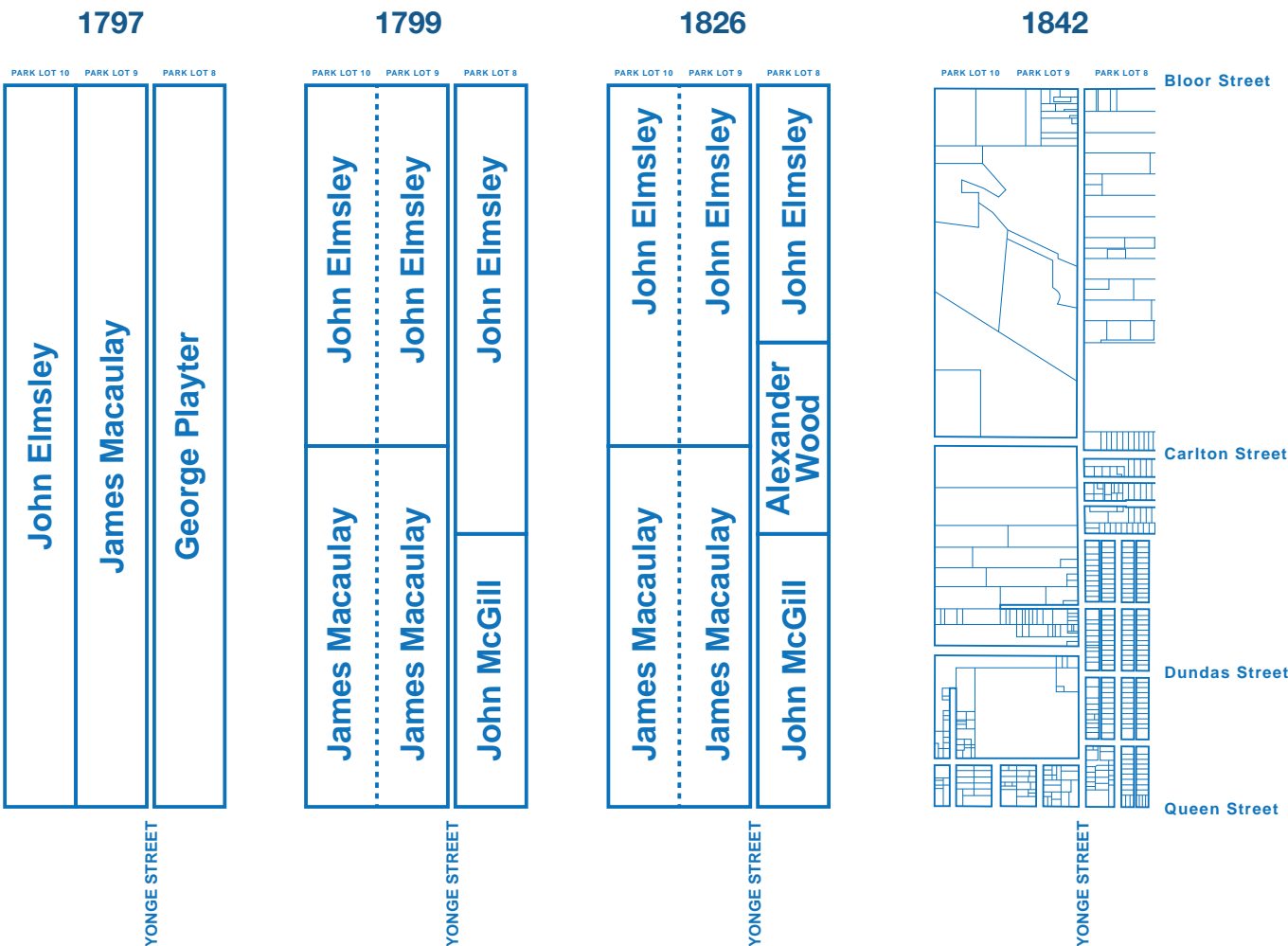


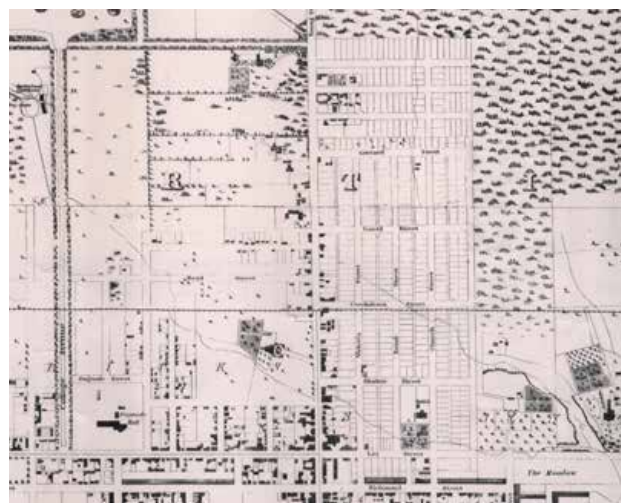
Evolution of the Street Network

The street and block pattern in Toronto was shaped by the 'Park Lot' system introduced by John Graves Simcoe in 1793. The Lieutenant-Governor, as a means of enticement to move from Newark (Niagara-on-the-Lake) to the new settlement of York, offered parcels of land to a select group of officials. The parcels were 100 acres in size measuring 660 feet across and 6,600 feet deep (10 chains X 100 chains), all accessed directly from Lot Street (Queen Street). 32 lots were created in total stretching westward from the Don River. The northern limit of these lots is present-day Bloor Street.

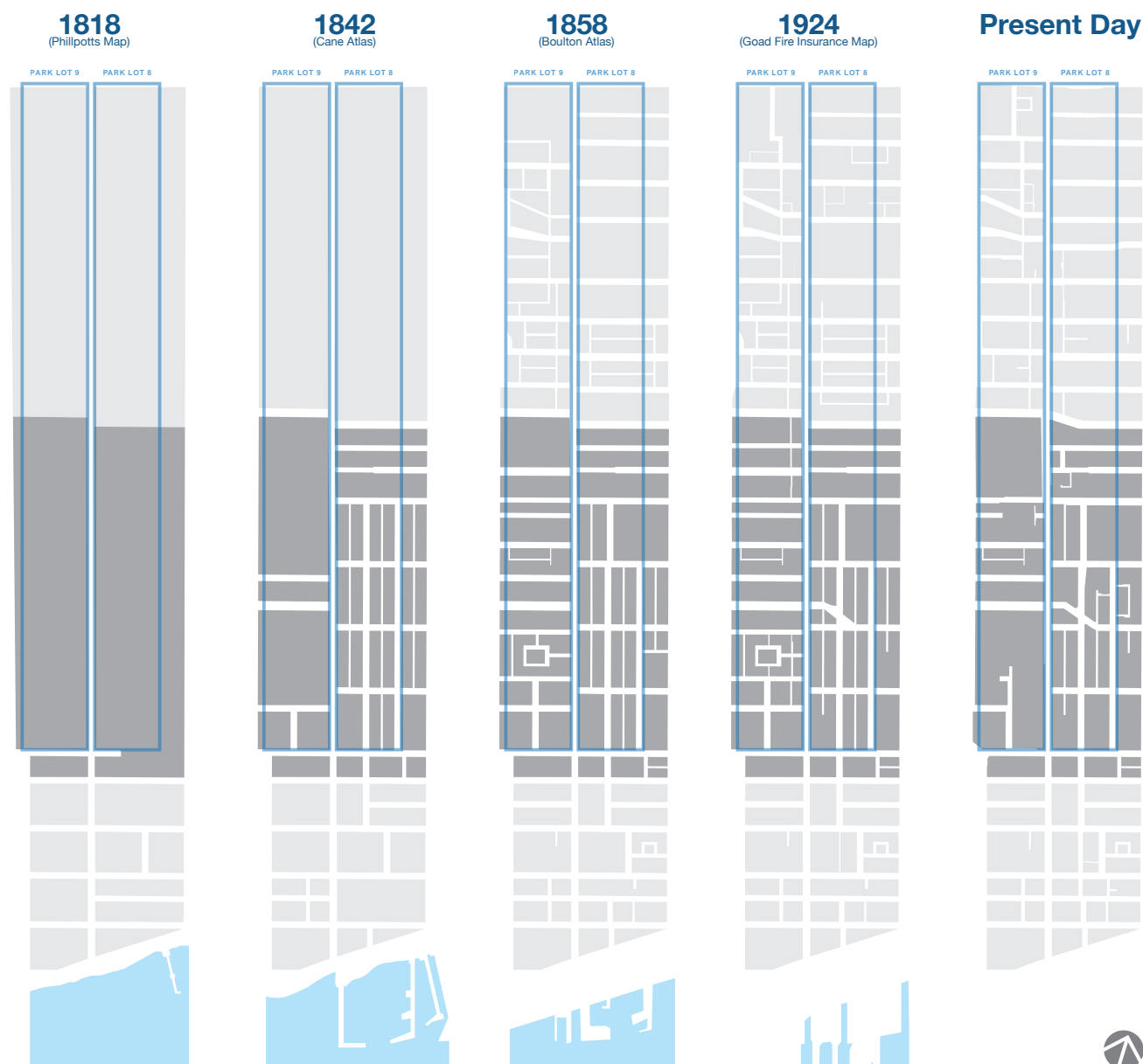
Yonge Street, as envisioned by Simcoe, was to be the direct land route between the new town and Lake Simcoe. As one of the earliest streets laid out it was situated between Park Lot 8 and 9. During the early formative years of York these lots were subdivided and sold amongst the landed gentry. Subsequently, the smaller parcels were further divided and developed as individual plots with new east-west streets constructed to provide access to Yonge, Church, Bay, and Teraulay Streets.



The longer parcel configuration enabled extended and straight north-south streets. However, with development occurring independently on either side, east-west streets rarely aligned creating staggered intersections along Yonge Street. Often, as in the case of College Street or Gerrard Street (East), they identify the boundary between two abutting estates. Over time a number of smaller street sections have been connected to facilitate continuity of movement. Such is the case with Dundas Street and College/Carlton Streets as well as with Bay Street (formerly Bay and Terauley Streets).

