

## **Supplementary Report - Encroachment Appeal - 495-517 Wellington Street West - Proposed Ground Sign**

**Date:** December 18, 2024

**To:** Toronto and East York Community Council

**From:** Director, Permits and Enforcement, Transportation Services

**Wards:** Ward 10, Spadina-Fort York

### **SUMMARY**

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At its meeting on December 4, 2024, the Toronto and East York Community Council deferred Item TE18.18 "Encroachment Appeal - 495-517 Wellington Street West - Proposed Ground Sign" to its next meeting on January 14, 2025. The Ward Councillor requested Transportation Services to consult with City Planning staff regarding the proposed sign and to work with the applicant to explore alternative locations for it, such as placing it on or closer to the building wall. The King-Spadina Heritage Conservation District Plan contains guidelines which provide direction on the erection of signs on properties so that they will not negatively impact the cultural heritage value and heritage attributes of the District.

This report is provided for information purposes to update Toronto and East York Community Council on feedback received from Heritage Planning staff and provide an update on the feasibility of an alternative sign location.

### **FINANCIAL IMPACT**

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There are no financial impacts to the City related to this informational report.

### **DECISION HISTORY**

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Toronto and East York Community Council, at its meeting of December 4, 2024 deferred Item TE18.18 to its meeting on January 14, 2025.

[Agenda Item History - 2024.TE18.18](#)

## COMMENTS

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The building at 495-517 Wellington Street West is a designated heritage property within the King-Spadina Heritage Conservation District (KSHCD) and the proposed ground sign requires approval under Section 42 of the Ontario Heritage Act. Transportation Services consulted with Heritage Planning staff regarding the applicant's proposed sign and the following section of this report summarizes their feedback.

### Heritage Comments

Heritage Planning staff have concerns that the proposed sign does not comply with the provisions of the King-Spadina Heritage Conservation District Plan (KSHCD) as:

- Wellington Street has been identified as a heritage attribute to represent the District's historic value and its association with Fort York when it served as the Military Reserve.
- The HCD Plan requires that any public realm enhancements should be informed by and reinforce the original intentions of the 1837 Hawkins Plan for Wellington Place which seek to:
  - (a) Reinstatement of the formal, tree-lined boulevards on Wellington Street West.
  - (b) Reinforcement of the picturesque complexity of the interior realm of Clarence Square.
- Wellington Street West is an important historic landscape within the district, valued for the interrelationship between built form and public realm envisioned in the 1837 Hawkins Plan.
- The erection of the sign would not align with the original intentions of the Hawkins Plan and would not contribute to the grand civic design to reinstate the formal tree-lined boulevards on Wellington Street West nor reinforce the picturesque complexity of the interior realm of Clarence Square.
- Views between Clarence Square and Victoria Memorial Square contribute to the sense of place of Wellington Street and are enhanced by the setback of properties on Wellington Street West, the wide sidewalks with landscaped boulevards, and the mature tree canopy of both parks. The views are to remain unobstructed and would have a negative impact to those planned views and would not be supported by Heritage Planning Staff.

The Ontario Heritage Act states that if there is a conflict between an HCD Plan and any bylaw, the HCD Plan prevails. Given the negative impact on Wellington Street's heritage character and planned views, Heritage Planning does not support the proposed sign or an encroachment agreement for its placement.

## **Alternate Sign Design/Location**

At the time of writing this report, Transportation Services has not received a proposed alternate location or design for the sign from the applicant; however, Transportation Services and Heritage Planning could consider the erection of a sign in an alternative location under the delegated authorities of Municipal Code Chapters 743, Streets and Sidewalks, The Use Of and Chapter 103, Heritage, respectively, Section 42 of the Ontario Heritage Act and the HCD Plan - The sign would be reviewed for compliance under the guidelines set forth in the King-Spadina Heritage Conservation District Plan and other applicable by-laws and policies as deemed applicable at the time.

## **CONTACT**

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## **SIGNATURE**

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