



King-Spadina Heritage Conservation District



City of Toronto, City Planning Division

Urban Design | Heritage Planning

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The Purpose of the Plan

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

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

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

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

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

Encouraging Design Excellence

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

How to Read This Plan

The Plan is intended to provide information for those seeking to better understand the District's *cultural heritage value*, heritage resources and significance, as well as to provide *policies* and *guidelines* to achieve the stated objectives. Sections 1, 3, 4 and 5 should be referred to by those seeking information on the District's *cultural heritage value* and significance; sections 6 through 9 provide *policies* and *guidelines*.

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

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

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

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

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

Sections 6 through 9 – Policies and Guidelines provide the *policies* and *guidelines* for managing change within the District in order to meet the objectives of the Plan.

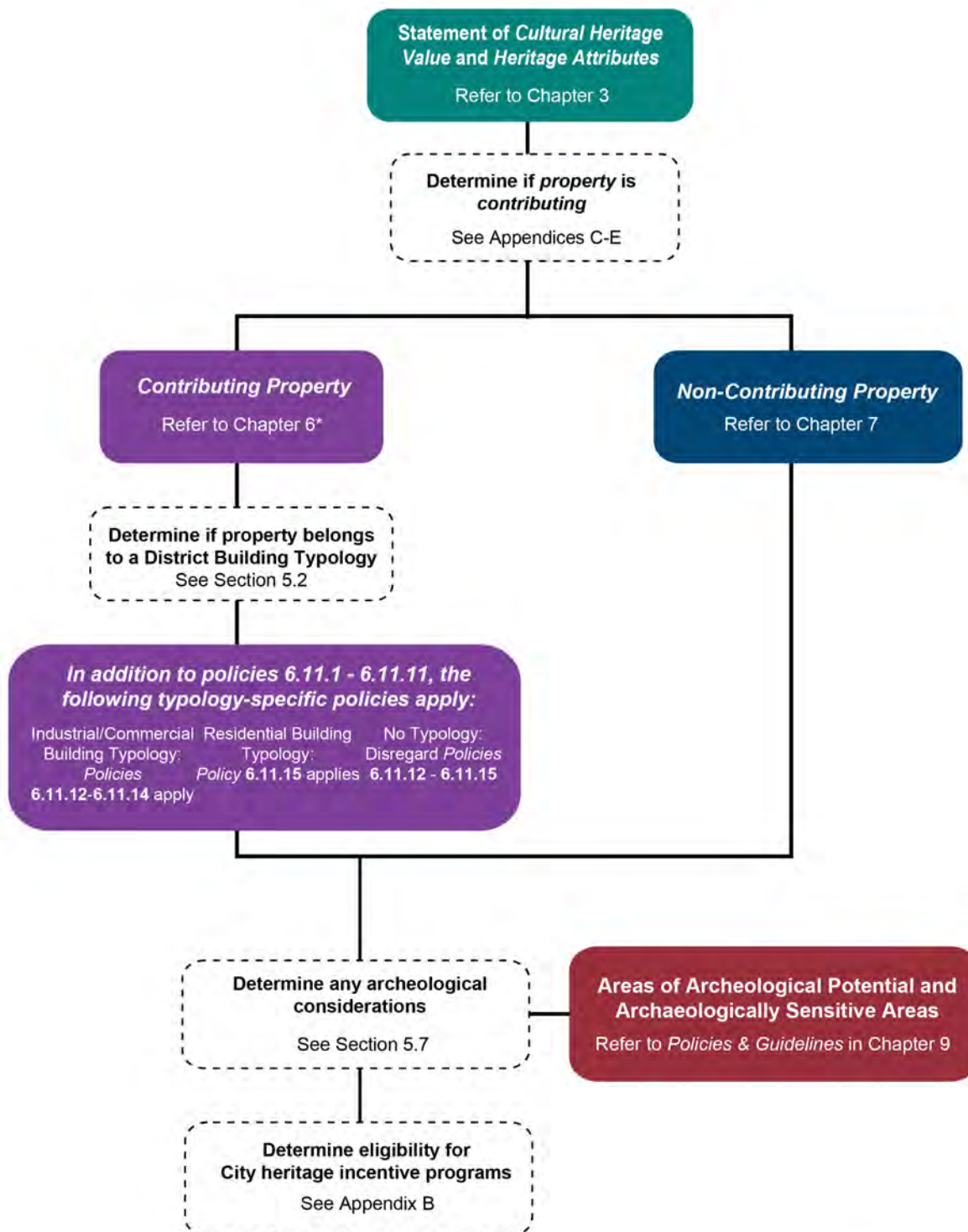
Section 10 – Procedures describes how the Plan will be used, including a list of activities that do not require review against the Plan, and outlines the heritage permit process.

Section 11 – Recommendations provides important information on the financial incentives available to owners of *contributing properties* within the District, and the recommended schedule for periodic review of the Plan.

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

Road Map

The chart below shows how a District property owner can determine which sections of the Plan apply based on a property's classification.