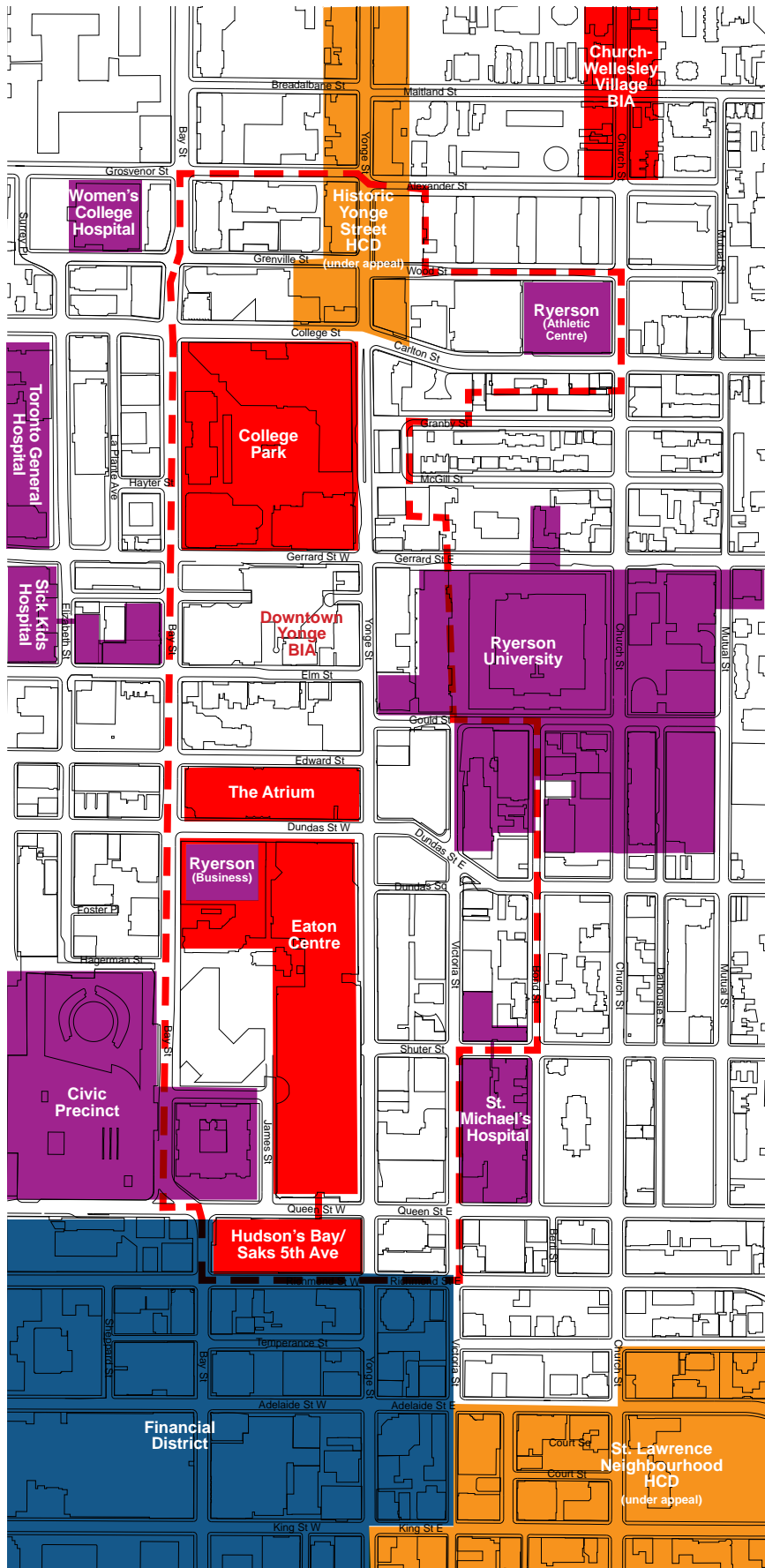


A section of the Cane Atlas of 1842



Street network evolution: east-west connectivity and relation of ROWs

Major Neighbourhood Characteristics



Major Neighbourhood Characteristics

Historic Yonge Street Heritage Conservation District

The *Historic Yonge Street Heritage Conservation District* was designated in 2016 and is currently under appeal to Toronto's Local Planning Appeal Tribunal (LPAT). The HCD stretches from College Street north to Bloor Street and is based on the area's history as one of Toronto's premier main streets; its character defined by the survival of a large number of late 19th and early 20th century commercial main street buildings. The area is under significant development pressure and there are a number of residential towers recently built, under construction or proposed.

College Park

College Park refers to the block between Bay Street and Yonge Street extending from College Street to Gerrard Street that is home to a large mixed use complex that includes the heritage designated former *Timothy Eaton Co. College Street Store* (opened in 1930). It now houses a Winners store and a shopping concourse including a Metro grocery store, Sobeys, and a variety of other retail stores. The complex also includes a shopping concourse to the west and a 30-storey office building at the corner of Bay and College Streets. At the northwest corner of Yonge and Gerrard Streets is the 78-storey *Aura*, Canada's tallest residential tower with 995 units. The tower sits on top of a large mixed-use podium that contains a Marshalls and a Bed Bath & Beyond store on the upper levels, 2 restaurants and a Royal Bank branch at ground level, and an underground concourse with 130 shops and a food court. On Bay Street are two residential towers of 46 and 51-storeys consisting of 1,200 units. At the northeast corner of Bay and Gerrard Streets is the 20-storey *Liberties* residential building with 544 units. At the centre of the block is a public park (College Park) that is accessible by pedestrian connections from Yonge, Gerrard and Bay Streets.



Church-Wellesley Village BIA

The Church-Wellesley Village Business Improvement Area is a small main street commercial area centred on Church Street between Alexander and Gloucester Streets. The Village is the historic home of Toronto's lesbian, gay, bisexual, transgender and queer (LGBTQ) communities, known for decades as a diverse gathering place and a primary point of contact for tourists and LGBTQ people moving to the City. The area is home to the annual Pride Week celebrations, the largest event of its kind in Canada. The area also includes *The 519*, a City agency that operates a community centre that serves the local community and the broader LGBTQ community. The area around the BIA has a large concentration of apartment buildings.

Ryerson University

Ryerson is one of Toronto's three universities. It has 38,000 full and part-time students in 62 undergraduate programs and 55 graduate and PhD programs, 12,000 continuing education students, and is the 3rd or 4th largest university in Ontario depending on how enrolment is counted. Ryerson is home to 125 research institutes and labs, 20 Canada Research Chairs, and over 900 faculty. It has an urban campus just east of Yonge Street between Gerrard Street and Dundas Street. Founded in 1948 as the Ryerson Institute of Technology, the school offered theoretical and practical training in various skilled trades. After being renamed Ryerson Polytechnic Institute in the 1960s, Ryerson gained official university status in 1993, started offering graduate programs and rapidly expanded. Although Ryerson has only 3 residence buildings with a total of 1,417 beds, as an urban campus with excellent transit options, 52% of Ryerson students and staff use local transit to commute to campus, 22% take regional transit, 13% walk and 6% bike (all statistics from Ryerson's website ryerson.ca).

Eaton Centre

The *Toronto Eaton Centre* is a major shopping mall and tourist destination on the west side of Yonge Street between Dundas and Queen Streets. Originally opened in 1977 and designed by Eberhard Zeidler, the complex features a 250-metre long glass galleria and 3 office towers. In addition to the major anchor tenant of Nordstrom at the north end of the mall (in the former Eaton's and Sears store), the mall is home to over 230 retail stores on four levels, a large food court, and direct connections to Queen and Dundas subway stations and the underground PATH network. In 2006 a Best Buy and a Canadian Tire were built at the northwest corner of the mall, with Ryerson University's business school, the Ted Rogers School of Management on the upper floors. The Eaton Centre

has almost 50 million yearly visitors (making it the busiest mall in North America), 200,000 m² of retail floor area and 140,000 m² of office space. The Eaton Centre is directly connected to the *Hudson Bay's* Queen Street store in the heritage designated former *Simpson's Department Store* building, (now shared with Sak's Fifth Avenue) via an enclosed pedestrian bridge and an underground connection. It is also connected to the mixed use *Atrium on Bay* complex to the north, via an underground connection.

Civic Precinct

Toronto's "Civic Precinct" contains five heritage buildings: *New City Hall* (designated) and the *Nathan Phillips Square* plaza, *Old City Hall* (designated, now home to law courts), *Osgoode Hall* (designated), the *Toronto Courthouse* on University Avenue (listed) and the *1822 Campbell House* (designated).

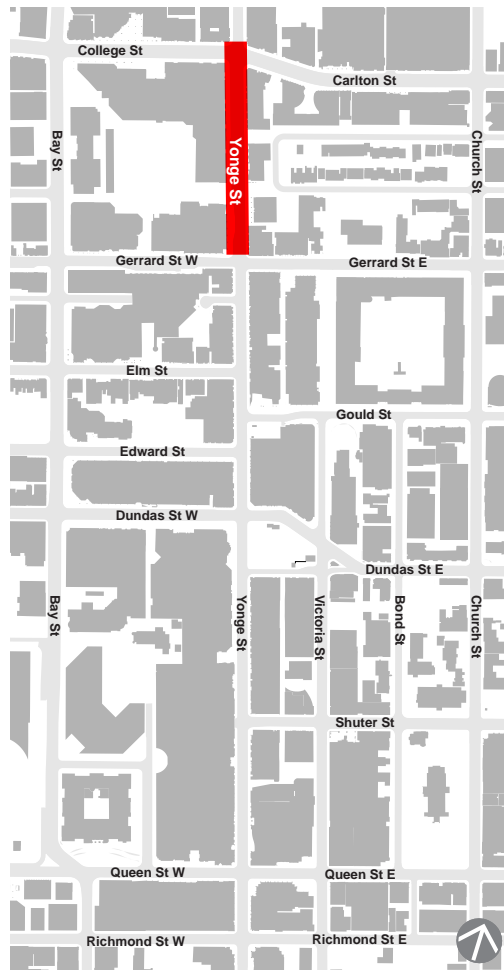
Financial District

The Financial District is Toronto's largest concentration of office buildings and tallest towers, and is the business, financial and banking heart of Canada. All the major buildings in the Financial District are connected by the underground PATH system that stretches 30km and connects over 82 buildings most of them inside the Financial District. There is 3.35 million m² of office space in the Financial District representing 20% of Toronto's office space, and 16% of the City's jobs. Over 200,000 people come into the Financial District every day for work and the district is well-connected by transit including the Yonge-University subway line, the King (504) streetcar and GO Train and Bus services from Union Station, including the UP Express to Pearson Airport.

St. Lawrence Neighbourhood HCD

The *St. Lawrence Neighbourhood Heritage Conservation District* is an HCD designated in 2015 that is currently under appeal to Toronto's Local Planning Appeal Tribunal (LPAT). It stretches from approximately Victoria Street to Parliament Street and from Adelaide Street to The Esplanade. It is home to the Town of York's original 10 blocks of settlement and a wealth of heritage landmarks including the St. Lawrence Market, St. Lawrence Hall, St. James Cathedral, the Gooderham Flatiron Building and a large concentration of 19th century buildings. The area is also home to numerous theatres, George Brown College's St. James Campus and the recently revitalized Berczy Park.

Yonge Corridor Character



College/Carlton to Gerrard Streets

Character

Yonge Street from College/Carlton to Gerrard Streets is dominated by *College Park*, a large mixed use complex that includes the heritage designated former Timothy Eaton Co. College Street Store opened in 1930 (now housing a shopping concourse including a Winners store, a Metro grocery store, and a variety of other retail stores) (1). A 13-storey apartment building with 214 rental units was added behind the Yonge Street wing in 1978. South of College Park at Gerrard Street is *Aura*, at 78-storeys Canada's tallest residential tower with 995 units (2). The tower sits on top of a large mixed-use podium that contains a Marshalls, a Bed Bath & Beyond store on the upper levels with 2 restaurants and a Royal Bank branch at ground level and an underground concourse with 130 shops and a food court.

