as an important component of the District's *cultural heritage value* but one that is primarily associative, and not material, in nature.

As the District 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 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.

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3.2 District Heritage Attributes

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

- The scale 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*
- Small *setbacks*, from the front lot line, of buildings within St. Nicholas Village *character sub-area* which create small front yards that contribute to a more open residential character
- Consistent *streetwall* resulting from buildings fronting onto Yonge Street typically built to the lot line, without *setbacks*
- The fine grain of narrow property 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 are divided into bays, *maintaining* the predominant rhythm of narrow storefronts
- 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 properties*
- 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 buildings within St. Nicholas Village *character sub-area* that display Art Deco and Edwardian 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 within the District as identified in this Plan
- 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 Objectives

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, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, character sub-areas, public realm, and archaeological resources.*
2. Ensure that *new development and additions conserve, maintains and enhance the cultural heritage value of the District and do not detract from it.*
3. *Conserve, maintain and enhance the heritage attributes of those resources that contribute to the cultural heritage value of the District.*
4. Prevent the *removal and demolition* of resources, features, and *heritage attributes* that contribute to the District's *cultural heritage value.*
5. Ensure that any *alterations*, including adaptive reuse, are *compatible* with the District's *cultural heritage value.*
6. Encourage improvements to the *public realm* that support the District'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.
7. *Conserve* the network of public laneways in the District.
8. *Conserve* the historic main street character of the District, including its consistent *streetwall*, scale and pedestrian orientation of buildings, and support the mixed commercial, retail, or residential uses that main street character implies.
9. *Conserve* the three-dimensional character and form of the District's built *heritage resources.*
10. *Maintain* the distinctive relationship between the residential character of St. Nicholas Village *character sub-area* and the commercial main street character of Historic Yonge Street *character sub-area* and *conserve* their unique and distinct characters.
11. *Conserve, maintain and enhance the values of the District 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

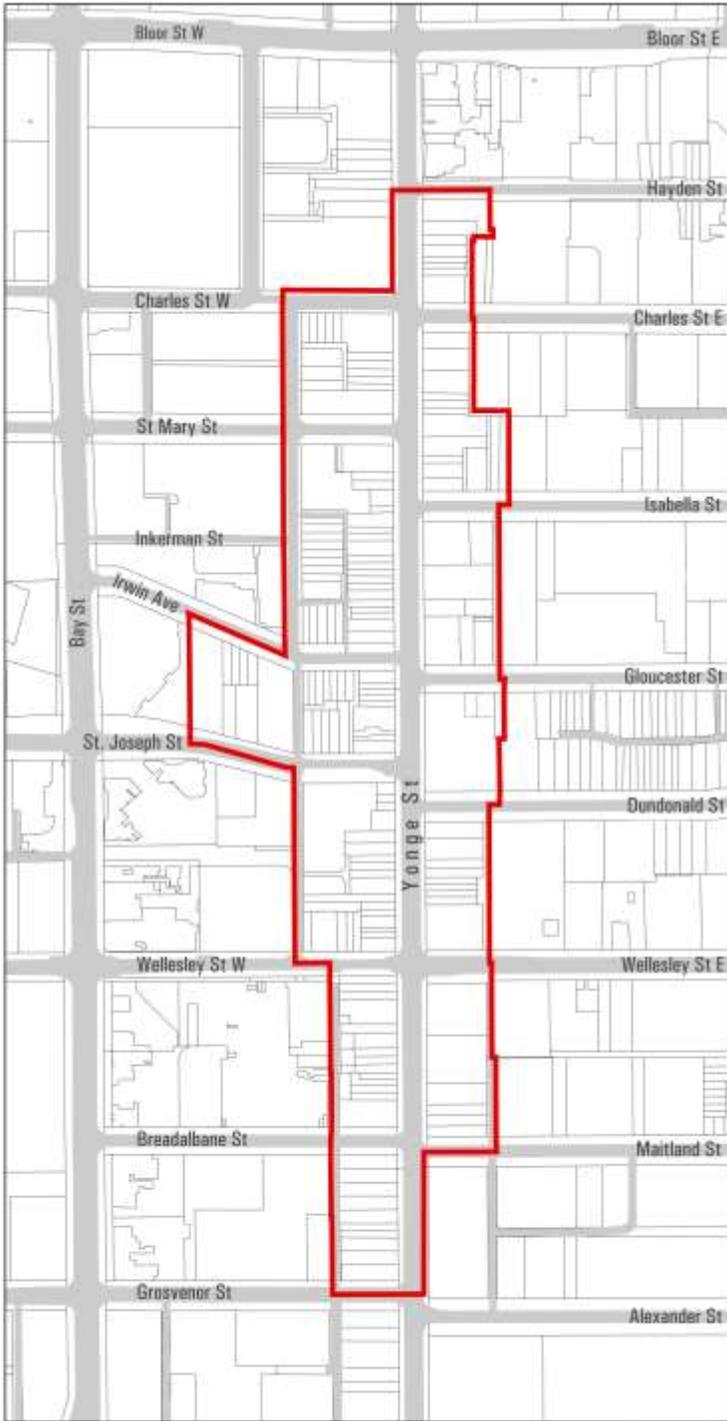
4.1 District Boundary

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

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's historic development
- St. Nicholas Village because of its historical, and ongoing functional relationship to Yonge Street, and because it is a well *preserved* example of this relationship to Yonge Street
- Properties on both sides of Yonge Street that define the *public realm* and pedestrian experience 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.



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Historic Yonge Street HCD
Boundary Area

HCD Boundary



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HYHCD Boundary

4.2 Contributing & Non-Contributing Properties

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

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

Methodology

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

1. The property is listed² 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*, but that exhibits a mid-century modern architectural style.
3. The property demonstrates *integrity of building features* that are consistent with its date and style of construction, exhibits the District's *heritage attributes*, or is consistent with its *cultural heritage value*.

Non-contributing

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

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

A Precautionary Approach

The exterior walls of several *contributing properties* within 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* 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* and *guidelines* specific to *contributing properties* with this over-clad condition.

² 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

 HCD Boundary
 Contributing Properties

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Contributing Properties

4.3 Archaeological Resources

The evolution of the Historic Yonge Street HCD, including repeated episodes of construction and *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 was the *City of Toronto's Archaeological Management Plan*, which includes potential modelling for both pre- and post-contact *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 on subsurface *integrity* and archaeological potential.

This process led to the identification of 18 properties³ in the District as *areas of 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 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* sub-grade structural elements.

This Plan contains *policies* that pertain to *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.

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



Toronto Historic Yonge Street HCD
Archaeological Potential

HCD Boundary
 Areas of Archaeological Potential


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Archaeological Potential

4.4 Character Sub-Areas

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

- Historic Yonge Street
- St. Nicholas Village
- Residential Pockets

Each of these *character sub-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* 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 area (Historic Yonge Street).

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. 72% of the buildings in this area are representative of Edwardian, Gothic, Georgian, Italianate, Renaissance Revival, Romanesque, or Second Empire architectural styles. 91% of the buildings in this *character sub-area* were built before 1954 and 92% of the buildings in this area are 4 storeys or less in height.

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

The streetscape in this *character sub-area* is defined by a consistent rhythm of narrow retail frontages. These frontages primarily 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. Largely glazed traditional storefronts add 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* are typically built to the lot line with no *setbacks*, which results in a consistent *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 they are widest within the Historic Yonge Street *character sub-area*, which displays a main street character. 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.