*With the exception of St. Andrew's Playground (450 Adelaide Street West), Clarence Square (25 Clarence Square) and Victoria Memorial Square (10 Niagara Street). Refer to Chapter 8 Policies & Guidelines for Parks and Public Realm

1.0 Introduction

- 1.1 City of Toronto's Vision for HCDs and City Building
- 1.2 Project Background
- 1.3 Public Engagement and Community Consultation
- 1.4 Historic Overview

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

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

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

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

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

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

As Toronto evolves and expands, heritage conservation districts are well-positioned to ensure that growth and change are managed in a way that respects and takes advantage of the features that have come to define Toronto. Our existing Heritage Conservation Districts already promote and support walkability, spaces for small businesses, a healthy tree canopy and diversity in built form. The City of Toronto's vision for heritage conservation districts is that they will continue to *conserve* those features that express the unique heritage character of historic neighbourhoods, main streets and areas across Toronto, in order to contribute to a healthy, sustainable, prosperous and equitable city.

1.2 Project Background

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

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

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

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

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

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

On January 30, 2024, the Ontario Land Tribunal approved the designation of the King-Spadina Area under Part V of the *Ontario Heritage Act* and approved the King-Spadina Heritage Conservation District Plan, as modified.

1.3 Public Engagement and Community Consultation

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

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

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

To fulfill the requirement to consult and inform the community, the City's procedure of two community consultations and a series of stakeholder engagement activities have been undertaken. As drafts of the Study, Plan and other material were prepared, the public was invited to access this information on the City's website, and to provide feedback to the study team.

A draft of the HCD Plan was made available for a three-week public review period on October 25, 2016 in order to solicit comments prior to finalization.

Summary of Community Consultations

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

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

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

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

Following the release of the draft HCD Plan for comment on October 25, 2016 City Staff met with interested stakeholders to receive comments and provide clarification. This included a meeting with the Entertainment District Business Improvement Area (BIA), along with the local City Councillor, on March 31, 2017.

1.4 Historic Overview

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

1.4.1 The New Town Expansion, 1797

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

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

The earliest maps to show the actual course of development in the New Town and Military Reserve in any detail are surveys from 1813, 1814 and 1818. Civilian development in the New

Town between York and Peter Streets consisted of fewer than 20 houses, suggesting that many of the properties were held by their owners on speculation. The seemingly slow development of the New Town may have been because it was still considered to be rather “remote” from the main commercial and residential areas of the Old Town, and had not yet become fashionable.

Within the Military Reserve portion of the study area west of Peter Street, the 1814 plan depicts a bakehouse on or near the future site of Clarence Square. The 1818 map shows a military fuel yard and an associated office or stores building at the northwest corner of Front Street and the unopened road allowance of Spadina Avenue. Curiously, none of these early maps show the military burial ground at the future site of Victoria Square. Some of the plans for the development of major public institutions at the westerly end of the New Town were put in to effect shortly after the War of 1812. The Toronto General Hospital was built at the northwest corner of King and John Streets in 1819-1820, and Upper Canada College was built on the east side of John and King Streets in 1828-1830.

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

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

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

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

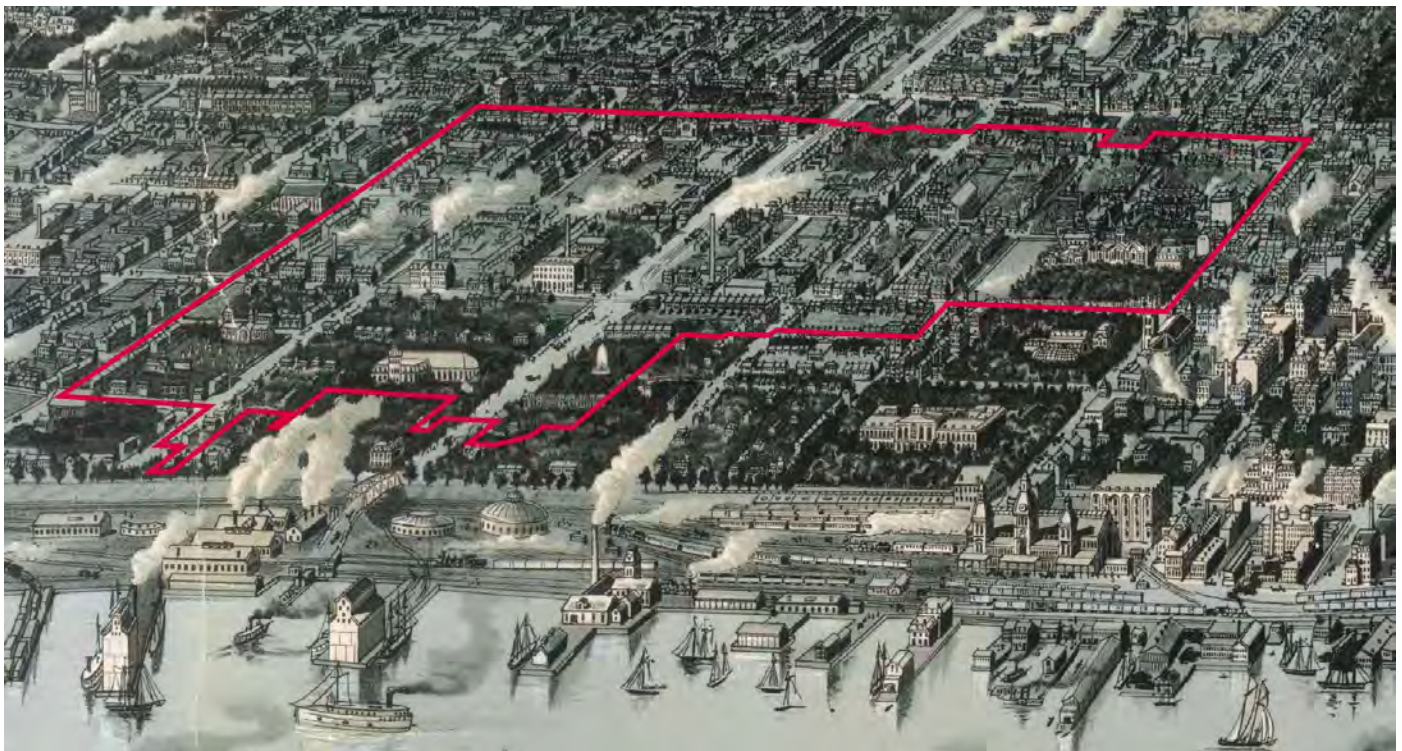
1.4.3 The First Wave of Residential Development, c. 1840s