Streetscape

Yonge Street between College/Carlton to Gerrard Streets is a two-way street with two driving lanes in each direction. There is no on-street parking permitted, but there is a loading bay in front of College Park (a). The right-of-way is wider than the rest of Yonge Street at 26m and there is a median planted with trees. Street trees are planted in front of College Park and the Aura building and in select locations on the east side. There is a pedestrian connection to the College Park square (b). Two parkettes are located in the rights-of-way of Granby (c) and McGill Streets (d) allowing for mid-block connections. On the sidewalk in front of the McGill parkette is the *McGill Street Arch*, a stone archway that was saved from a now demolished church and was relocated here from Bloor Street in the 1980s.



View south on Yonge Street from College Street



View north on Yonge Street from Gerrard Street



The McGill Street Arch and McGill Parkette on Yonge Street



Gerrard to Dundas Streets

Character

Yonge Street from Gerrard to Dundas Streets has the most consistent main street character and the lowest scale in the Phase 1 Study Area. Most of the buildings are 2-3 storeys. The 8-storey *Ryerson Student Learning Centre* (1) opened in 2015, is the main exception. It immediately transformed the corner of Yonge and Gould Streets, creating a new stunning gateway to the Ryerson University campus from the west. A set of generous stairs, terraced seating and a wide boulevard along Gould Street provide plenty of space for students to hangout and interact in the public realm.

Streetscape

Yonge Street between Gerrard and Dundas Streets is a two-way street with two driving lanes in each direction. There is no on-street parking permitted. There are no street trees or planters. Sidewalks tend to be very busy in this stretch of Yonge Street.

Heritage

The designated Former *Dominion Bank* on the southwest corner of Yonge and Gerrard Streets, built in 1930, now houses an Elephant & Castle pub (2). South of it is the listed *John McBean Building* from 1865 (3), two listed stores from 1862 (4), and the listed *John Wanless Building* from 1864 (5). South of Walton Street is a listed shop built in 1914 at 364 Yonge St (6). South of Elm Street is the listed 3-storey *Thornton-Smith Building* from 1921 at 340 Yonge St (7). At the northwest corner of Yonge and Dundas Streets is the designated heritage former *Bank of Nova Scotia* branch built in 1949 (8) now housing a Forever 21 clothing store.



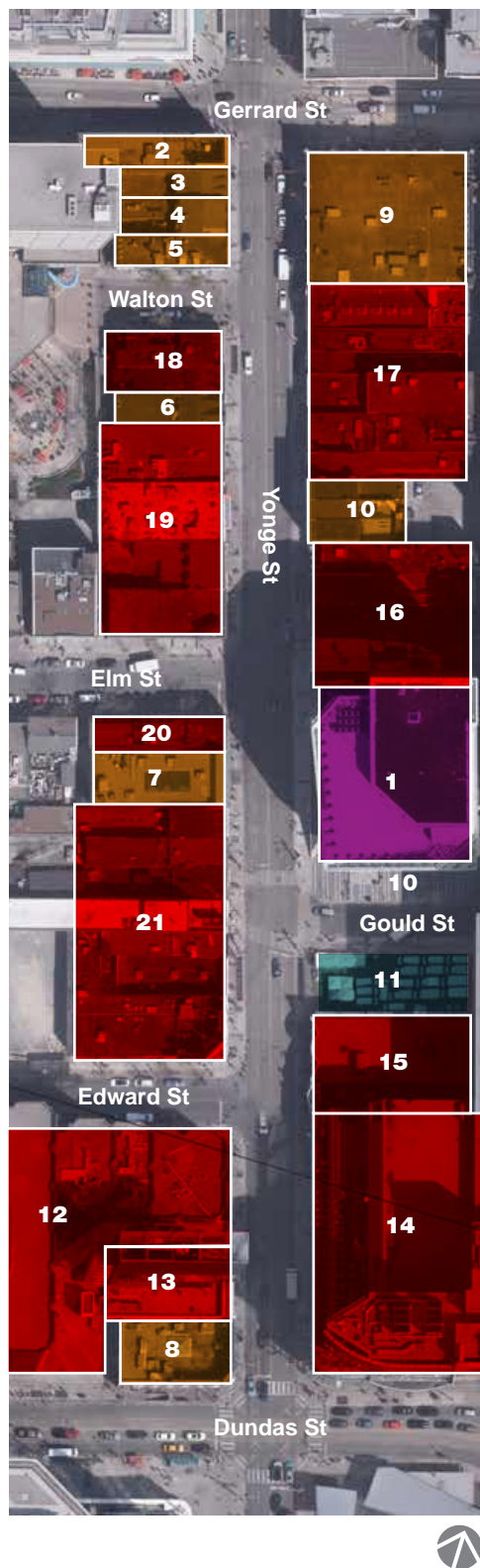
View south on Yonge Street from Gerrard Street



View north on Yonge Street from Dundas Street



Richard S. Williams Block at 363-365 Yonge Street



At the southeast corner of Yonge and Gerrard Streets is the listed *Gerrard Building* (9), a 3-storey commercial building from 1924, and further south is the elegant 4-storey *Richard S. Williams Block* built in 1890 (10, listed). Both sites and the commercial buildings in between are subject to a redevelopment proposal (*YSL Residences*) for an 85-storey residential tower with 1,106 units, including 3 retail levels and 4 office levels in the podium. The heritage facades are proposed to be preserved as part of the development.

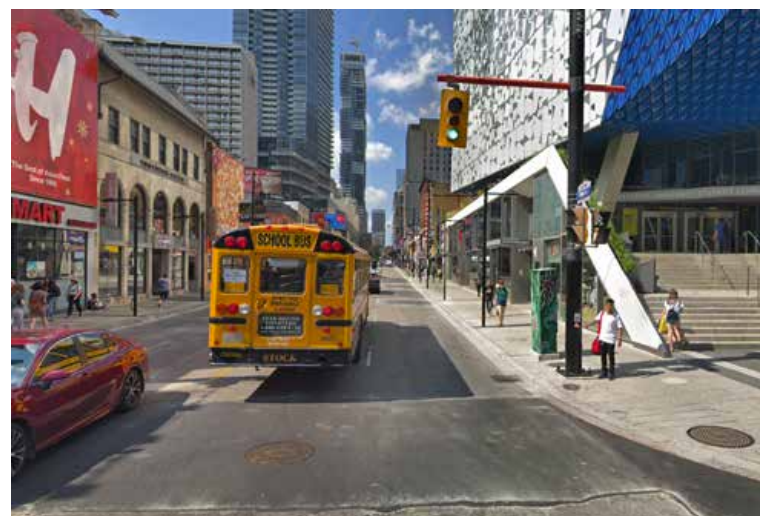
The vacant site on the southeast corner of Yonge Street and Gould Streets (11) is currently used for a collection of semi-permanent food trucks with an outdoor eating area. This was the location of the heritage designated *William Reynolds Block* built in 1888, which included the former Empress Hotel. After suffering a structural collapse of part of the facade in 2010, the City moved to designate the listed building to prevent demolition, but a fire shortly followed, destroying the building.

Other Components

The mixed use *Atrium on Bay* building (12) is west of Yonge Street north of Dundas Street and has two 14-storey office towers and 2 retail levels (one below grade) with an interior atrium. Sandwiched between it and the heritage building on the corner is a commercial building (the *Air Jordan Store*) with an immense 50m tall advertising tower on top (13).

The 11-storey retail, office and entertainment building at 10 Dundas East (14, formerly *Metropolis* and *Toronto Life Square*) dominates the north side of Dundas Square with massive advertising billboards. The building contains a 24 screen Cineplex cinema, a Winners store, a GoodLife Fitness, a food court level, and multiple restaurants.

The remainder of both the west and east sides of Yonge Street is made up of 2 and 3-storey main street buildings (15, 16, 17, 18, 19, 20, 21).



Student Learning Centre, view north on Yonge Street from Gould Street



Dundas to Shuter Streets

Character

Yonge Street from Dundas to Shuter Streets has three main components: the massive bulk and relatively blank facade of the *Eaton Centre* (1) on the west side of Yonge Street, *Yonge-Dundas Square* (2), and a concentration of low-scale heritage and main street buildings on the east side.

Streetscape

Yonge Street between Dundas and Shuter Streets is a two-way street with two driving lanes in each direction. There is no on-street parking permitted. There are no street trees or planters. There are wider sidewalks in front of the northern part of the Eaton Centre, including at the Yonge and Dundas corner. An entrance to the Eaton Centre (a) allows for a mid-block pedestrian connection through the mall to Trinity Square.



Mid-block entrance to the Eaton Centre



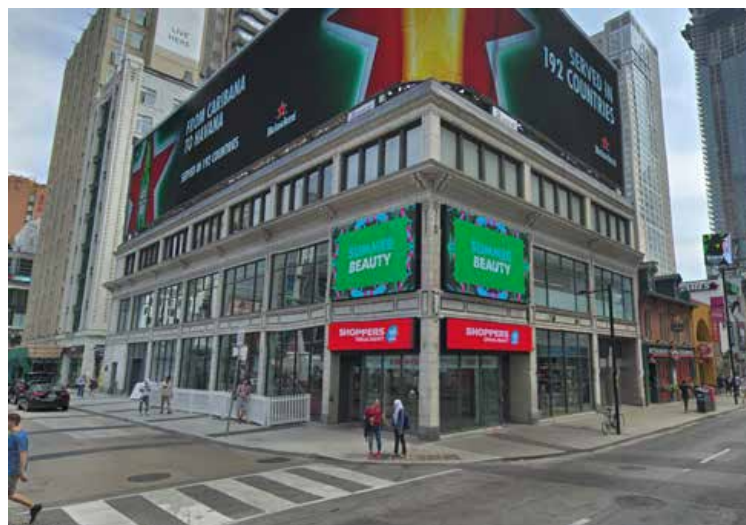
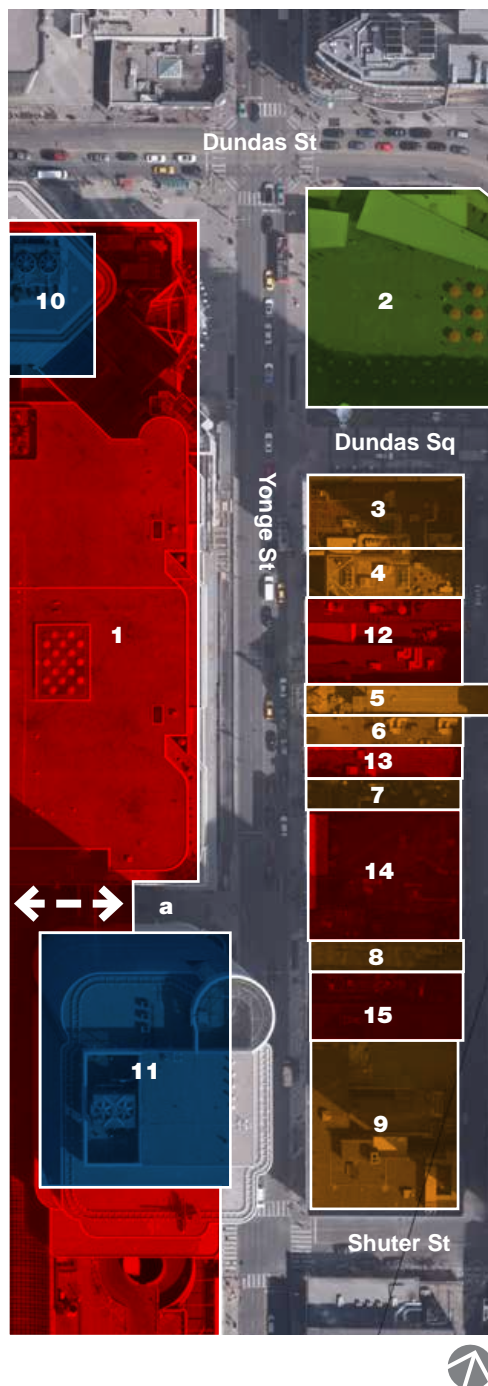
View south on Yonge Street from Gerrard Street



View north on Yonge Street from Dundas Street

Heritage

South of Dundas Square is the designated former *Childs Restaurant and Offices* built in 1918 at 281 Yonge St (3) which was a Hard Rock Cafe for many years before finally becoming a Shoppers Drug Mart, and has an advertising billboard on top that is almost the height of the building. Next door is a pair of stores dating from 1868 (4, designated). Further south is the designated *Pantages Theatre*, opened in 1920, now called the *Ed Mirvish Theatre* (5). Next door is a 3-storey commercial building from 1910, the former *Chapman Bros. Ltd. Jewellers* at 261 Yonge Street (6, listed). Further south again is another pair of stores from 1868 (7, listed), and the 4-storey *Art Metropole Building* from 1911 (8, listed). On the northeast corner of Yonge and Shuter Streets is the 5-storey commercial Romanesque style *Ryrie Building* (9 listed) built in 1891 with modifications and an addition added in 1914.