St. Nicholas Village Character Sub-Area

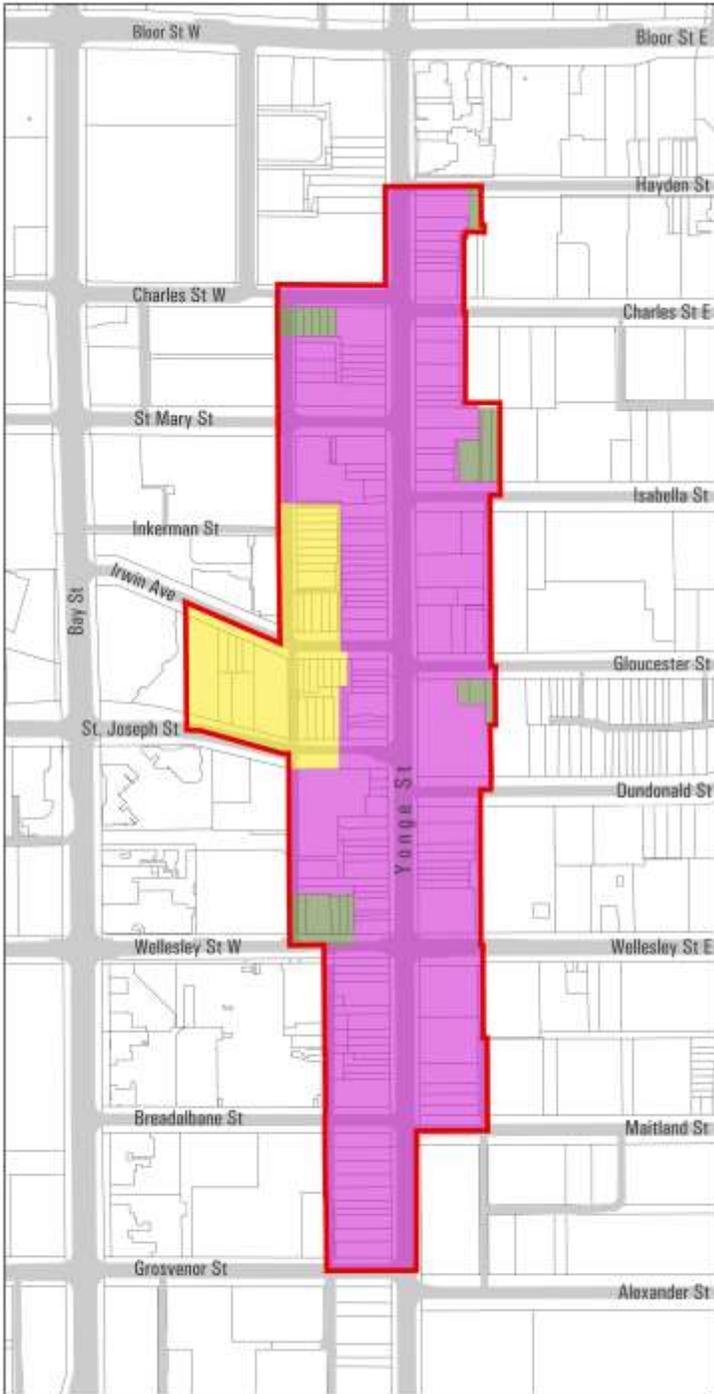
This *character sub-area* is defined by its distinct stock of residential buildings including single and semi-detached houses and apartment buildings. These buildings are distinct from the mixed-use and commercial buildings in the other *character sub-areas*. They do not, for example, have a higher proportion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

A majority of the buildings in this *character sub-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* 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 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* are representative of Gothic Revival, Second Empire, or Romanesque architectural styles. All of the buildings in this *character sub-area* were originally built before 1954, with a built form of less than 4 storeys in height.



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TORONTO Historic Yonge Street HCD
Character Sub-Areas

- ▭ HCD Boundary
- ▭ St. Nicholas Village Character Sub-Area
- ▭ Historic Yonge Character Sub-Area
- ▭ Residential Pockets Character Sub-Area

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Character Sub-Areas

5.0 Policies and Guidelines for 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*.

The *policies* (in **bold** font) set the 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.

The *guidelines* (in regular font) 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 built form conditions within the District, this section references *character sub-areas* (described in section 4.4) identified within the District:

- Historic Yonge Street
- St. Nicholas Village
- Residential Pockets

In several instances, these *policies* refer to the concept of designing *new development* to be *compatible* with the *primary structure*. *Compatibility* in this context includes both the physical and visual *compatibility* of the design. Physical *compatibility* refers to the use of materials and construction methods that do not have a negative impact on a *contributing property*, or that detracts from or damages its *heritage attributes*. Visual *compatibility* refers to designing new work in such a way that it is distinguishable from the historic building while *complementing* its design, massing, and proportions. *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* provides the basis for the *policies* and *guidelines* for *contributing properties*. The *Standards and Guidelines* has been adopted by the Toronto City Council. It recommends an approach to *heritage conservation* that begins with understanding the *heritage resource* by studying its *heritage attributes* and the *cultural heritage value* they express. That understanding is the basis for the following two steps: 'planning' for the *conservation* of the *heritage resource*, and 'intervening' through projects and *maintenance*.

5.1.1 Additions and alterations to a contributing property may be permitted only once the cultural heritage value and heritage attributes of the District, as expressed through the property, have been documented and described, and the impact of any proposed alterations and/or additions on those values and attributes have been determined and mitigated.

- (a) Documentary evidence of the original design and significant historical *alterations* or *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.

5.1.3 Additions and alterations to a contributing property shall be based on a firm understanding of how it contributes 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* from another historic period, place, or property.

5.1.4 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. .

- (a) *Maintenance* and *repair* work should be based on an understanding of the property and its historical evolution, and be consistent with the *Standards and Guidelines*.