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

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

By 1858, additional structures had been erected on the south sides of both King and Adelaide Streets between Spadina and Portland Streets.

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



Wesbroom, Nathaniel William. City of Toronto. Illustration. Toronto: Toronto Lithography Company, 1886 (University of Toronto, Fisher Rare Book Library. <https://maps.library.utoronto.ca/datapub/digital/NG/historicTOMaps/1886-WesbroomSc.jpg>. Accessed November 15, 2023). HCD Plan area is shown in red (Common Bond Collective, December 2023).

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

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

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



North side of Stewart Street at Portland Street, 1913

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

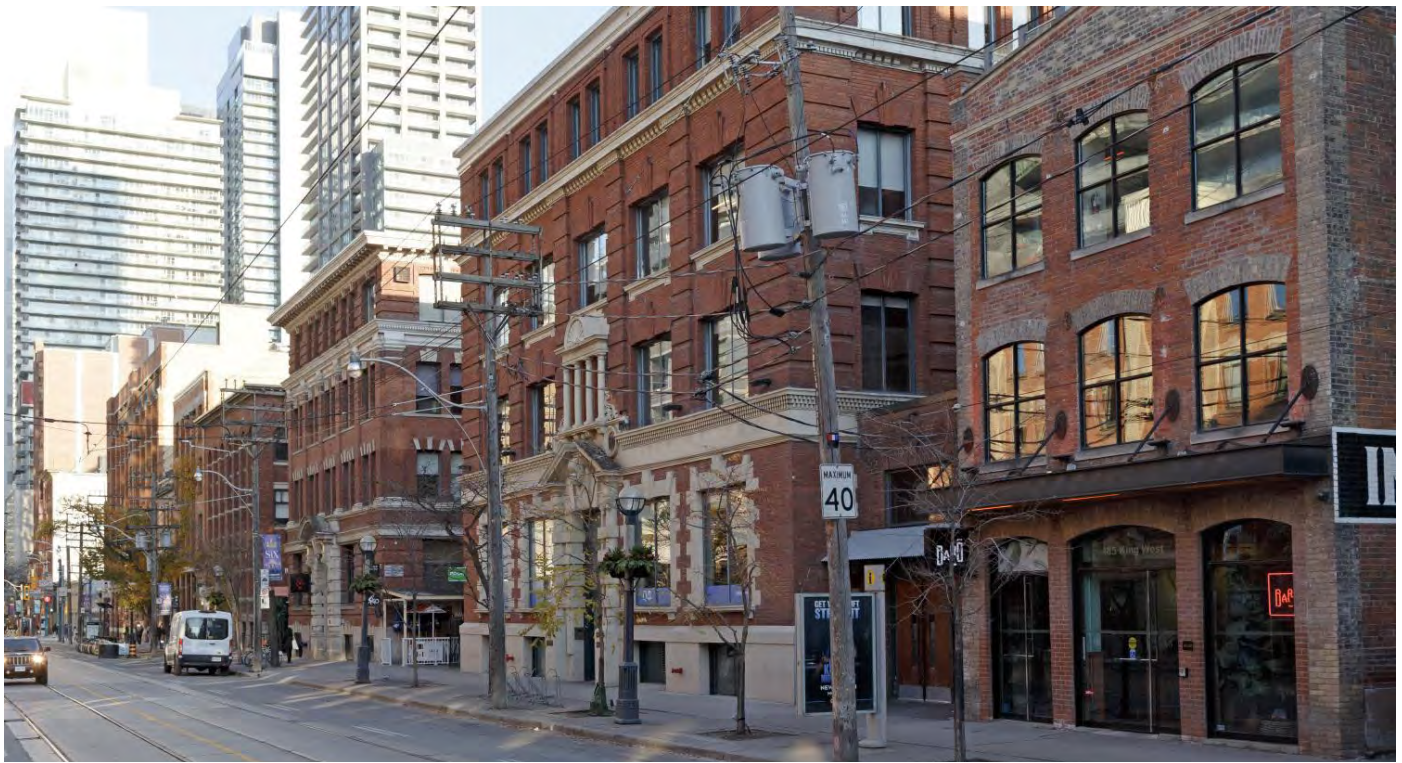
Some of the factories constructed within the study area during the early 1900s were designed by prominent architects for their clients. Some of these buildings include the Toronto Lithographing Building (designed by Gouinlock & Baker in 1901), the Dominion Paper Box Co building (J. Francis Brown in 1907), the Canadian GE building (Burke, Horwood & White, 1917-19), the Gillett building (Wickson & Gregg, 1907), the Eclipse Whitewear Building (Gregg & Gregg, 1903), Canadian Westinghouse Building (Prack 1927, 1934- 1935), Warwick Bros. & Rutter (Gouinlock 1905, 1913), and the American Watch Case Co. Building, designed by Gouinlock in 1893 with additions in 1913.