Childs Restaurant Building (former Hard Rock Cafe) on Dundas Square

Other Components

West off Yonge Street along Dundas Street is the Eaton Centre's 29-storey office tower of 1 Dundas (10). Further south close to Shuter Street is the 35-storey office tower at 250 Yonge Street (11). The remainder of the east side of Yonge Street is made up of 2 and 3-storey main street buildings (12, 13, 14, 15).



Art Metropole Building at 241 Yonge Street



Shuter to Richmond Streets

Character

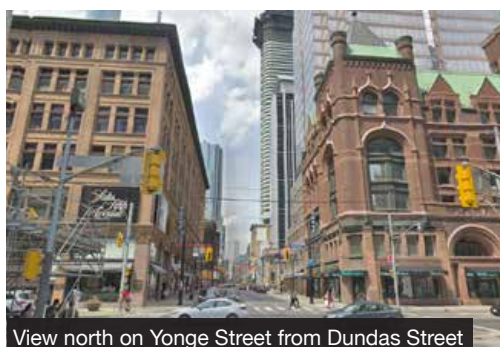
Yonge Street from Shuter to Richmond Streets is characterized by the contrast of the massive and relatively blank facade of the *Eaton Centre* (1) on the west side, and a significant concentration of heritage buildings on the east side. The 60-storey *Massey Tower* residential building with 687 units (2) is nearing completion behind the preserved designated former *Canadian Bank of Commerce* branch from 1905 (3). At the northeast corner of Yonge and Queen Streets is 2 *Queen Street East* (4), a 20-storey office building that surrounds the designated former *Bank of Montreal* building from 1910 (5) that now houses a concourse and entrance to the Queen subway station.

Streetscape

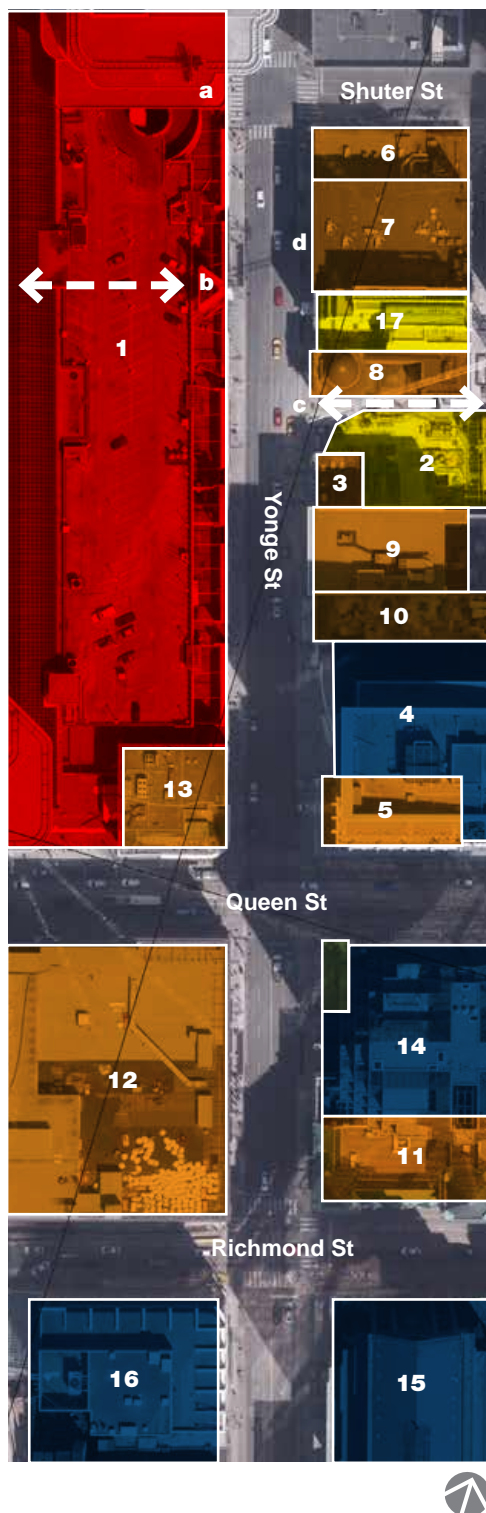
Yonge Street between Shuter and Richmond Streets is a two-way street with two driving lanes in each direction. There is no on-street parking permitted. There are no street trees or planters. At the end of Shuter Street is an access directly into the Eaton Centre's parking garage (a). An entrance to the Eaton Centre (b) allows for a mid-block connection through the mall to Albert and James Streets. A pedestrian connection will be provided next to the new Massey Tower (c), allowing access to Victoria Street and Massey Hall. An outdoor stair access to Queen Subway station is in the boulevard on the east side of Yonge Street south of Shuter Street (d).

Heritage

The commercial *John E. Thompson Block* at 221 Yonge Street (6, listed), built in 1886 now houses the Tangerine Bank. South of it is the 6-storey commercial *Adams Building* at 211 Yonge Street (7, listed) built in 1920. Next door is the designated former *Bank of Toronto* building from 1906 with its four massive columns and distinctive dome (8). Further south is the designated 7-storey *J.F. Brown Building*, a commercial



Elgin and Wintergarden Theatres at 189 Yonge Street



building built in 1903 and later modified for the T. Heintzman Co. Ltd. and renamed *Heintzman Hall* (9). Next door is the designated *Elgin and Wintergarden Theatres* (originally *Loew's Yonge Street Theatre* and *Winter Garden Theatre*), opened in 1914 (10). The 7-storey Romanesque Revival heritage designated *Confederation Life Building* built in 1892 sits at the northeast corner of Yonge and Richmond Streets (11). West of Yonge Street between Queen and Richmond Streets is *Hudson Bay's* Queen Street store in the heritage designated former *Simpson's Department Store* building (12), now shared with Sak's Fifth Avenue. The designated *Jamieson Building* occupies the northwest corner of Yonge Street and Queen Street (13).

Other Components

On the southeast corner of Yonge and Queen Streets is *One Queen East* (14), a 27-storey office building. On the southeast corner of Yonge and Richmond Streets is the 19-storey *Yonge Richmond Centre* office building (15). At 1 Richmond Street W is a 9-storey office building with restaurants on the ground floor (16). At 209 Yonge Street south of Shuter Street is a 13-storey boutique hotel (*Yonge Suites*) with 36 rooms (17).



Former Bank of Toronto building at 205 Yonge Street

East-West Corridor Character



College Street

Character

This block is dominated by *College Park*, a large mixed use complex that includes the heritage designated former Timothy Eaton Co. College Street Store opened in 1930 (now housing a shopping concourse including a Winners store, a Metro grocery store, and a variety of other retail stores) (1). The complex also includes a shopping concourse to the west and a 30-storey office building at 777 Bay Street (2). On the north side of College Street close to Bay Street is the Toronto Police Service Headquarters (3).

Streetscape

College Street is a two-way street with two driving lanes in each direction. The two centre lanes have mixed-traffic streetcar tracks for the 506 streetcar route. The curb lanes are exceptionally wide, allowing the use of two driving lanes even though off-peak on-street parking is permitted on both sides. A triangular plaza sits in front of the Police Headquarters (4), while an angled corridor from the southeast corner of Bay and College Streets will allow access to the revitalized College Park public square (5). Another entry plaza on College Street provides access to the College Park complex (6).

Heritage

On the north side of College Street are the spectacular red brick Gothic Revival former *Oddfellows' Hall* at 2 College Street (7, designated, built 1892), the *Maple Leaf Medical Arts Building* in the former *Upper Canada Bible Society* at 14 College Street (8, listed) and *Education House* in the former *Canadian Foresters' Hall* at 22 College Street (9, listed).

Other Components

Also on the north side of College Street are a small main street building housing *Fran's Restaurant* on multiple levels (10), the home of the *Native Child and Family Services of Toronto* at 30 College Street (11), and an 18-storey residential tower at 801 Bay Street (*The Royalton*) with 137 units (12). West of Bay Street are an 8-storey office building at 800 Bay Street (13) and an 11-storey medical office building at 790 Bay Street (14).



View west on College Street from Yonge Street



Carlton Street

Character

Carlton Street is distinguished by an almost canyon-like character caused by the strong concentration of tall residential buildings of various age that line the block. The east end at Church Street is dominated by Ryerson University's *Mattamy Athletic Centre* in the heritage designated former *Maple Leaf Gardens* building, with a large Loblaws grocery store on the ground level (1).

Streetscape

Carlton Street is a two-way street with two driving lanes in each direction. The two centre lanes have mixed-traffic streetcar tracks for the 506 streetcar route. In places, the curb lanes are exceptionally wide, allowing the use of two driving lanes even though off-peak on-street parking is permitted on both sides in some areas. Street trees in tree pits are relatively consistent on the south side, and more sparse and struggling on the north side.

Heritage

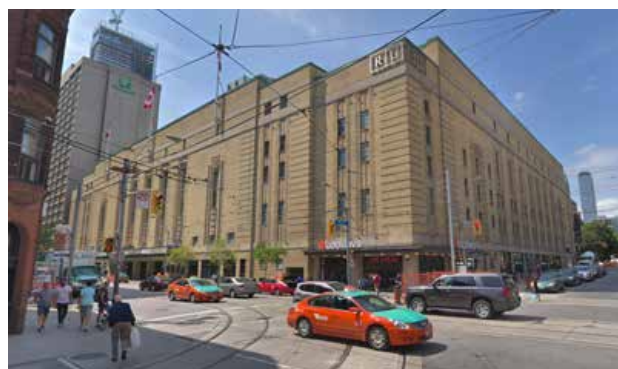
The designated 9-storey *Richard R. Horkins Building* housing Toronto Hydro offices is at 14 Carlton Street (2). The former *Somerset House Hotel*, built in 1895, is at the corner of Church Street (3, listed).