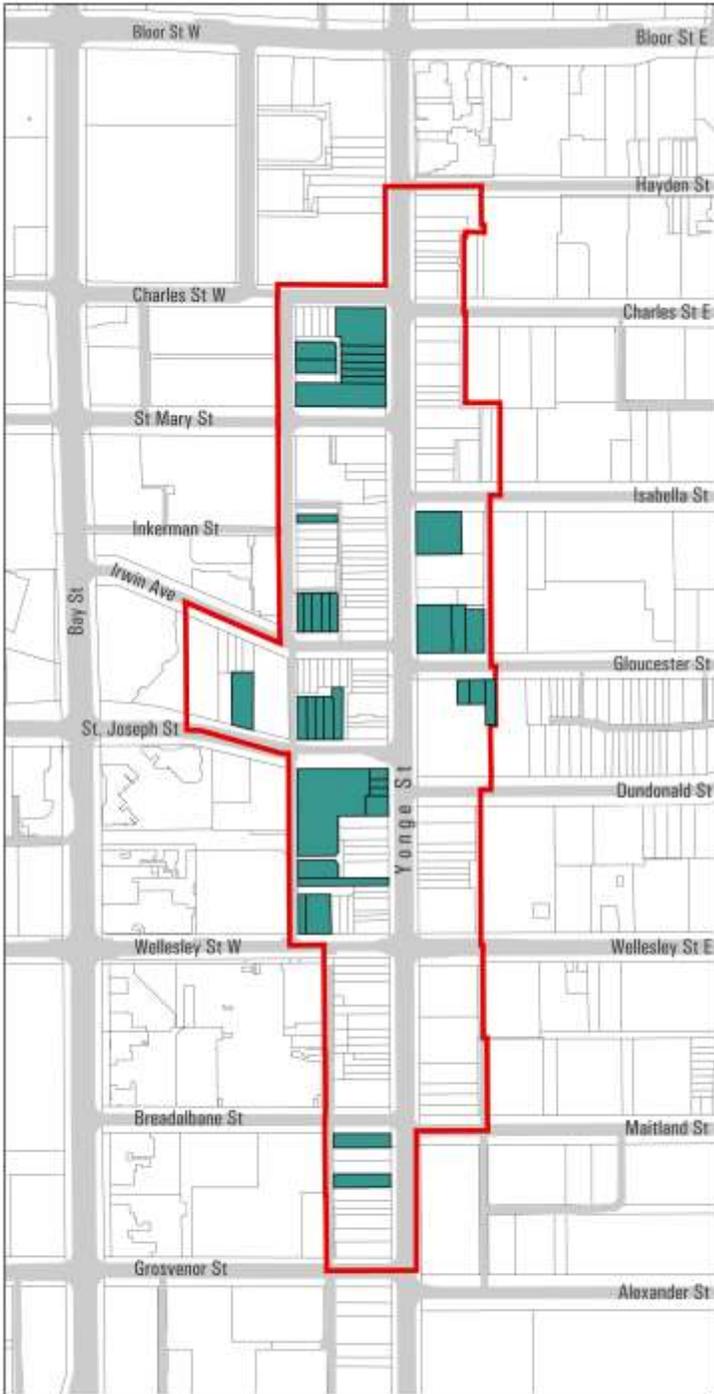
5.1.5 The design of additions, alterations, maintenance, and repair work on a contributing property and the historical research that informs them should be prepared by, or under the supervision of, qualified heritage professionals, such as professional members of the Canadian Association of Heritage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

5.2 Existing Part IV Designations

All properties within the District are designated under Part V of the *Ontario Heritage Act*. Some properties located within the District are also designated under Part IV of the OHA, which protects the *cultural heritage value* of individual properties and their identified *heritage attributes*. These properties are designated by municipal by-law which typically contain 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* a property's *cultural heritage value* and *heritage attributes*. However, Part IV designation contains a more detailed description of an individual property's *heritage attributes* and *cultural heritage value*, whereas Part V designations focus on district-wide aspects.

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 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.



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TORONTO Historic Yonge Street HCD
Part IV Designated Properties

HCD Boundary
 Part IV Designated Properties


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Part IV Designated Properties

5.3 Demolition & Removal

The *demolition* of buildings or structures on *contributing properties* within the District 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* (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 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* 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 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*. Buildings or structures on *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.

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 (see section 9.2). Standard 3, 7, 8, and 9 of the *Standards and Guidelines*, 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 *Contributing properties shall be preserved and maintained to ensure the long-term protection, conservation and integrity of the District's cultural heritage value and heritage attributes.*

- (a) Maintain properties on an ongoing basis using recognized conservation methods in accordance with section 2 of the *Standards and Guidelines*.
- (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* of a building on a *contributing property* may be appropriate in certain instances where its *heritage attributes* and *building features* have deteriorated beyond *repair*, or are missing, as established by documentary evidence. *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* of *building features* from another period and the *restoration* of lost *heritage attributes* would not negatively impact the *cultural heritage value* of the property. Distinguishing the historic significance of a property, its *building features*, and *heritage attributes* is important because the *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* event and have come to be associated with the history and *cultural heritage value* of a property or District.

See section 4.3.1 and 4.3.4 of the *Standards and Guidelines* for more information.

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

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

- (a) *Repair* rather than replace features from the period to which a building has been *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 that contribute to the *cultural heritage value* of the District as a whole.

The approach to *alterations* is informed by the *conservation treatment* (*preservation, rehabilitation and restoration*) from the *Standards and Guidelines* (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 a *contributing property*.

5.6.1 The *heritage attributes* of a *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, 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 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* as with *alterations* (section 5.6), is informed by standards 11 and 12 of the *Standards and Guidelines* (p. 16, 33-35). *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. *Additions* shall therefore be physically and visually *compatible* with the *contributing property* so as to not detract from the District's *heritage attributes* and *cultural heritage value*. Likewise, *additions* shall also *conserve* the historic fabric and *integrity* of the *contributing property*.

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

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

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

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

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

5.8 Massing

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

One of the District's *heritage attributes* is a '*streetwall*', which is created by contiguous buildings built to the lot line and at a relatively consistent building height. The *streetwall* frames the *public realm* and provides a distinct sense of enclosure. Vertical *additions* to *contributing properties* within the Historic Yonge Street *character sub-area* are subject to *stepbacks* in order to *conserve* the main street character of Yonge Street and the legibility of the three-dimensional quality of buildings in 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* relationship of the new work to a historic place, one of the principal standards for rehabilitation projects in the *Standards and Guidelines*. The intention of the following *policies* and *guidelines* is to *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* and the Residential Pockets *character sub-area* do not have a *streetwall* condition, however there remains a strong sense of enclosure to the *public realm*. Buildings in this *character sub-area* are *set back* from their front lot line, which creates a more open feel to the streetscape.

5.8.1 Vertical *additions* or *alterations* to *contributing properties* 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 *stepback* from an elevation of a building on a *contributing property* fronting onto any street intersecting with Yonge Street should 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*.
- (b) A *stepback* from an elevation of a building on a *contributing property* on any street or laneway parallel to Yonge Street should 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*.
- (c) Greater *stepbacks* may be determined where the minimum *stepback*, identified in this policy, does not *conserve* the *cultural heritage value* and *heritage attributes* of adjacent *contributing properties*.

5.8.2 Vertical *additions* and *alterations* to buildings on *contributing properties* in the Historic Yonge Street *character sub-area* with roofs sloped towards Yonge Street shall *step back* a minimum of 10m from the property line or 1m behind the roof ridge-line, 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 Buildings on contributing properties that conform to a 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.

5.8.4 Additions and alterations to a contributing property in the St. Nicholas Village character sub-area and Residential Pockets character sub-area that has a setback condition, shall be designed to respect the massing and setback of the primary structure.

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

New development within HYHCD shall conform to a 10m stepback.

5.9 Storefronts

Retail and commercial activity have been important characteristics of the District throughout its period of significance. Commercial buildings with a mix of uses and distinct storefronts have evolved over time in response to changing commercial requirements and trends.

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

5.9.1 Storefronts in the design of *additions* and *alterations* to *contributing properties* shall be *conserved*.

- (a) Do not *alter* the width of storefronts as viewed from the street, including by removing *building features* such as pilasters, columns, or structural walls.
- (b) Do not *alter* the width of the *primary structure*.
- (c) *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* decorative materials used on storefronts and storefront windows where the original material has been lost and where sufficient documentary evidence exists to support *restoration*.
- (e) Commercial storefronts should 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 At-grade retail spaces shall be *conserved* where they have historically existed in the design of *additions* and *alterations* to *contributing properties*.

- (a) Historic Yonge Street *character sub-area*:

Commercial retail activity that is at-grade and accessible from the *public realm* is an important aspect of the District's *cultural heritage value* and *heritage attributes* 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 commercial *contributing properties* in the Historic Yonge Street *character sub-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's character. This diagram shows some of their more common features.