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

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



Intersection of Spadina Avenue and Adelaide Street West, 1911



431-485 King Street West

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

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

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

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

In 1996, the City of Toronto developed an ambitious planning policy framework for the King-Spadina and King-Parliament neighbourhoods, referred to as "The Kings", in response to the declining manufacturing uses within both the former warehouse districts to the east and west of the financial core. This new regeneration policy framework provided significant flexibility in land use policies, as-of-right development permissions, and new built form regulations, and required the conservation of the District's distinctive commercial warehouse character.

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

2.0 Legislative and Policy Framework

- 2.1 Ontario Heritage Act
- 2.2 Provincial Policy Statement
- 2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe
- 2.4 City of Toronto Official Plan
- 2.5 Zoning By-Laws
- 2.6 Applicable Guidelines and Plans

2.1 Ontario Heritage Act

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

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

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

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

2.1.1 Ontario Heritage Toolkit

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

2.2 Provincial Policy Statement

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

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

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

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

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

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

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

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

The lands within the District are located within the Downtown Toronto Urban Growth Centre, which is also a strategic growth area. Across several Sections of the Growth Plan, the Growth Plan establishes high level policy direction and objectives for Urban Growth Centres and Strategic Growth Areas. Further, Section 4 of the Growth Plan addresses protecting what is valuable. Policy 4.2.7 (1) states that cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Policy 4.2.7 (2) directs that municipalities will work with stakeholders, as well as First Nations and Metis communities, in developing and implementing the Official Plan *policies* and other strategies for the identification, wise use and management of cultural heritage resources.

2.4 City of Toronto Official Plan

The City of Toronto Official Plan (the “OP”) addresses the designation of HCDs and the authority of the OHA in Section 3.1.6 (3):

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

While the OP *policies* permit additional gross floor area (GFA) for lands designated *Regeneration* or *Mixed-Use Areas* for a lot containing a *conserved* heritage building, it requires that *new development* conform to any applicable HCD plan (3.1.6.21.e):

- 21) Additional gross floor area may be permitted in excess of what is permitted in the Zoning By-law for lands designated *Mixed-Use Areas*, *Regeneration Areas*, *Employment Areas*, *Institutional Areas* or *Apartment Neighbourhoods* for a heritage building or structure on a designated heritage property that is part of a *new development* provided that:

- e) where the property is within a Heritage Conservation District, the proposed development conforms to the Heritage Conservation District plan and/or any *guidelines* for that district.

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

The King-Spadina area is located within the Downtown and Central Waterfront, as identified on Map 2 of the OP. Policy direction for Growth in the Downtown is managed through the Downtown Plan contained in Chapter 6, Section 41 of the Official Plan, and further refined through the King-Spadina Secondary Plan (2020) approved, as amended, by the Ontario Land Tribunal.

Section 3.5.3 of the OP addresses the future of retailing and the provision of local opportunities for small businesses in new buildings in new neighbourhoods or in *Mixed Use Areas* along

pedestrian shopping strips. Zoning regulations for ground floor commercial retail uses in such areas where most storefronts are located at or near the streetline may provide for a maximum store or commercial unit size and minimum first-storey height based on a number of considerations, such as the prevailing sizes of existing stores and commercial units in the area and the prevailing policies of any applicable Heritage Conservation District Plans.

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

As with all parts of the OP, the policies of the OP, including any Secondary Plans and Site and Area Specific Policies, are required to be read together, as a whole, to understand their integrative intent. The express reference or lack of reference to a policy of or section of the OP in this Plan does not negate the need to review and apply all relevant policies of the Official Plan.