Other Components

On the south side of Carlton Street are a series of residential buildings including the 18-storey *Ellington* at the southeast corner of Yonge Street with 243 units (4), *The Met*, 43-storeys with 387 units (5), and *Encore @ The Met*, 33-storeys with 328 units (6). Further east is the 20-storey *Lexington* with 343 units (7). On the north side of Carlton Street is the 18-storey *Carlton Tower* office building at Yonge Street (8) which is subject to a proposal to replace it with a 73-storey residential tower with 942 units. In the centre of the block is *The Maples South*, a 16-storey residential building with 215 rental units that also houses the 9-screen Carlton Cinemas, and a 23-storey *Holiday Inn* hotel with 513 rooms.



View east on College Street from Yonge Street

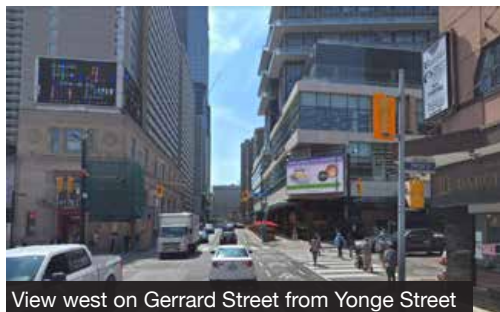
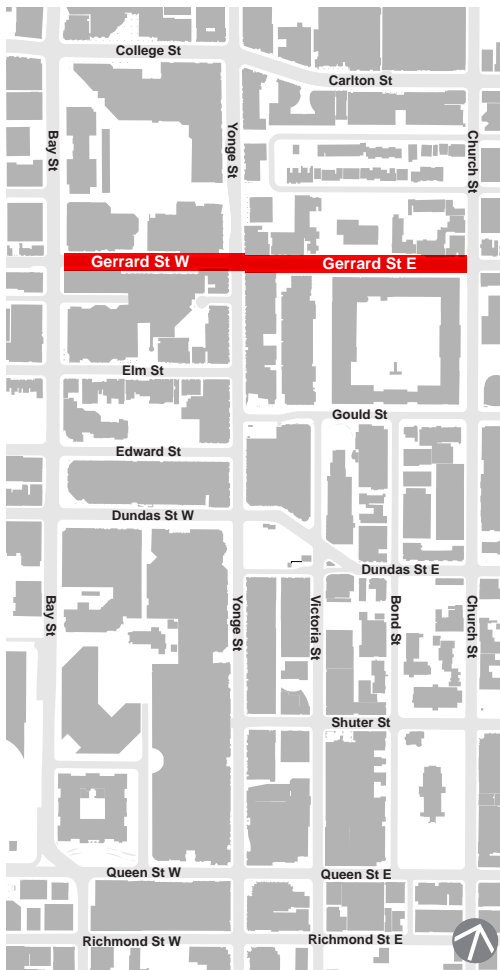


Former Maple Leaf Gardens



View west on College Street from Church Street





Gerrard Street West

Character

Gerrard Street west of Yonge has a primarily high-rise residential character dominated by *Aura*, at 78-storys Canada's tallest residential tower with 995 units (1). The tower sits on top of a large mixed-use podium that contains a Marshalls, a Bed Bath & Beyond store on the upper levels with 2 restaurants and a Royal Bank branch at ground level and an underground concourse with 130 shops and a food court.

Streetscape

Gerrard Street West is a two-way street with one driving lane in each direction, a centre left-turn lane at select locations and bike lanes on both sides. There is no on-street parking, but there is a large loading area in front of the Chelsea Hotel, as well as an ramp down to the hotel's underground parking within the right-of-way. There is a wide pedestrian connection to the revitalized College Park square (2) in the middle of the block.

Heritage

Designated Former *Dominion Bank* on the southwest corner of Yonge and Gerrard Streets, built in 1930, now housing an Elephant & Castle pub (3). West of Bay Street is a designated row of semi-detached houses dating from 1860 housing a series of fast food restaurants (4).

Other Components

On the south side of Gerrard Street W is the 26-storey *Chelsea Hotel* (former Delta Chelsea) at 33 Gerrard Street W, with 1,500 rooms (5). The site is the subject of a large redevelopment proposal for two 88-storey towers with close to 1,000 units each and a 49-storey hotel/residence with 170 units and 350 hotel rooms. Next to the Chelsea Hotel is *The Livmore* a recently completed 43-storey residential tower at 43 Gerrard Street W, with 594 units (6). At the northeast corner of Bay Street is the 20-storey *Liberties* residential building with 544 units (7).



Gerrard Street East

Character

Gerrard Street east of Yonge forms the northern boundary of Ryerson University's campus core and has a wide and expansive feeling in comparison to Gerrard Street west of Yonge. On the south side of Gerrard Street is Ryerson's 14-storey *Jorgenson Hall* (1). Gould Street can be accessed to the south via a linear park (2) running between Jorgenson Hall and Kerr Hall (3).

Streetscape

Gerrard Street East is a two-way street with one driving lane in each direction, a centre left-turn lane at select locations and bike lanes on both sides. The westbound bike lane is protected with bollards. There is on-street parking along the south side. There is a lushly planted setback in front of Kerr Hall, and an attractive streetscape with street trees in open planting beds edged with seating walls (4). The *Ryerson Quad* (5) in the courtyard of Kerr Hall can be accessed via an archway.

Heritage

East of Yonge Street is the designated *Willard Hall*, the former *Woman's Christian Temperance Union* building at 20 Gerrard St E, now home to *Covenant House*, Canada's largest youth shelter (6). At the southeast corner of Yonge Street is the listed *Gerrard Building* (7), a 3-storey commercial building from 1924, subject to a redevelopment proposal (*YSL Residences*) for an 85-storey residential tower with 1,106 units. The listed former *Ontario College of Pharmacy*, built in 1885, was recently renovated as the new home of Ryerson University's *Centre for Urban Innovation* (8). The listed *Monetary Times Building* is now used by Ryerson's Civil Engineering department (9). On the northwest corner of Church Street is a listed block of rowhouses from 1855 now housing retail uses (10). Opposite, on the northeast corner is the listed *Smith House* dating from 1847 (11).

Other Components

At the northeast corner of Yonge Street is a 2-storey commercial building (12). The *St. James Hotel* at 26 Gerrard St W is a boutique hotel with 36 rooms housed in the former Ronald Macdonald House (13). The 34-storey residential building at 40 Gerrard Street E has 437 rental units and a wide landscaped setback (14). Straddling the corner at Church Street is *Campus Common*, a 12-storey private student residence with 187 suites (15).

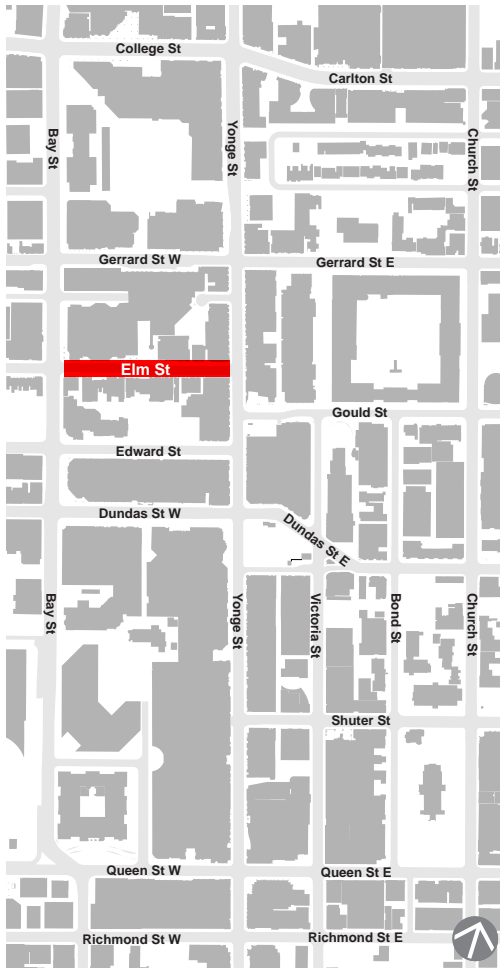


Covenant House in Willard Hall



View east on Gerrard Street East from Yonge Street





Elm Street

Character

The row of preserved historic designated buildings on the north side, heading west front Yonge Street, and the low scale of the south side, still lined with original buildings, present an intact heritage street experience, in a quiet environment that is a welcome respite from the bustling activity of Yonge Street. A large concentration of restaurants along the entire block provides a destination day and night.

Streetscape

Elm Street is a two-way street with a single lane in each direction and on-street parking on both sides. The south side of the street is well-planted with street trees. At the east end of the block, the north side has a wider boulevard at roughly 5.5m than the south at 3.3m. Halfway down the block this switches so towards the west end, the south boulevard is over 5.5m and the north 3.3m. This has allowed some restaurants at the west end to provide spacious patios. The street uses short decorative light standards for lighting, further adding to the special character.

Heritage

The *Arts & Letters Club* is located in a designated historic building at 14 Elm Street (1). The Club has been an important cultural hub for the city since its founding in 1908 and was a frequent haunt of the Group of Seven, who were all members. The Club brings together professionals in literature, architecture, music, painting/visual arts, and stage, as well as non-professional enthusiasts for the arts. The building was built in 1891 as St. George's Hall and is now a National Historic Site of Canada. The Arts & Letters Club has been located here since 1920.

The *Elmwood Spa* (2) is in another designated historic five-storey brick building next door at 18 Elm Street, Toronto's original YWCA built in 1890.

A designated historic 3-storey commercial building at 8-12 Elm Street (3) was built in 1889-90, and is now subject to a redevelopment proposal for an 80 storey residential tower, with 469 units (subject to an OMB appeal).

A row of houses on the south side of the street built in the 1860s and 1870s and now occupied mostly by restaurants have been listed on the City's heritage register (4). In addition, the former John Labatt Bottling Works built in 1898 at 49 Elm St has also been listed (5).

Restaurants

Elm Street is home to a diverse group of restaurants catering towards both daytime and evening clientele. They occur in two clusters, one close to Yonge Street, and one close to Bay Street. The Bay Street cluster includes: *Eggsmart* (a, breakfast), *The Elm Tree* (b, Mediterranean), *Donatello* (c, Italian), *The Queen & Beaver Public House* (d, gastropub), *Adega* (e, Portuguese seafood), *Jackson's Burger* (f, burgers), *Pumpernickels* (g, lunch and catering), and *Kaka* (h, sushi). The Yonge Street cluster includes: *TLP Sandwich Co.* (i, Sandwiches), *Frascati* (j, Italian), *Barberian's Tavern* (k, Steakhouse), *Chaplus* (l, bubble tea cafe), *Patties Express* (m, Jamaican patties), and *Bangkok Garden* (n, Thai).

Other Components

On the south side in the centre of the block is a 16-storey apartment building (6) with 101 units that, despite its height, addresses the street and its neighbours well with a two-storey podium and vehicular access to the rear through an archway that also allows for a mid-block pedestrian connection to Edward Street (7).

There is a pedestrian and vehicular access to the 1,500 room Chelsea Hotel on the north side of the street (8). The hotel is subject to a large redevelopment proposal consisting of 3 residential towers, over 2,000 units and 350 hotel rooms.

On the north side of Elm Street at Bay Street is the mixed use Minto Plaza, with a 33-storey residential tower with 433 units at 38 Elm Street (9), and a 17-storey office tower at 655 Bay Street (10).