5.10 Façade patterns and Features

Elevations of *contributing properties* in the District 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 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 features to be *conserved* and *-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 be used to assess the suitability of features from differing periods for *conservation* and *restoration*.

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

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

5.10.2 New development and additions to *contributing properties* shall not include blank walls facing the *public realm*.

- (a) Walls that face the *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* within the District 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 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 more detail.

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

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

5.11.2 *Alterations to contributing properties* shall *conserve* historic windows and window openings.

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

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

- (a) *Repair* rather than replace damaged or deteriorated features of historic windows and window openings.
- (b) *Conserve* original muntin and sash profile and dimensions.
- (c) *Conserve* historically operable windows where they exist.

5.11.4 As the opportunity arises, historic window openings of *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* is necessary, replacements shall be *in-kind, 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* is necessary, replacements shall be designed to be physically and visually *compatible* with the *contributing property* and the District's *heritage attributes*.

- (a) When assessing the *compatibility* of replacement windows, consider the form, appearance, materials, functionality, glazing patterns, and detailing of the new window.
- (b) Non-historic windows should 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.

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5.12 Awnings

Awnings have been used in the District, 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* only where they were originally part of the building's design, and where they can be designed in keeping with the original awning style. Awnings shall be designed physically and visually *compatible* with the *contributing property*, as exemplified by its architectural style, materials, and rhythm of bays.

- (a) Window awnings should span the full width of the window opening.
- (b) Where appropriate, install storefront awnings within the *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.

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5.13 Roofs

The roofs of *contributing properties* are important components of their character and are occasionally detailed with distinctive features that contribute to District's *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* when visible from the *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 more detail.

5.13.1 The profile and design of historic roofs shall be *conserved* when designing *additions* and *alterations* to *contributing properties*.

- (a) The massing and location of vertical *additions* should *conserve* the historic roof profile and design, as viewed from the *public realm*.
- (b) 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.
- (c) Use screening or other methods to reduce impact of rooftop elements on the District's *cultural heritage value* and *heritage attributes*.
- (d) Decks on roofs and their guardrails should not be visible from the *public realm*.

5.13.2 Historic roof features shall be *conserved* in the design of *additions* and *alterations* to *contributing properties*.

- (a) Historic roof features should not be *removed*.
- (b) *Repair* rather than replace historic roof features.
- (c) *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 District's *cultural heritage value* and *heritage attributes*.

[Diagrams]

Mansard

Flat with Cornice

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

- (a) Historic roof features should be *restored* based on documentary evidence of the roof's historic design.
- (b) Roofing materials should be *restored* based on documentary evidence.

5.13.4 When the replacement of a historic roof or roof feature on a *contributing property* is necessary, replacements shall be *in-kind*, *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* is necessary, *restoration* of the original roof or roof feature based on documentary evidence is strongly encouraged.

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

[Diagrams]

Gable

Flat

5.14 Materiality & Wall Design

The exterior walls of *contributing properties* that face the *public realm* are important features that contribute to the District's *cultural heritage value* and *heritage attributes*. Interventions on the exterior walls of *contributing properties* shall be considered as part of a comprehensive maintenance strategy to *conserve* the *contributing property's heritage attributes* and *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* 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* provides additional guidance and best practices on *conserving* specific cladding materials.

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

- (a) Do not *remove* or conceal features or *heritage attributes* of exterior walls that contribute to the District's *cultural heritage value*.
- (b) *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* mortar mixture and traditional pointing methods.
- (f) Do not *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* is necessary, replacements shall be *in-kind*, *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* is necessary, features shall be *restored* to their original condition based on documentary evidence. Where sufficient documentary evidence is not available, replacements shall be physically and visually *compatible* with the *contributing property* and the District's *heritage attributes*, in terms of their composition, materials, size, finishes, patterns, detailing, tooling, colours, and features and components of the wall.

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

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

- (a) *Preserve* and *maintain* features of exterior walls including their varying material finishes using recognized and appropriate *conservation* methods.
- (b) Clean materials only when necessary, to *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 treatment* will damage the materials or features of the exterior walls.
- (d) Protect *adjacent* materials from accidental damage during *maintenance* work.

[Diagram]

Wall Features

This diagram shows common features of walls.

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5.15 Signage

This section provides direction on incorporating commercial signage to *conserve* and not detract from the District's *cultural heritage value* and *heritage attributes*. 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'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, property owners should first consider opportunities to reintroduce a historic signage configuration to a *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) Signage for *contributing properties* should be designed and placed in a manner that is physically and visually *compatible* with the District's *cultural heritage value* and *heritage attributes* 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* of a *contributing property*, including features of exterior walls, roofs, windows, and storefronts.
 2. Signage should not block, obscure or otherwise negatively impact the windows, doors, roofline, or architectural features of the *contributing property*.
 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*.

- (b) Signage should be designed and mounted so that its *removal* does not negatively impact the *integrity* of exterior walls, including material cladding of *contributing properties*.

1. If signage is being mounted directly on a building, 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) The following signage types may be permitted on *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) The following signage types may detract from the heritage character of the District and will generally be discouraged:

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 projecting from the roof
- (e) Painted signage, including ghost signs, on the sidewalls of *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 Signage types

Sign mounted to fascia board, with no internal illumination.

[Image]

Discouraged Signage types

Signage covering too much building façade, inappropriate size.

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5.16 Views & Key View Sites

Within HYHCD there are *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 District. The prominent buildings and views towards them are important *heritage attributes* of the District and their long-term *conservation* is a priority of this Plan.

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

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

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

i) Views towards the Masonic Hall (601-613 Yonge Street, 2 Gloucester Street) as identified in the OP:

(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:

(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 south façade can be viewed looking northwest from Charles Street East and its west façade as viewed looking south from Yonge Street and Hayden Street.



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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

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 Additions and alterations shall be designed to provide access to a 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.

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

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 work should be planned so that sustainability objectives are also achieved. Consideration shall 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

Historic buildings also have sustainable qualities, including, but not limited to: materials with a long life cycle; materials that can be *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* 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*.

5.18.1 Alterations and additions to contributing properties to achieve sustainability objectives are encouraged and shall conserve the District's cultural heritage value and heritage attributes and the integrity of the contributing property.

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

5.18.2 New features that are intended to meet sustainability objectives shall be designed in a manner that respects the 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.

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

5.19 Over-clad Buildings

Several *contributing properties* within the District 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*, the *removal* of over-cladding may reveal architectural features that strengthen their contribution.

For the purposes of this Plan, these properties have been identified as *contributing* for their contextual value, and the *policies* for *contributing properties* apply. If a *Heritage Investigation* demonstrates, to the satisfaction of the City, that a property's historic *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*' in the context of this document refers to a physical investigation that can determine the *integrity* of *building 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 should be determined in consultation with Heritage Planning Staff 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 The condition of historic *building features* on over-clad *contributing properties* shall be determined with a *Heritage Investigation* which shall be prepared to the satisfaction of the City. 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* or *alterations*.

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

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

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

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

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

The *policies* (in **bold** font) set the 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.

The *guidelines* (in regular font) 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 built form and landscape conditions within the District, this section references three *character sub-areas* (described in section 4.4) identified within the District:

- Historic Yonge Street
- St. Nicholas Village
- Residential Pockets

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

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6.1 Understanding

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

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

- (a) *New development* should not reproduce the design values and style of earlier architectural eras. *New development* should 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*, although they do not significantly contribute to the *cultural heritage value* of the District, is critical to *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* is important in this regard.