2.4.1 Chapter 6, Section 41, Downtown Plan

The Downtown Plan is a Secondary Plan contained within Chapter 6 of the Official Plan. The Downtown Plan applies to the area generally bound by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east. The District is located within the Downtown Plan area. The Downtown Plan is a 25-year vision that sets the direction for the city centre as the cultural, civic, retail and economic heart of Toronto and as a great place to live. A series of goals – grouped around the themes of complete communities, connectivity, prosperity, resiliency and responsibility – establish outcomes the Downtown Plan intends to achieve as growth continues.

Section 1.5 of the Downtown Plan states that “The Official Plan policies, Secondary Plans, Site and Area Specific Policies and Heritage Conservation Districts that fall within the boundary of the Downtown Plan must be read together with this Plan.”

Policy 3.3 of the Downtown Plan states that “New buildings will fit within their existing and planned context, *conserve*

heritage attributes, expands and improve the *public realm*...".

Policy 9.1.4 states that development will be encouraged to demonstrate a high standard of heritage *conservation*. Policy 9.10 directs that "Development on sites that include or are *adjacent* to properties on the Heritage Register will include *base buildings* that are *compatible* with the *streetwall* height, articulation, proportion, materiality and alignment thereof."

Policy 3.11 of the Downtown Plan states that the "*Downtown* will continue to be an economic driver for the city, region and province, with the protection and promotion of non-residential uses in the *Financial District*, the *Health Sciences District*, the King-Spadina and King-Parliament Secondary Plan Areas and the Bloor-Bay Office Corridor to allow for long-term employment growth." Policy 4.1 of the Downtown Plan states that "Growth is encouraged within the *Downtown*, in particular on lands designated *Mixed Use Areas 1*, *Mixed Use Areas 2*, *Mixed Use Areas 3*, *Regeneration Areas* and *Institutional Areas*...". Policy 4.2 of the Downtown Plan also states that "Not all areas will experience the same amount of intensification. Development intensity will be determined by the policies of the Official Plan, this Plan and other applicable Secondary Plans and Site and Area Specific Policies."

Furthermore, Policy 6.22 states that "Not all sites can accommodate the maximum scale of development anticipated in each of the *Mixed-Use Areas* while also supporting the livability of the development and the neighbourhood while other sites may be able to accommodate more than the anticipated scale. Development will be required to address specific site characteristics including...on-site or *adjacent* heritage buildings...".

2.4.2 King-Spadina Secondary Plan

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

- a) providing for a mixture of land uses
- b) recognizing King-Spadina as an important employment area

- c) retaining, *restoring*, and re-using heritage buildings

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

King-Spadina Secondary Plan (2020)

King-Spadina is one of the highest growth areas in the downtown and is experiencing a level of growth that was not anticipated by the original secondary plan. An estimated 50,000 people will live in King-Spadina and the area will accommodate space for an estimated 50,000 jobs. As a result, updates were made to the 1996 Secondary Plan. On January 29, 2020, City Council adopted Official Plan Amendment 486 (OPA 486), which amended the existing Chapter 6, Section 16, King-Spadina Secondary Plan of the Official Plan through By-law 112-2020, as amended. On August 14, 2023, the Ontario Land Tribunal approved OPA 486, as modified.

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

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

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

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

Additionally, the updated Secondary Plan includes three Precincts: East, West and Spadina Precinct as well as four areas of Special Identity: St. Andrew's Playground, Wellington Place, Duncan Street, and Draper Street. The Secondary Plan provides additional policy directions to ensure *new development* contributes to the character of these areas, including, but not limited to, directions for *stepbacks* above the *base building*, orientation towards open spaces, maintenance of views and provision of mid-block connections.

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

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

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

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

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

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

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

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

2.5 Zoning By-laws

2.5.1 City-wide Zoning By-law 569-2013

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

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

heritage building. Between these last two provisions, the more restrictive condition applies.

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

- The presence of a Section 37 agreement allowing the increase in height in exchange for *conservation* of the building;
- A maximum height increase of 20% of the permitted maximum height;
- The additional building volume must not exceed a value calculated for each of the following *conservation* scenarios:
 - The façade of the heritage building facing a street is *conserved*;
 - No construction above the heritage building;
 - Construction above a *conserved* portion of the heritage building;
 - Above-ground separation between the *conserved* heritage building and the *adjacent* buildings or structures on the same lot.

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

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

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

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

1. Properties where the current zoning does not comply with the Official Plan
2. Sites within Secondary Plan and area-specific Official Plan amendment study areas (at the time of by-law enactment)
3. Lands currently governed by area-specific zoning by-laws that are comprehensive and/or based on a previous planning study
4. Properties with a complete application for Site Plan Approval submitted before the new Zoning By-law’s date of passage, but has not resulted in a building permit
5. Sites with a complete application for a Zoning By-law Amendment submitted before the date of enactment for which a building permit has not been issued.