At the northwest corner of Bay and Elm Streets is Sick Kids Hospital's 21-storey Peter Gilgan Centre for Research & Learning (11).



The Arts & Letters Club at 14 Elm Street



The former YWCA building at 18 Elm Street



Heritage commercial buildings at 8-12 Elm Street



Gould Street looking east from Yonge Street

Gould Street

Gateway to Ryerson University

The 8-storey *Ryerson Student Learning Centre* (1) opened in 2015, immediately transforming the corner of Yonge and Gould Streets, and creating a new gateway to the Ryerson University campus from the west. Generous stairs, terraced seating and a wide boulevard provide plenty of space for students to interact in the public realm.



Ryerson Student Learning Centre



Stairs and seating in front of Ryerson Student Learning Centre



Pedestrianization

Gould Street is the main spine of the Ryerson University Campus, with large pedestrian volumes, and connecting to a wide variety of campus destinations. In 2010, a year-long pilot project to create a pedestrian zone on a portion of Gould Street and Victoria Street was initiated (2), during which the University programmed Gould Street as a recreational space, with outdoor furniture and campus events. Deeming the pedestrianization a success, in 2012 City Council approved closure of the streets for 5 years, after which the decision would be reviewed. The closure has now become an accepted part of Toronto's urban fabric and the University is in the process of permanently formalizing the pedestrianization through a rebuilding of the Gould Street streetscape, phase one of which will be complete in 2019.

Open Space

Gould Street connects directly to *Ryerson Community Park*, known as Devonian Square, Park or Pond to the Ryerson community (3), with a reflecting pond and winter skating, large rock formations, and massive colour displays and exhibitions on the adjacent facade of the *Ryerson Image Centre* (4).

Gerrard Street can be accessed via a linear park (5) running between the *Library Building* (6) and *Kerr Hall* (7). North of Gould Street through two archways, is the *Ryerson Quad* (8) in the courtyard of Kerr Hall.

Heritage

The vacant site on the southeast corner of Yonge Street and Gould Streets (9) is currently used for a collection of semi-permanent food trucks with an outdoor eating area. This was the location of the heritage designated William Reynolds Block built in 1888, which included the former Empress Hotel. After suffering a structural collapse of part of the facade in 2010, the City moved to designate the listed building to prevent demolition, but a fire shortly followed, destroying the building.

The north sidewalk in front of what is now the Ryerson Student Learning Centre was once the location of some very famous chess tables and benches (10) that were busy at all times of day. The chess tables were right outside the entrance to a Sam the Record Man annex, adding to the activity.

Ryerson Quad in the courtyard of Kerr Hall contains a facade remnant of the *Toronto Normal School* building of 1851 which now acts as an entrance to the *Recreation & Athletics Centre* underneath the courtyard (11). The Normal School was a teachers college that eventually became part of the Ontario Institute for Studies in Education (OISE) at the University of Toronto. The Gould Street campus of the Normal School was called St. James Square. After the



Pedestrianized Gould Street



Pond in Ryerson Community Park



Food trucks at Yonge Street and Gould Street



Gould Street in the 1980s (Toronto Archives)

Second World War, a new technical institute (that became Ryerson Institute of Technology) was founded to train returning veterans and was given the St. James Square campus while the teacher's college relocated. Ryerson redeveloped the campus to build Kerr Hall in the late 1950s, demolishing the original buildings. The Royal Ontario Museum, OCAD University and the Ontario Agricultural College (which evolved into Guelph University) can all also trace their origins to St. James Square.

O'Keefe House (12), the listed former mansion of the O'Keefe family was built in 1855 at 137 Bond St at the corner of Gould Street, and was used as a student residence for 50 years until 2018. The designated facade of another *O'Keefe House* at 297 Victoria Street (13), this one built as the headquarters for the O'Keefe Breweries in 1939, has been incorporated into *Heaslip House*, the home of the G. Raymond Chang School of Continuing Education.

Oakham House at 322 Church St (14), built in 1848 with an addition in 1900, was built as the home and office of architect William Thomas. The designated structure was formerly used as a student residence and now contains a cafe and a student pub and is used for events.

Other Components

On the southwest corner of Gould and Victoria Streets is the *Ryerson Store* (a). Elevated walkways connect the Library Building to Kerr Hall (b) and Kerr Hall to the Rogers Communication Centre (c). The *Rogers Communication Centre* (d) is home to the RTA School of Media and Journalism programs. The *Ryerson Students' Union* (e) building wraps around the heritage Oakham House. The *School of Graphic Communications* (f) is on Bond Street opposite the Image Centre. Finally, the *George Vari Engineering and Computing Centre* (g) is on the east side of Church Street south of Gould Street.



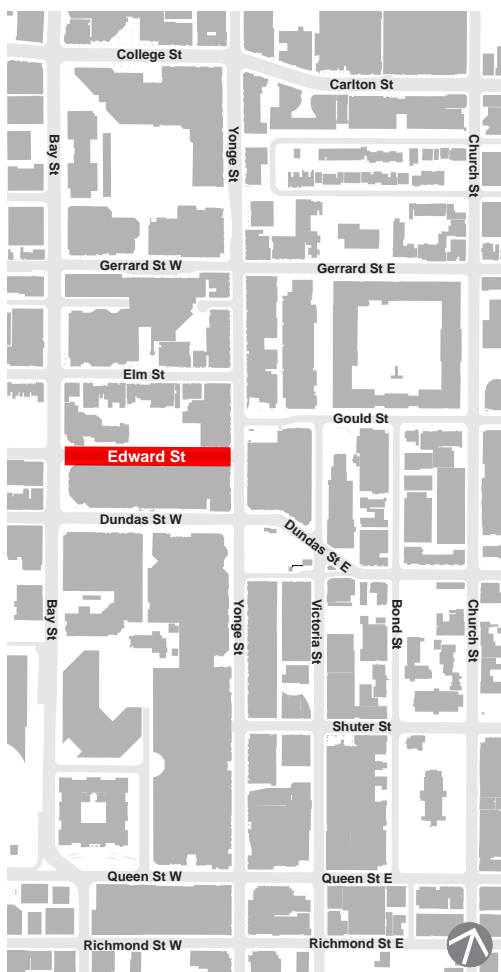
Toronto Normal School remnant in Kerr Hall Quad



Oakham House at Gould Street and Church Street



Heaslip House on Victoria Street



Edward Street looking west from Yonge Street



Edward Street

Character

Edward Street is dominated by the back side of the mixed use *Atrium on Bay* building (1) on the south side, which has two 14-storey office towers and 2 retail levels (one below grade) with an interior atrium. Underground parking access, loading and service doors face Edward Street. On the north side of the street, the large empty site of the former World's Biggest Bookstore at 20 Edward Street (2) is subject to an approved development proposal for a 30 storey residential tower with 572 units and retail at grade. Further west at the Bay Street end of Edward Street is the *Horizon on Bay* (3), a 26-storey residential tower at 633 Bay Street with 475 units. A single storey retail podium primarily faces Bay Street, while the residential entrance and vehicular access is off Edward Street. A laneway open for pedestrians currently allows a mid-block connection north to Elm Street (4). This laneway will be widened and provided with grade-level animation as part of the proposed development at 20 Edward Street.

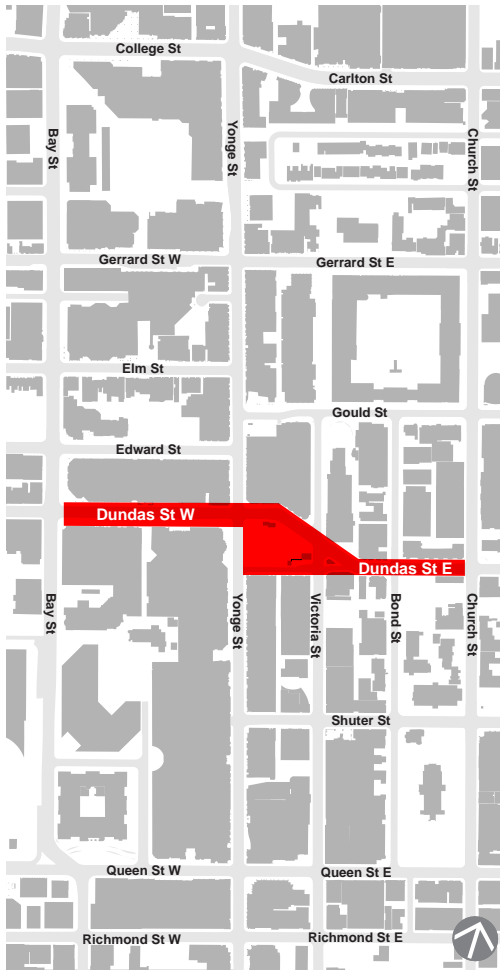
Streetscape

Edward Street is a two-way street with a single lane in each direction and on-street parking on both sides. There are well-sized street trees in front of the retail building at the east end of Edward Street and a couple more in front of the *Horizon on Bay* building at the west end. The remainder, and the entire south side of the street are very small trees. Short decorative light standards line the north side of Edward Street and are the only source of streetlighting.

Other Components

There are few front entrances currently on Edward Street. On the north side they include *GB Hand Pulled Noodle* (a, Chinese), *Kushimaru* (b, Japanese), the residential entrance to the *Horizon on Bay* (c), *BMV* (d, used/bargain bookshop), and *Mi'hito* (e, sushi). On the south side, a *St. Louis Bar & Grill* (f), sits next to the only entrance to the *Atrium* (g).

West of Bay Street is the *Toronto Coach Terminal* (5).



Dundas Street West

Character

Dundas Street west of Yonge Street is dominated by the *Eaton Centre* on the south side (1) with the 29-storey office tower of *1 Dundas* (2), and the mixed use *Atrium on Bay* on the north side (3) which has two 14-storey office towers and 2 retail levels (one below grade) with an interior atrium. West of the Eaton Centre is Ryerson University's *Ted Rogers School of Management* (entrance at 4) sitting on top two large format stores (5), a Best Buy and a Canadian Tire. In between is a wide mid-block pedestrian connection (6) to *Trinity Square*. The Yonge and Dundas Street intersection has large pedestrian volumes and a pedestrian scramble as part of its signalization.