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

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

- (a) *New development* should meet the applicable *policies* and *guidelines* contained in Sections 5, 6 and 7 of this Plan, as well as all applicable City of Toronto by-laws and processes.
- (b) *Substantial* progress should be made in the construction of the replacement building(s) within two year of the *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.

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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 be evaluated for their impact on the *heritage attributes* and *cultural heritage value* of the District 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 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.

- Historic Yonge Street *character sub-area*:
 - *Additions* less than 12m tall should reinforce the *streetwall* character of the District 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.
- Residential Pockets & St. Nicholas Village *character sub-areas*:
 - *Additions* should not be located in the front-yard *setback* of existing buildings.

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6.4 Massing

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

6.4.1 New development and additions to a non-contributing property shall conserve the cultural heritage value and heritage attributes of the District and the character sub-area where the property is located.

- (a) Historic Yonge Street *character sub-area*: *New development* should be a minimum of 3 storeys. Existing *contributing properties* are generally 2-4 storeys.
- (b) St. Nicholas Village *character sub-area*: *New development* should be a minimum of 2 storeys. Existing *contributing properties* are generally 2-3 storeys.
- (c) Residential Pockets *character sub-area*: *New development* should be a minimum of 2 storeys. Existing *contributing properties* are generally 2-3 storeys.

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

- (a) Historic Yonge Street *character sub-area*: The *base building*, or first three storeys of *new development and additions*, should 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.
- (b) St. Nicholas Village *character sub-area*: *New developments and additions* should be *set back* from the front lot line the average *setback* distance of *contributing properties adjacent* to it. *New developments and additions* should respect the side-yard *setback* of *adjacent* buildings. The *setback* distance can vary between the side-yards of a building from 0cm - 120cm. Overall, *new development* should provide an average side-yard *setback* of between 30cm - 120cm.
- (c) Residential Pockets *character sub-area*: *New developments and additions* should be *set back* from the front lot line the average *setback* distance of house form buildings on *contributing properties adjacent* to it.

6.4.3 New development and additions to a non-contributing property shall conserve the streetwall and three-dimensional character of contributing properties in each character sub-area.

- (a) Historic Yonge Street *character sub-area*: Any portion of *new development and/or additions* taller than 12m above grade should *step back* a minimum of 10m from any property line fronting Yonge 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* fronting on any street intersecting with Yonge Street should provide a minimum *stepback* of 5m from the property 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* fronting onto any street or laneway parallel to Yonge Street should provide a minimum *stepback* of 5m from the property 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*.
- (d) St. Nicholas Village *character sub-area* and Residential Pockets *character sub-area*: Any portion of new development and/or additions taller than 12m above grade should *step back* a minimum of 5m from the property 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.
- (e) Additional *stepback* distances beyond 10m may be determined where the minimum *stepback* does not *conserve* the *cultural heritage values* and *attributes* of *adjacent contributing properties*.

[Diagram/caption will be updated]

Stepbacks on New Development

New development within HYHCD should conform to a 10m stepback.

6.5 Façade Patterns and Features

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

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

6.5.1 *New development and additions on non-contributing properties shall conserve the horizontal rhythm articulated in the façades of adjacent contributing properties.*

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

6.5.2 *New development and additions on non-contributing properties within the Historic Yonge Street character sub-area shall 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 are appropriate to each character sub-area.*

- (a) *New development* fronting onto Yonge Street should provide retail bays at grade for the full extent of the frontage of the *new development* and may also provide retail entrances from Privately Owned Privately-Accessible Spaces (POPS) on *new developments* on corner properties.
- (b) The retail bays should not be higher than 1 storey (approximately 4.5 metres). Double height retail bays are not permitted.

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

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

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

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

[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.

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6.6 Windows & Fenestration

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

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

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

- (a) Historic Yonge Street *character sub-area*: *New development* and *additions* should 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* from a building face or lot line should provide between 40% and 50% glazing on each storey.
- (b) St. Nicholas Village *character sub-area*: *New development* and *additions* should 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* from a building face or lot line.
- (c) Residential Pockets *character sub-area*: *New development* and *additions* should 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* from a building face or lot line.

6.6.2 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* from a building face or lot line.

- (a) Portions of a building facade that are *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 distinguishable from 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.

6.7 Roofs

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

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

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

6.7.2 *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 out of view of the public realm or architecturally treated as part of a rooftop feature.*

6.8 Materiality & Wall Design

New development and additions on non-contributing properties shall be designed with a selection of materials and finishes that respects and responds to the *heritage attributes* and *cultural heritage value* of the District. The materials of *new development* and *additions to non-contributing properties* that occupy a built context similar to *adjacent contributing properties* shall be given higher priority than any *stepped back* portions of the *new development* or *addition*.

Contemporary materials may be used to be distinguishable from *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 Cladding materials used on exterior walls of *new development* and *additions on non-contributing properties*, that are visible from the *public realm*, shall be physically and visually compatible with the *heritage attributes* and *cultural heritage value* of the District and the *character sub-area* of the property.

(a) Historic Yonge Street *character sub-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 *streetwall*.
- 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.
- 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.

(b) St. Nicholas Village & Residential Pockets *character sub-areas*:

- 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.

6.9 View Corridors

Within the District there are several *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* of the District with enhanced design treatment and articulation. As such they also serve as wayfinding elements and support connectivity and circulation throughout the District.

6.9.1 Redevelopment of *non-contributing properties* that are identified as view termini should be held to high standards for architectural design and articulation.

- (a) Certain properties function as view termini within the District, 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	View Termini	View Corridor	Not to Scale
Non-Contributing Properties			
Over-Clad Contributing Properties			

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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 District. Although *contributing properties* may reference historical sign design and configurations, *non-contributing properties* should pursue a contemporary design, subject to the *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 heritage 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 *guidelines* provide direction on incorporating commercial signage to *conserve* and not detract from the *heritage attributes* and *cultural heritage value* of the District. 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) Signage on *non-contributing properties* should be physically and visually *compatible* with the District's *cultural heritage value* and *heritage attributes* including the scale and rhythm of frontages of *adjacent contributing properties*.
 - 1. The signage should be located and designed so that it does not detract from or obscure the *building features* of *adjacent contributing properties*, including features of exterior walls, roofs, windows and storefronts.
 - 2. Signage should not cover windows.
 - 3. Signage should be limited to the ground floor façade and should not extend to upper floors.

- (b) 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) The following signage types may detract from the heritage character of the District and will generally be discouraged:
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 from the roof.

7.0 Policies and Guidelines for Public Realm

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*.

The *policies* (in **bold** font) set the 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.

The *guidelines* (in regular font) 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 the District, this section references three *character sub-areas* (described in section 4.4) identified within the District:

- Historic Yonge Street
- St. Nicholas Village
- Residential Pockets

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 District'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.