2.6 Applicable Guidelines and Plans

2.6.1 King-Spadina Public Realm Strategy (2021)

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



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

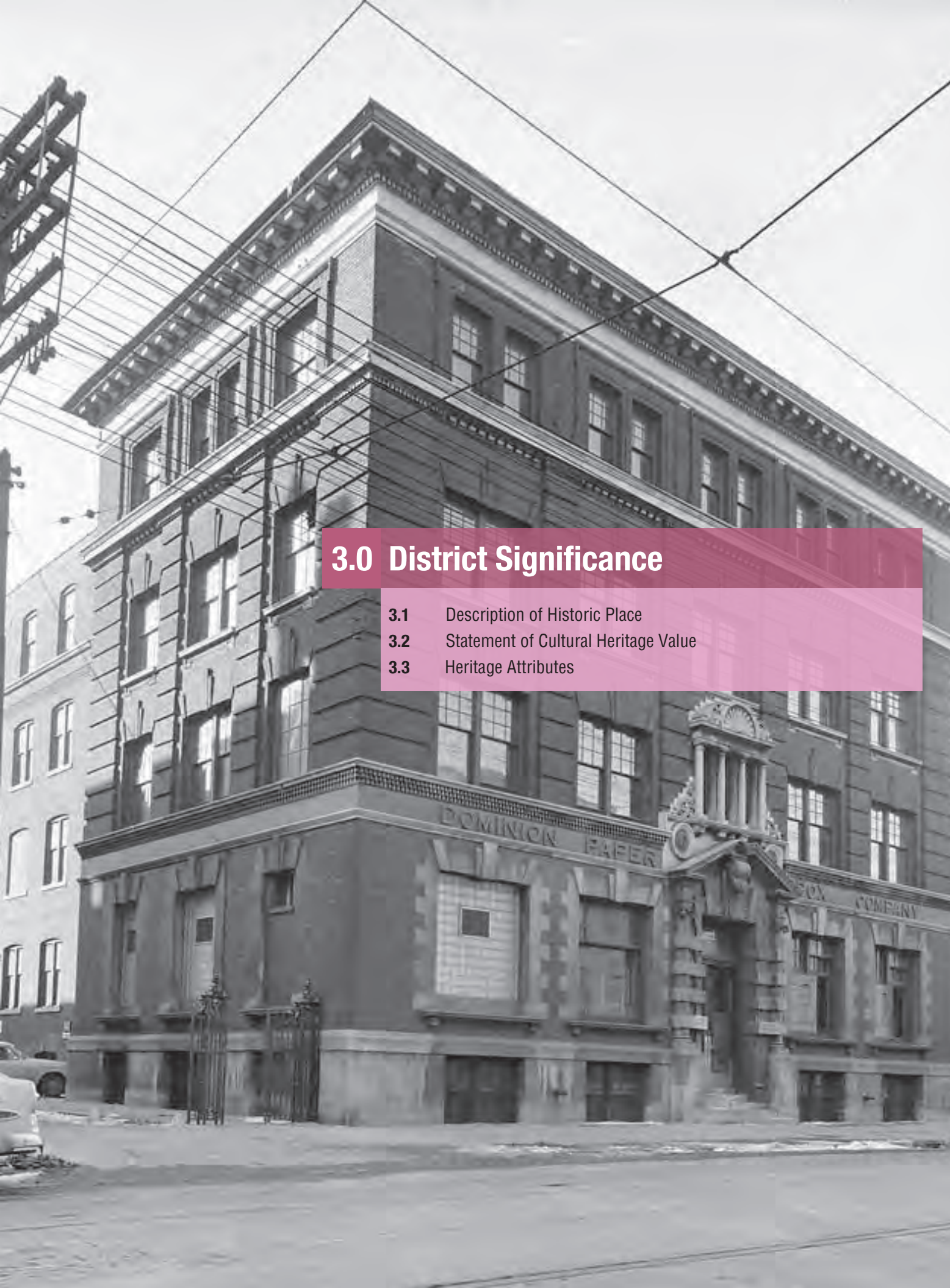
2.6.2 City of Toronto Archaeological Management Plan

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

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

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

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



3.0 District Significance

- 3.1 Description of Historic Place
- 3.2 Statement of Cultural Heritage Value
- 3.3 Heritage Attributes

3.1 Description of Historic Place

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

As of October 2023, the District contained 159 properties listed (non-designated) on the City's Heritage Register, 105 properties designated under Part IV of the OHA, 5 properties with the intention to designate under Part IV of the OHA, and 15 properties that are subject to heritage easement agreements. The District includes the Royal Alexandra Theatre which is a National Historic Site of Canada and Victoria Memorial Square which is part of the Fort York National Historic Site of Canada. The District is *adjacent* to the Draper Street Heritage Conservation District to the south and the Queen Street West Heritage Conservation District to the north.

3.2 Statement of Cultural Heritage Value

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

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

The District's historic value is evident in its association with Fort York, when the area between Peter and Bathurst Streets served as the Military Reserve and burial ground for soldiers, their wives and children. The District retains a connection to this early history as its initial development and earliest structures are associated with the dissolution of the Military Reserve in the 1830s to accommodate the growing Town of York. After the Military Reserve was dissolved, the former reserve area was opened up for development based on plans by Deputy Surveyor William Hawkins (1837) which laid out

streets, blocks and public spaces, many of which remain extant. Remaining features of the public realm from this period of expansion include Victoria Memorial Square and Clarence Square (linked by the wide promenade of Wellington Street West), St. Andrew's Playground, and McDonnell Square, which was set aside for a church (now known as Portugal Square containing St. Mary's Roman Catholic Church). It was also at this time that King and Adelaide Street West were extended west of Spadina Avenue (then Brock Street), and Portland and Brant Streets were surveyed.