Streetscape

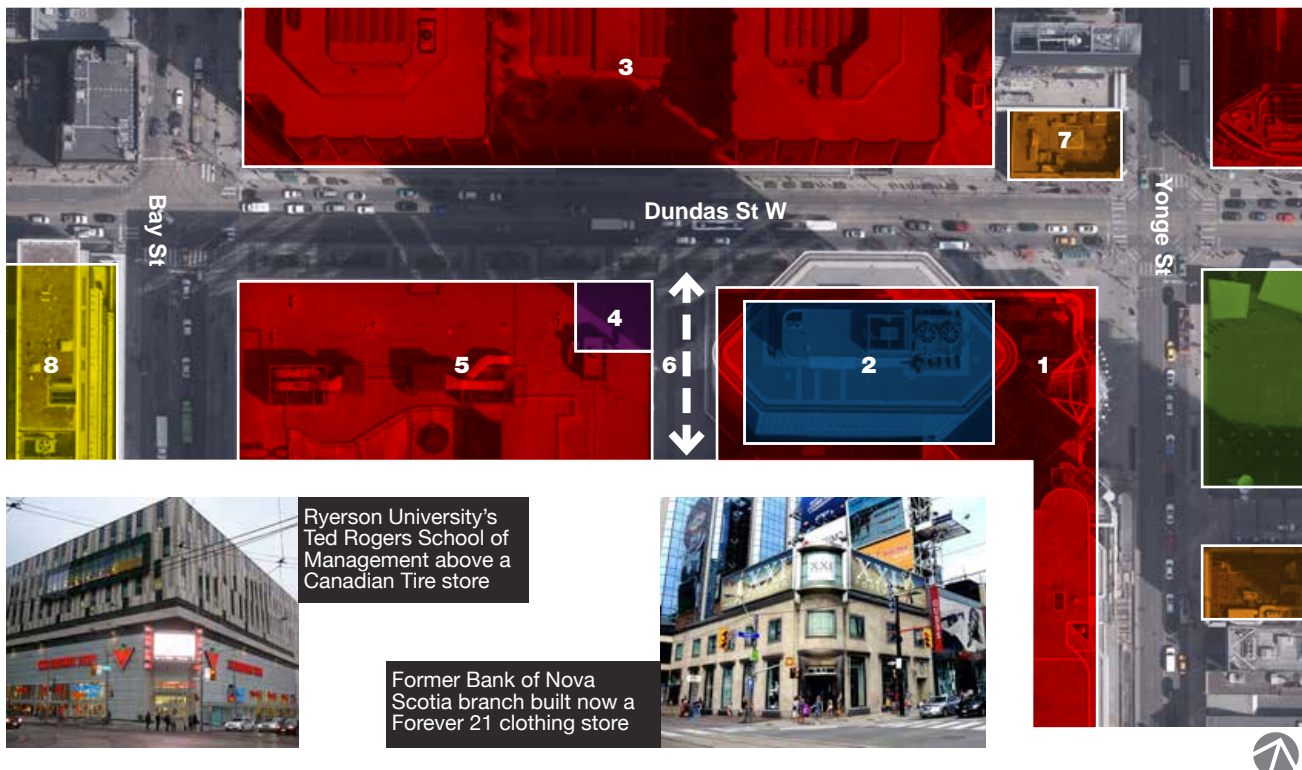
Dundas Street West is a two-way street with two driving lanes in each direction. The two centre lanes have mixed-traffic streetcar tracks for the 505 streetcar route. There is no on-street parking permitted between Yonge Street and Bay Street. The south side has a wide boulevard with large raised planters with integrated seating walls allowing for street trees along the entire length of the block. On the narrower north side there are fewer trees and they are in standard small raised planters at the curb, with railings preventing seating.

Heritage

At the northwest corner of Yonge and Dundas Streets is the designated heritage former *Bank of Nova Scotia* branch built in 1949 (7) now housing a Forever 21 clothing store.

Other Components

West of Bay Street on the south side is *Motion* (8), a 29-storey residential building with 462 rental units and retail at grade.



Dundas Street East

Character

Yonge-Dundas Square (1) is the defining feature of Dundas Street East, located in such a way that the street bends around it. However, the Square's frontage along Dundas Street is closed off by the large canopy with security desk, ticket booth, elevators and stairway to the subway, as well as grade differences towards the east. The 11-storey retail, office and entertainment building at 10 Dundas East (2, formerly *Metropolis* and *Toronto Life Square*) dominates the north side of the Square with massive advertising billboards. The building contains a 24 screen Cineplex cinema, a Winners, a GoodLife Fitness, a food court level, and multiple restaurants.

Streetscape

Dundas Street East is a two-way street with two driving lanes in each direction. The two centre lanes have mixed-traffic streetcar tracks for the 505 streetcar route. There is no on-street parking permitted between Yonge Street and Church Street.

Heritage

On the south side of Dundas Square there is a line of designated heritage buildings, starting with the former *Childs Restaurant and Offices* built in 1918 at 281 Yonge St (3) which was a Hard Rock Cafe for many years before finally becoming a Shoppers Drug Mart, and has an advertising billboard on top that is almost the height of the building. To the east are the two office towers of the 9-storey *Hermant*

Building (4, built in 1914) and 14-storey *Hermant Annex* (5, built in 1930) which have recently been incorporated into the adjacent 337 unit *Velocity* residential tower at 258 Victoria Street (6).

Other Components

CityTV and *Omni Television* studios (formerly *Olympic Spirit*) is at 33 Dundas Street E (7) in a distinctive building whose "Olympic Torch" is now a massive billboard towering over the east end of Dundas Square. The 287 room 19-storey *Bond Place Hotel* (8) is on the west side of Bond Street. A surface parking lot is east of Bond Street (9). On the north side of Dundas Street east of Church Street is an Esso gas station (10). Between Church and Bond Streets is the 16-storey residential *John Frank Place* with 138 units (11) with retail at grade. West of Bond Street is a strip of retail stores (12). East of Victoria Street is the 10-storey *Toronto Public Health Department* offices (13), which now boasts the restored Sam the Record Man sign on its roof. Further north at 285 Victoria Street is Ryerson University's *Victoria Building* (14) containing classrooms and offices.



10 Dundas Street East viewed from Yonge-Dundas Square





Shuter Street

Character

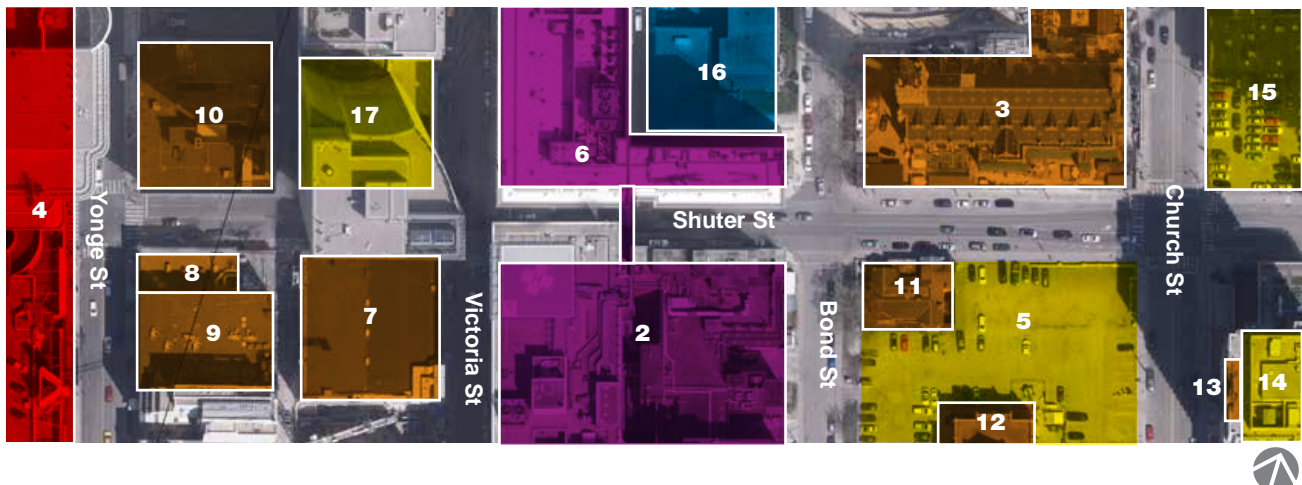
Shuter Street is dominated as much by the exalted place that *Massey Hall* (1) holds in the cultural life of Toronto as it is by the bulk of *St. Michael's Hospital* (2), or the grace of *St. Michael's Cathedral* (3). The street ends at Yonge Street with an access directly into the *Eaton Centre's* parking garage (4). Towards Church Street, the large parking lot on the south side (5) owned by the Metropolitan United Church bleeds the urbanity out of the street. Development of this site would significantly improve the character and vitality of Shuter Street, and a proposal for a 26 storey residential building has been in negotiation since 2016 after previous failed proposals, but has not yet progressed into an application.

Streetscape

Shuter Street is a two-way street with a single lane in each direction and bike lanes on both sides. East of Bond Street, there are also stretches of on-street parking on both sides. Distinctive short decorative light standards are used between Victoria and Yonge Streets. A wider boulevard has been created in front of Massey Hall, identified with distinctive red pavers. East of Victoria Street, this wider boulevard switches to the north side in front of the *St. Michael's Hospital Expansion* (6), with a particularly narrow boulevard on the south side against the old hospital.



Massey Hall with St. Michael's Hospital behind



Heritage

There are two heritage clusters on Shuter Street separated by St. Michael's Hospital. At the Yonge Street end is *Massey Hall* at 15 Shuter Street (7, designated), a concert hall built in 1894 renowned for its perfect acoustics. The commercial *John E. Thompson Block* at 221 Yonge Street (8, listed), built in 1886 now houses the Tangerine Bank. South of it is the 6-storey commercial *Adams Building* at 211 Yonge Street (9, listed) built in 1920. At 229 Yonge Street on the north side of Shuter Street is the commercial Romanesque style *Ryrie Building* (10 listed) built in 1891 with modifications and an addition added in 1914.

East of St. Michael's Hospital, there is *St. Michael's Cathedral* (3, listed) built in 1848, the *Metropolitan Church Parsonage and Community Building* (11, designated) built in 1906 (a 1930 addition that stretched along Shuter Street was demolished in 2008), and across the parking lot, the rear end of the *Metropolitan United Church* (12, designated) built in 1871. At 167 Church Street, the facade of the Moorish Revival style *Athenaeum Club* from 1891 (13, designated) has been incorporated into a 29 storey residential building with 388 rental units (14).

Other Components

A 29 storey residential tower (the Fleur) is under construction at 60 Shuter Street (15), with 320 units. The private *St. Michael's Choir School* (16) is on Bond Street north of Shuter Street, and has plans for expansion and redevelopment after an announcement of provincial funding in 2018. The 45 storey *Pantages Tower* (17) sits opposite Massey Hall at 210 Victoria Street with 409 units and 111 hotel rooms.



Former Athenaeum Club



St. Michael's Cathedral



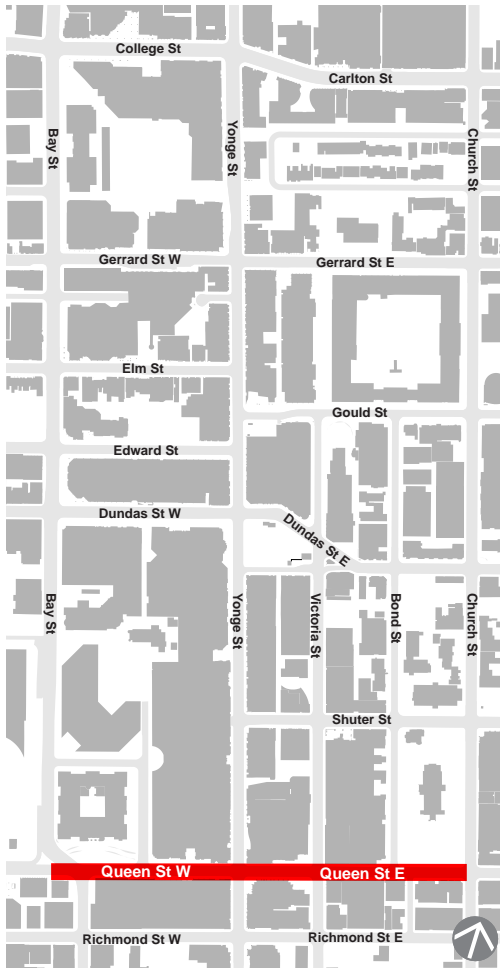
Shuter Street façade of the Ryrie Building



Metropolitan United Parsonage



Metropolitan United Church across parking lot



Queen Street West

Character

The Eaton Centre dominates the north side of Queen Street west of Yonge Street (1) with an entrance that leads directly into the main atrium, and the new pedestrian bridge (2) connecting south to Hudson Bay's Queen Street store in the heritage designated former *Simpson's Department Store* building (3), now shared with Sak's Fifth Avenue. The 36-storey *Cadillac Fairview Tower* office building at 20 Queen Street W (4) occupies the corner on the west side of The Eaton Centre at James Street. West of James Street is the heritage designated *Old City Hall* at 50 Queen Street W (5), with a public plaza space in front (6) that includes Toronto's Cenotaph war memorial. At the west end of the Hudson Bay block is the 33-storey *Simpson Tower* (7) office building. West of Bay Street is *Nathan Phillips Square* (8) in front of the current City Hall.