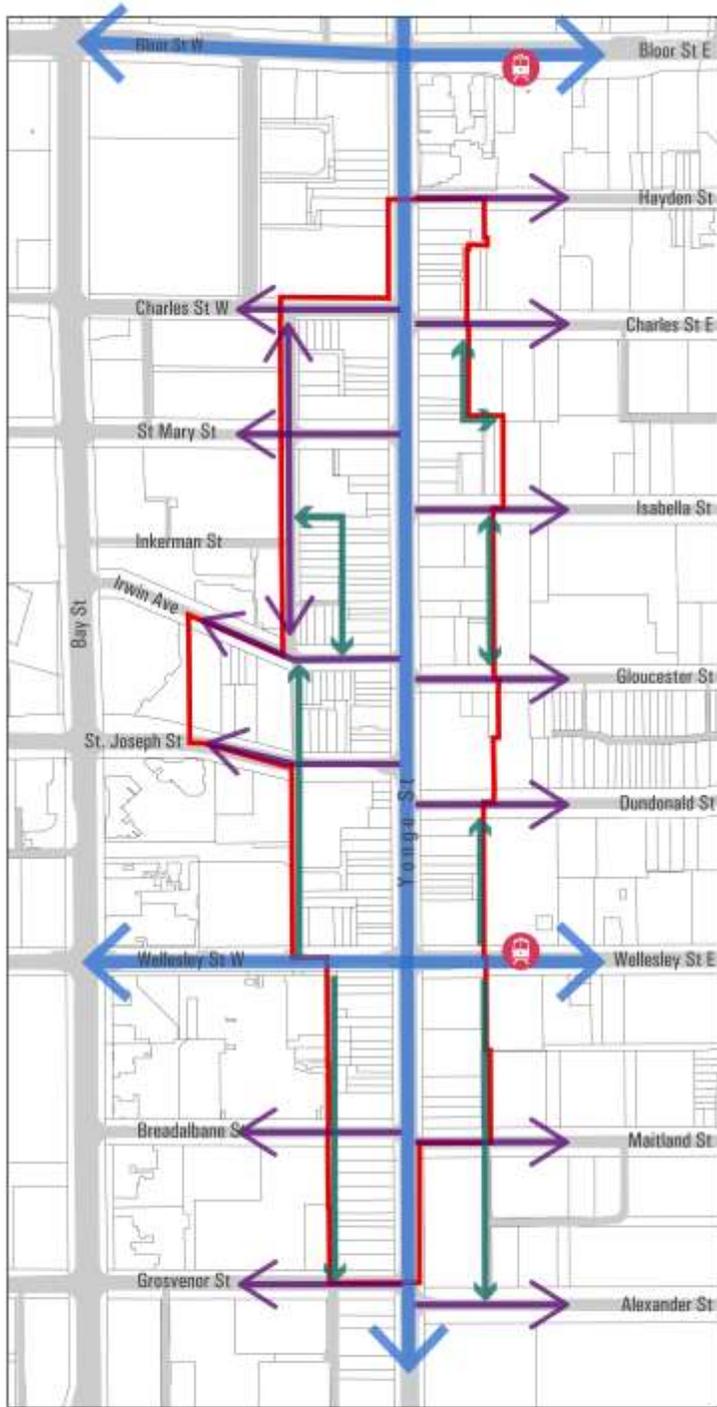
Within HYHCD there are both "blind" laneways that dead-end and cannot be used for circulation and "through" laneways that are used for circulation.

7.1.1 Public laneways within the District 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 recognize the ongoing use of these routes by pedestrians, and plan for their continued use by pedestrians in the future.
- (c) Laneways should 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* 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.



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

← Primary Circulation Route ← Laneways
 ← Secondary Circulation Route (ST) Subway Stations

↑ Not to Scale
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Laneways & Circulation Route Hierarchy

7.2 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 are no surface parking lots in the District, and no further surface parking lots shall be created. As HYHCD continues to develop, any additional parking shall be accommodated underground with appropriate access and screening to make a minimal impact (physical and visual) on the *public realm*.

7.2.1 New surface parking lots shall not be created within the District.

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

7.2.2 Parking areas for *new development* shall be located underground.

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7.3 Privately Owned Publicly-Accessible Space (POPS)

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

7.3.1 Opportunities for new POPS should be investigated as *new development* is proposed within the District.

7.3.2 New POPS that will disrupt the historic *setbacks* of *character sub-areas* within the District, including the *streetwall*, should not be created.

- (a) POPS should be designed as open to the *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 sub-area*:
 - Do not incrementally disrupt the *integrity* of the *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 & Residential Pockets *character sub-areas*:
 - POPS may be provided in the required *setback* area along a building frontage.

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7.4 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.

7.4.1 Utility companies and City departments undertaking ongoing *maintenance* and improvements to utility infrastructure shall advise Heritage Planning Staff prior to undertaking any work in the District.

- (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*.

7.4.2 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.

7.4.3 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.

7.5 Lighting & Street Furnishings

Lighting, and particularly pedestrian scale lighting, helps to contribute to the pedestrian friendly character of the District 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*

As part of a *public realm* improvement plan, new lighting should be considered for the District 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.

7.5.1 New lighting within the District should be designed to be pedestrian scaled and cohesive. Any new street lighting should 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* with, and does not detract from, the *heritage attributes* and *cultural heritage value* of the District.

7.5.2 High pressure sodium wall lights should be removed from the façade of *contributing* and *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* throughout the District, as the opportunity arises, and replaced with appropriate pedestrian scaled lighting.

7.5.3 Electrical outlets should be incorporated into new lighting poles within the District.

- (a) Including electrical outlets and/or connections into light standards should support the ongoing use of the District 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.

7.5.4 Planter boxes and additional street furnishings such as benches should be 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 7.3 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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7.6 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.

7.6.1 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.

7.6.2 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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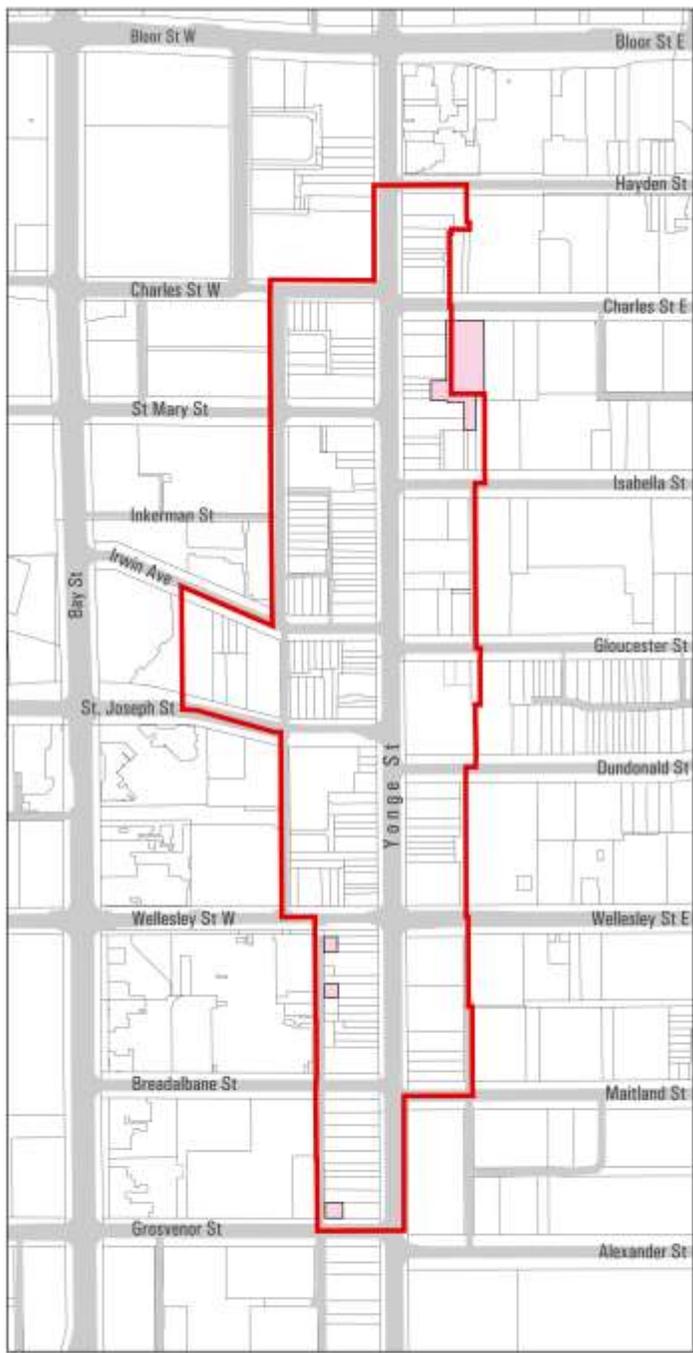
8.0 Archaeology