The District's residential properties contribute to its historic value, which relate to the District's period of residential development that followed the arrival of the railways to Toronto's waterfront in the 1850s. These residential properties are representative of the first wave of development within the District west of Peter Street following the dissolution of the Military Reserve. Those residential properties that remain survived the second wave of development, which was associated with manufacturing and industry, at which time many of the District's residential properties were converted for light industrial use, *demolished* and consolidated.

The District's association with manufacturing and the role it played in Toronto's economic prosperity during the early-20th century further contribute to its historic value, particularly after

the Great Fire of 1904 which destroyed the manufacturing area located east of the District, around Front and Bay Street. Manufacturing and light industry developed primarily, but not exclusively, along King Street West (1900-1920), Spadina Avenue (1900-1945), and Camden Street (1950-1955). One notable exception to the developing manufacturing activity in the District was the construction of the Royal Alexandra Theatre in 1906-7 directly across from the Lieutenant Governor's residence (*demolished*) on King Street West.

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



King Street West and Spadina Avenue, looking southwest.

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

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

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

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

The evolution of the District through the period of significance (1880s-1940s) from a primarily residential neighbourhood to an industrial, commercial and mixed-use area contributed to the development of the existing built form and *public realm*. The District's contextual value lies in its interrelated resources that define, support and *maintain* its history and sense of place. The District's contextual value is also supported by the planned views, some of which date from the 1837 Hawkins Plan, and later civic enhancements. These include views between Clarence Square and Victoria Memorial Square, from Adelaide Street West to St. Mary's Church, and along Wellington Street West, Spadina Avenue and Duncan Street.

The District's *network of laneways* and streets support its contextual value as they are tangible and navigable links that provide opportunities for pedestrians to experience and understand the history and evolution of the District from a residential neighbourhood through to its later history as a manufacturing and commercial area. The range of uses that the *network of laneways* facilitates, including servicing *adjacent* buildings and providing mid-block connections, contributes to the District's contextual value and supports a sense of place. The *network of laneways* provides opportunities for the interpretation of both intact and lost historic buildings around which the network developed.



Spadina Avenue, west side from Richmond Street.



257-263 Adelaide Street West to 19-20 Duncan Street.

3.3 Heritage Attributes

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

1. The juxtaposition of lower-scale Residential and Industrial/Commercial *contributing properties* with mid-rise Industrial/Commercial *contributing properties*.
2. The fine-grained streetscape pattern, reflective of long and narrow historic lots and accentuated by vertical articulation on Industrial/Commercial *contributing properties*.
3. The variability in *streetwall setbacks* of the District's *contributing properties*, with Industrial/Commercial *contributing properties* that are often built to the front lot lines and residential *contributing properties* that are generally *set back* from the street.
4. The organization of Residential and Industrial/Commercial properties into row, semi-detached or detached buildings.
5. The predominant use of brick masonry (red and buff), stone and terra cotta on the primary elevations of both residential and commercial *contributing properties*.
6. The predominant use of brick, stone, terracotta, metal and wood detailing around door and window openings, bays, roof lines, horizontal and vertical architectural features.
7. The Residential Building Typology, and its associated *heritage attributes*:
 - (a) The use of the Toronto Bay-n-Gable, Second Empire, Queen Anne, and High Victorian Gothic architectural styles and their associated stylistic features;
 - (b) Rectangular plans, with narrow frontages and deep lots;
 - (c) A general 2 – 3 storey height;
 - (d) Primary elevations facing the street, generally *set back* from the front lot line;
 - (e) A general tripartite design, with defined base, mid-section and top;
 - (f) Entrances raised a quarter to a half-storey above street level, with stairs, railings, porches and bays;
 - (g) The use of masonry ornamentation around door and window openings, often in polychromatic brick;
 - (h) The use of wood trim around door and window openings, porches, railings, bargeboard and rooflines;
 - (i) Early or original window and door features, including hardware, material, glazing, and the division of units; and
 - (j) Gabled, mansard, and flat roofs, often with asphalt or slate cladding and structural and architectural features.
8. The Industrial/Commercial Building Typology, and the associated *heritage attributes* of each:
 - (a) The use of the Commercial, Conservative Renaissance Revival, Renaissance Revival, Edwardian Classical, Art Moderne, Period Revival and Mid-Century Modern architectural styles, and their associated stylistic features;

Industrial Building:

- (b) Square and rectangular plans, with varying widths and depths;
- (c) A range of heights from 3 — 12 storeys;
- (d) Symmetrical, orderly composition;
- (e) Primary elevations that generally meet the front lot line, with visible side elevations that are *set back* from side lot lines and which may include fenestration
- (f) Flat roofs with simple architectural features including cornices, parapets, and ornamental details;
- (g) The solid-to-void ratio of window to wall;
- (h) Entrances raised a quarter to a half-storey above street level;
- (i) Early or original window and door features, including hardware, material, and glazing;
- (j) Painted signage on side elevations, often directly on the masonry walls;
- (k) Vertical articulation, expressed through bays, window alignments, piers, and projections;