Streetscape

Queen Street West is a two-way street with two driving lanes in each direction. The two centre lanes have mixed-traffic streetcar tracks for the 501 streetcar route. There is no on-street parking permitted between Yonge Street and Bay Street. There are only a handful of small street trees in tree pits in the right-of-way, six large columnar oaks in front of Old City Hall, and several larger trees in Nathan Phillips Square close to intersection. The sidewalk in front of the Eaton Centre is wide and includes a significant amount of bike parking.

Heritage

In addition to Old City Hall and the Hudson's Bay store, the designated *Jamieson Building* occupies the northwest corner of Yonge Street and Queen Street (9).

Other Components

West of Bay Street on the south side is a stand alone TD Bank branch (10), the 25-storey *Thomson Building* offices (11), and the 32-storey *Munich Re Centre* office building at 390 Bay Street (12).

Queen Street East

Character

At the northeast corner of Yonge and Queen Streets is 2 Queen Street East (1), a 20-storey office building that surrounds the designated former Bank of Montreal building (2) that now houses a concourse and entrance to the Queen subway station. East of Victoria Street is St. Michael's Hospital (3), with its new 17-storey Peter Gilgan Patient Care Tower at the corner of Queen and Victoria Streets. East of Bond Street is the privately-owned park in front of the designated Metropolitan United Church (4), built in 1871. On the south side of Queen Street is One Queen East (5), a 27-storey office building.

Streetscape

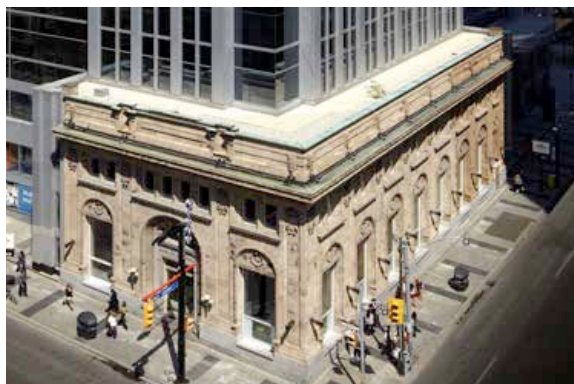
Queen Street East is a two-way street with two driving lanes in each direction. The two centre lanes have mixed-traffic streetcar tracks for the 501 streetcar route. There is no on-street parking permitted between Yonge Street and Church Street. The park in front of the Metropolitan Church is a significant space with many mature trees. There are two small private plazas on Queen Street on either side of the One Queen East office building. At the northwest corner of Queen and Victoria Streets is another small private plaza. A consistent row of Honeylocust trees lines the south side of Queen Street E between Yonge Street and Victoria Streets.

Heritage

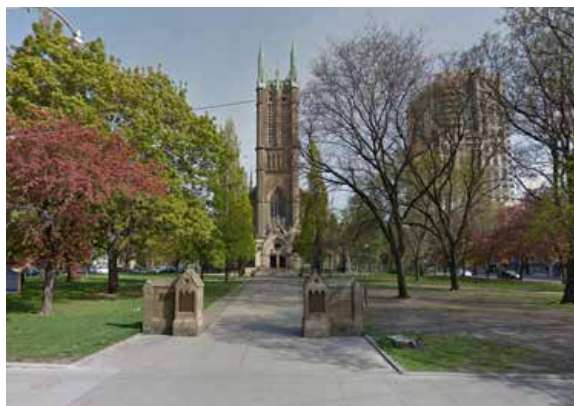
Bank of Nova Scotia branch (6, listed) at 79 Queen Street E at Church Street.

Other Components

East of Victoria Street, two office towers (13 and 15-storeys high, 7) sit to either side of a 6-storey parking garage that includes some retail uses at grade (8) and some offices above grade facing Queen Street. East of Berti Street at 61 Queen Street E is a 9-storey office building used by St. Michael's Hospital. West of that is a pair of main street buildings (10).



Former Bank of Montreal at 2 Queen Street East

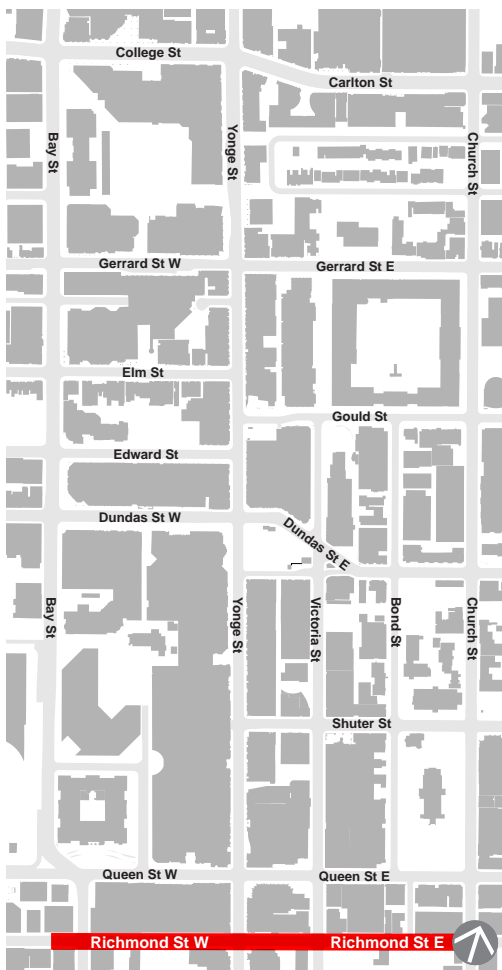


Metropolitan United Church from Queen Street East



St. Michael's Hospital Peter Gilgan Patient Care Tower





Richmond Street West

Character

Richmond Street west of Yonge Street is dominated by *Hudson Bay's* 7 and 9-storey Queen Street store in the heritage designated former *Simpson's Department Store* building (1), now shared with *Sak's Fifth Avenue*.

Streetscape

Richmond Street West is a one-way street with three westbound driving lanes. The northernmost lane has a mixed-traffic streetcar track occasionally used when short-turning the King or Queen streetcar routes. There is no on-street parking permitted between Yonge and Bay Streets. There is a protected one-way westbound bike lane on the north side of the street, separated from traffic by a combination of bollards and planter boxes. Cloud Gardens is a small public park that sits on top of the parking garage of the failed original Bay-Adelaide Centre and includes a waterfall, a monument wall dedicated to construction workers and a conservatory (2). The park is currently closed pending construction of the adjacent *Bay Adelaide Centre* north tower.

Heritage

The 21-storey *Sterling Tower* office building from 1928 (3, listed) is at the southwest corner of Bay and Richmond Streets. Just west of Bay Street is the listed *Victory Building*, a 20-storey office tower completed in 1937 (4).

Other Components

West of Bay Street on the north side of Richmond Street is the 32-storey *Munich Re Centre* office building at 390 Bay Street (5). Opposite on the south side of Richmond Street is a 7-storey office building (6). East of Bay Street is the 12-storey Wildeboer Dellelce Place office building (7). A new 32-storey office tower will complete the three-tower *Bay Adelaide Centre* complex, starting construction in 2019 (8), replacing the current one-storey entrance to the underground parking and foodcourt. At 1 Richmond Street W is a 9-storey office building with restaurants on the ground floor (9).



Richmond Street East

Character

Richmond Street east of Yonge Street is home to a mix of commercial/office uses and newer residential development. Close to Yonge Street, it is dominated by the 7-storey Romanesque Revival heritage designated *Confederation Life Building* occupying the entire block between Yonge and Victoria Streets (**1**, built 1892). Opposite on the south side of Richmond Street is the 19-storey *Yonge Richmond Centre* office building at 151 Yonge Street (**2**), that shares a covered drop-off with the 22-storey (229 room) *Cambridge Suites Hotel* (**3**).

Streetscape

Richmond Street East is a one-way street with three westbound driving lanes. The northernmost lane has a mixed-traffic streetcar track occasionally used when short-turning the King or Queen streetcar routes. There is some off-peak on-street parking permitted between Victoria and Church Streets on the south side. There is a protected one-way westbound bike lane on the north side of the street, separated from traffic by a combination of bollards and planter boxes.

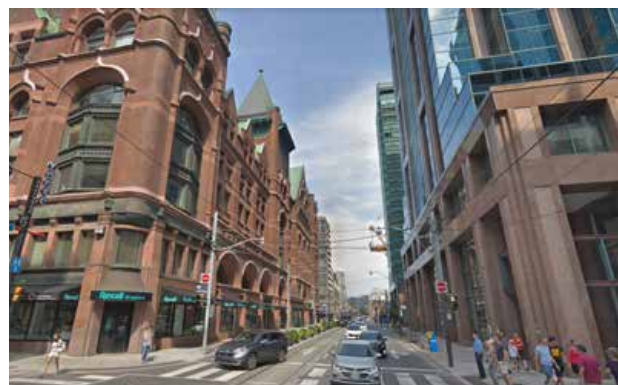
Heritage

In addition to the *Confederation Life Building*, the *J. Frank Raw Ltd Building*, a 5-storey designated commercial building from 1930 (**4**) sits on the southeast corner of Richmond and Church Streets.

Other Components

East of Victoria Street on the north side of Richmond Street is a 14-storey residential building (*The Victorian*) with 105 units (**5**), a 6-storey parking garage that includes some retail uses at grade (**6**), a 5-storey commercial building at 50 Richmond Street E (**7**), and *Toronto EMS Station 41* at Berti Street (**8**). East of Berti Street is the 11-storey *60 Richmond Street East* residential building, a housing co-operative with

85 units (**9**). At Church Street is a 4-storey office building (**10**). East of Church Street is a 5-storey commercial building (**11**). Under construction east of Victoria Street on the south side of Richmond Street is the 46-storey *Yonge+Rich* residential tower with 682 units (**12**). Further east is a TTC utility property with a one-storey brick building at 35 Richmond Street E (**13**), a parking lot (**14**) and a 4-storey commercial building housing *McVeigh's* pub (**15**) at Church Street.



View east on Richmond Street from Yonge Street



60 Richmond Street East