8.1 Policy Context

The *City of Toronto's Archaeological Management Plan* provides a more refined approach to identifying general *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* and *resources* are adequately considered and studied prior to any form of development or land use change that may affect them. The AMP also identifies specific areas of heightened archaeological sensitivity, such as known *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* 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 has not defined any ASAs within the District at this time.

When redevelopment is proposed for any lands that incorporate *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 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 identify *archaeological resources* and confirm their significance, 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* 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 be carried out in accordance with the *City of Toronto's Archaeological Management Plan*, the OP 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.



Toronto Historic Yonge Street HCD
Archaeological Potential



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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8.2 Archaeological Resources Requirements

Areas of Archaeological Potential

Within HYHCD, 9 properties represent, in whole or in part, areas of *archaeological potential* which are *contributing properties*

In general, the *City of Toronto's Archaeological Management Plan* assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. Research undertaken for the Historic Yonge Street HCD Study and Plan has refined this approach for each of the 9 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* of concern, are identified in Table 2.

Permit Requirements

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

Proposed small-scale *alterations* to *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* to existing structures requiring subsurface disturbances.
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances.
- Foundation *repair/alteration* to existing buildings.
- New service hook ups or *repairs* to a building frontage with a minimal *setback* and originating from the *adjacent* right-of-way.
- New service hook ups or *repairs* to a building *set back* from the right-of-way of origin.
- Landscape *alterations* requiring subsurface excavation/grade changes.
- Site *alterations* also includes any construction activities requiring permits or approvals under Provincial legislation, such as the *Planning Act*, or the *Building Code Act*.

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

Non-contributing properties within *areas of 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* 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* or *resources* identified as *heritage attributes* of the District, the procedures for archaeology identified within the *City of Toronto's Archaeological Management Plan* shall 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/Alteration Type
1	Additions 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 <i>repair/alteration</i> to existing buildings
4	New service hook ups or <i>repairs</i> to a building frontage with a minimal <i>setback</i> and originating from the <i>adjacent right-of-way</i>
5	New service hook ups or <i>repairs</i> to a building <i>set back</i> from the right-of-way of origin
6	Landscape <i>alterations</i> requiring subsurface excavation/grade changes

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

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

9.0 Implementation & Administration of the HCD Plan

9.1 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, alteration, or removal* of any portion of a building or a structure within the District that is visible from the *public realm*. 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* of existing features, including roofs, wall cladding, dormers, crestring, 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*
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* 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
10. *Repair* of existing utilities or public works
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 the spirit and intent of this Plan, its *policies* and *guidelines* and to reference the *Standards and Guidelines* for all undertaken on their properties.

9.2 HCD Administration, Incentives & Procedures

9.2.1 Heritage Permit Process

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

While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the *public realm*, this Plan, its *policies* and *guidelines*, do not apply to the *alteration* of building interiors, or building exteriors that are not visible from the *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 offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of *conservation*: the Toronto Heritage Grant Program, and the Toronto Heritage Property Tax Rebate Program. These two programs are updated from time to time, and up to date information is available through Heritage Planning's' 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 on or *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* to a cultural *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*.

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 will require a *Heritage Investigation*. This work will assess the physical condition of the heritage building façade beneath the over-cladding adhered to a *contributing property's* façade. A *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* to reveal the building façade underneath. This work should be undertaken in the location of *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* the over-cladding while minimizing damage to the historic fabric of the building.

- The condition of the building's exterior walls, *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. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced. A preliminary review may be initiated by the City, who will initiate the review in coordination with the local HCD advisory committee. The preliminary review will consider all aspects of the Plan, including, but not limited to: its objectives, *policies* and *guidelines*, and schedule of *contributing* and *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* 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 are regulated under former City of Toronto zoning *By-law 438-86*, and harmonized zoning *By-law 569-2013*, which was passed by Council in May 2013 and the majority of which, as of the date of writing, has been brought into force and effect through decisions of the OLT. As well, there a number of properties within the District that are subject to site specific zoning provisions. No contradictions have been identified between the objectives, *policies*, and *guidelines* of this Plan and the existing zoning by-laws.

Site and Area Specific Policy No. 382 (SASP 382), adopted by City Council through Official Plan Amendment No. 183 (OPA 183), as amended, includes a number of *policies* to manage growth and change within the SASP 382 *policy* boundary, which overlaps with HYHCD's boundary. Although OPA 183 has been appealed to the Tribunal, 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* efforts under the *Ontario Heritage Act*.

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

- The broader Yorkville area north and northwest of HYHCD.
- The pocket of semi- and single-detached residential homes between Gloucester and Dundonald Street, to the east of the 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's character. This Plan guides the *conservation* of the physical fabric that is visible from the *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 Heritage Advisory Committee

HCD Advisory Committees are an important part of successful HCDs. They can provide comments and feedback to Heritage Planning staff regarding specific heritage permit applications within the District 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, and governed in accordance with the *HCDs in Toronto*

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[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* (section 3.1.6), The *Ontario Heritage Act*, and the *Standards and Guidelines*. Additional definitions have been provided where needed, based on the word's usage in this document.

Accessibility: The degree to which a 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*, renovation, *repair* or disturbance, or a change, *demolition* or *removal* of an *adjacent* property that may result in any change to a property on the Heritage Register. *Alterations* and *alter* have corresponding meanings. (*Official Plan*)

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

Areas of archaeological potential: Areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist.

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* 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.

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* on existing structures and *contributing properties*. Physical *compatibility* refers to the use of materials and construction methods that do not negatively impact the *contributing property*, detract from or damage its *heritage attributes*. Visual *compatibility*

refers to designing new work in such a way that it is distinguishable from the historic building, while *complementing* its design, massing, and proportions. Compatible and *compatibility* have corresponding meanings. (*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, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their *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* 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* or interest by a community, including an Indigenous community. The area may involve features such as buildings, structures, spaces, views, *archaeological sites* or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have *cultural heritage value* or interest 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. , (PPS 2020)

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 a 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* 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* framework in which such properties can be *conserved* and identifies practical

options to inform decisions and directions for the development of a conservation plan for the *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* professional, as demonstrated through membership in the Canadian Association of Heritage Professional, used to determine the *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* and contribute to its *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*, is a measure of its wholeness and intactness of the *cultural heritage values* and *attributes*. Examining the conditions of *integrity* requires assessing the extent to which the property includes all elements necessary to express its *cultural heritage values*; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse effects of development and/or neglect. *Integrity* should be assessed within a Heritage Impact Assessment.

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

New Development: Includes new construction on vacant lots, as well as new *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*, and/or stabilizing the existing materials, form, and *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* 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* 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* type work to a building element or feature that does not require a *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 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* 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*.

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.

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*.

Appendix B: Index of Contributing Properties

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
24.	5 St Joseph Street and 15 St Nicholas Street	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.	6 St Joseph Street	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
26.	8 St Joseph Street	
27.	10 St Joseph Street	
28.	12 St Joseph Street	
29.	14 St Joseph Street	
30.	16 St Joseph Street	21 Irwin Ave
31.	18 St Joseph Street	20 St Joseph St
32.	26 St Joseph Street	31 Irwin Ave
33.	145 St Luke Lane	
34.	10 St Mary Street	702 Yonge St
35.	9 St Nicholas Street	
36.	45 St Nicholas Street	47 St Nicholas St 45-47 St Nicholas St
37.	49 St Nicholas Street	
38.	51 St Nicholas Street	
39.	53 St Nicholas Street	
40.	55 St Nicholas Street	
41.	57 St Nicholas Street	
42.	59 St Nicholas Street	
43.	61 St Nicholas Street	
44.	63 St Nicholas Street	
45.	81 St Nicholas Street	
46.	85 St Nicholas Street	87 St Nicholas St
47.	10 Wellesley Street West	12 Wellesley St W 14 Wellesley St W
48.	16 Wellesley Street West	
49.	496 Yonge Street	2 Grosvenor St 498 Yonge St
50.	502A Yonge Street	502 ½ Yonge St 504 Yonge St
51.	506 Yonge Street	
52.	508 Yonge Street	
53.	516 Yonge Street	514 Yonge St
54.	526 Yonge Street	7 Breadalbane St 528 Yonge St

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
55.	527 Yonge Street	2 Maitland St 4 Maitland St 6 Maitland St 527A Yonge St
56.	529 Yonge Street	
57.	530 Yonge Street	6 Breadalbane St 8 Breadalbane St 534 Yonge St 536 Yonge St
58.	531 Yonge Street	531A Yonge St 533 Yonge St
59.	535 Yonge Street	
60.	538 Yonge Street	
61.	540 Yonge Street	
62.	542 Yonge Street	542A Yonge St
63.	544 Yonge Street	544A Yonge St
64.	546 Yonge Street	
65.	548 Yonge Street	548A Yonge St
66.	550 Yonge Street	
67.	552 Yonge Street	
68.	564 Yonge Street	
69.	565 Yonge Street	
70.	566 Yonge Street	
71.	567 Yonge Street	
72.	568 Yonge Street and 1 Wellesley St West	3 Wellesley St W 7 Wellesley St W
73.	569 Yonge Street	569 ½ Yonge St
74.	570 Yonge Street	2 Wellesley St W 2A Wellesley St W 4A Wellesley St W 4B Wellesley St W 572 Yonge St
75.	571 Yonge Street	*This is an entrance address to 573 Yonge with a unique legal description
76.	573 Yonge Street	571 Yonge St (see above)
77.	574 Yonge Street	
78.	575 Yonge Street	
79.	576 Yonge Street	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
80.	577 Yonge Street	
81.	578 Yonge Street	580 Yonge St
82.	579 Yonge Street	585 Yonge St
83.	582 Yonge Street	582A Yonge St
84.	584 Yonge Street	
85.	586 Yonge Street	7 St Nicholas St 586A Yonge St
86.	588 Yonge Street	590 Yonge St
87.	592 Yonge Street	
88.	594 Yonge Street	
89.	596 Yonge Street	
90.	598-600 Yonge Street	600 Yonge St
91.	601 Yonge Street and 6 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.	602 Yonge Street	604 Yonge St
93.	606 and 608 Yonge Street	
94.	615 Yonge Street	617 Yonge St
95.	618 Yonge Street	610 Yonge St 612 Yonge St 614 Yonge St 616 Yonge St
96.	619 Yonge Street	621 Yonge St 623 Yonge St 623A Yonge St 623B Yonge St
97.	620 Yonge Street	4 St Joseph St 622 Yonge St 622A Yonge St
98.	624 Yonge Street	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
99.	625 Yonge Street	1 Isabella St 3 Isabella St 5 Isabella St 627 Yonge St 629 Yonge St 631 Yonge St 633 Yonge St 635 Yonge St 637 Yonge St
100.	626 Yonge Street	
101.	632 Yonge Street	628 Yonge St 630 Yonge St
102.	634 Yonge Street	
103.	636 Yonge Street	
104.	638 Yonge Street	
105.	639 Yonge Street	2 Isabella St 4 Isabella St
106.	640 Yonge Street	
107.	641 Yonge Street	643 Yonge St
108.	644 Yonge Street	1 Irwin Ave 3 Irwin Ave 5 Irwin Ave
109.	645 Yonge Street	
110.	646 Yonge Street	2 Irwin Ave 2A Irwin Ave 4 Irwin Ave 648 Yonge St 648A Yonge St
111.	649 Yonge Street	12A Isabella St 647 Yonge St
112.	650 Yonge Street	650A Yonge St 652 Yonge St
113.	651 Yonge Street	653 Yonge St
114.	654 Yonge Street	
115.	655 Yonge Street	
116.	656 Yonge Street	
117.	657 Yonge Street	657A Yonge St
118.	658 Yonge Street	
119.	659 Yonge Street	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
120.	660 Yonge Street	
121.	662 Yonge Street	
122.	664 Yonge Street	
123.	665 Yonge Street	667 Yonge St 667A Yonge St
124.	666 Yonge Street	
125.	668 Yonge Street	
126.	670 Yonge Street	
127.	672 Yonge Street	674 Yonge St
128.	676 Yonge Street	
129.	678 Yonge Street	
130.	680 Yonge Street	682 Yonge St
131.	685 Yonge Street	
132.	686-688 Yonge Street	686 Yonge St 686A Yonge St 688 Yonge St 690 Yonge St
133.	689 Yonge Street	
134.	691 Yonge Street	
135.	692 Yonge Street	692A Yonge St
136.	694 Yonge Street	694A Yonge St
137.	695 Yonge Street	
138.	696 Yonge Street	698 Yonge St 700 Yonge St
139.	699 Yonge Street	701 Yonge St
140.	707 Yonge Street	5 Hayden St 7 Hayden St 9 Hayden St 11 Hayden St 13 Hayden St 15 Hayden St 17 Hayden St 703 Yonge St 705 Yonge St
141.	710 Yonge Street	
142.	712 Yonge Street	
143.	714 Yonge Street	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
144.	716 Yonge Street	
145.	718 Yonge Street	
146.	720 Yonge Street	3 Charles St W 722 Yonge St 724 Yonge St 726 Yonge St 728 Yonge St

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Appendix C: Statement of Contribution

Statement of Contribution

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

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Appendix D: List of Non-Contributing Properties

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.	593 and 599 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.	661 Yonge Street	663 Yonge St	1957	Historic Yonge Street
27.	673 Yonge Street	1 Charles St E 3 Charles St E	1875; 1990	Historic Yonge Street
28.	684 Yonge Street		1929	Historic Yonge Street
29.	687 Yonge Street		1869	Historic Yonge Street

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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