- (l) Horizontal articulation, expressed through window arrangements, architectural detailing, and roofline detailing such as cornices and parapets;

Commercial Building:

- (m) A general tripartite design, with defined base, middle and top;
 - (n) Vertical articulation, expressed through bays, window alignments, piers, and projections;
 - (o) Horizontal articulation, expressed through window arrangements, architectural detailing, and roofline detailing such as cornices and parapets;
 - (p) A range of heights, generally from 2 to 6 storeys;
 - (q) Varying roofs with architectural features including cornices, parapets, and ornamental details;
 - (r) Windows that are designed on elevations visible from the public realm, that express the functional purpose of each floor, and which may be embellished in shape, style or design; and
 - (s) Early or original window and door features, including hardware, material, glazing, and the division of units.
9. The District's *archaeological resources* including but not limited to the Toronto General Hospital Archaeologically Sensitive Area and the Victoria Memorial Square Archaeologically Sensitive Area.
 10. The *network of laneways*, which reflect the historic secondary circulation and service access routes and provide access to daylight between buildings and to the *public realm*.
 11. The variation in the right-of-way widths, which reflect both grand civic designs and the evolution of the District from a residential area to a commercial and manufacturing district.
 12. The general view of *contributing properties* and parks from the *public realm*, which contributes to an understanding of the historic streetscape, civic design and evolution of the District over time.
 13. The identified views of *contributing properties* and parks, which define a sense of place and support an understanding of the District's *cultural heritage value*:
 - (a) The view east from Victoria Memorial Square at Portland Street to Clarence Square, inclusive of *contributing properties* on the north side of Wellington Street West;
 - (b) The view west from Victoria Memorial Square at Portland Street to the War of 1812 Memorial, mounted headstones, trees and plantings;
 - (c) The view west from the centre of Clarence Square to Victoria Memorial Square;
 - (d) The view north from the centre of Clarence Square to the row of houses at 5-16 Clarence Square;
 - (e) The view west from the southeast and northeast corners of Adelaide Street West and Portland Street to St. Mary's Church;
 - (f) The view north from Duncan Street and King Street West of the *contributing properties* on the east and west sides of Duncan Street;
 - (g) The view north from north of King Street West to the terminus of Duncan Street at Queen Street West; and
 - (h) The view north on Spadina Avenue from King Street West of the *contributing properties* on the east and west sides of Spadina Avenue.
 14. The landscaped front yards of the residential properties on Clarence Square, which contribute to the park edge.
 15. Victoria Memorial Square, a registered cemetery, and its associated *heritage attributes*:
 - (a) The grassed, open space bounded by Wellington, Portland and Niagara Streets;
 - (b) Its pathways which provide access from all four corners of the park;
 - (c) Its public amenities;
 - (d) The War of 1812 Memorial designed by Walter Seymour Allward; and
 - (e) The headstones, which have been *conserved* and mounted.

16. Clarence Square, and its associated *heritage attributes*:
- (a) The placement of the park on the east side of Spadina Avenue, which forms its boundary, with streets named “Clarence Square” around the north, east and south perimeters;
 - (b) Its intact historic boundaries;
 - (c) Its relationship to the residential row of buildings adjacent to the north side of the park;
 - (d) Its frontage on Spadina Avenue;
 - (e) The mature deciduous tree canopy;
 - (f) The grassed, open spaces adjoining the pathways;
 - (g) The series of axial pathways across Clarence Square to Spadina Avenue (west) and Wellington Street West (east);
 - (h) Its public amenities; and
 - (i) The provincial plaque commemorating Alexander Dunn near the west entrance to the park on Spadina Avenue.
17. St. Andrew’s Playground, and its associated *heritage attributes*:

- (a) Its relationship to the former Waterworks building located at 497 Richmond Street West;
- (b) Its frontage on Adelaide Street West and Brant Street;
- (c) The mature deciduous tree canopy;
- (d) The grassed, open space;
- (e) Its pathways, providing a shortcut between Adelaide Street West and Brant Street; and
- (f) Its public amenities.

18. St. Andrew’s Playground surrounding area, and its associated *heritage attributes*:

- (a) The general 2 – 5 storey scale of *contributing properties* surrounding St. Andrew’s Playground;

- (b) The transition of historic building scale from mid-rise commercial properties in the east of St. Andrew’s Playground to low-rise residential properties in the west of St. Andrew’s Playground;
- (c) The concentration of residential row properties on Portland Street, Adelaide Street West, Richmond Street West and Adelaide Place;
- (d) The former Brant Street Public School property including the adjacent school yard;
- (e) The former Waterworks building located at 497 Richmond Street West and its relationship to St. Andrew’s Playground;
- (f) The remnants of the 1837 Hawkins Plan, as evidenced in the remaining residential properties, the *network of laneways* and undivided blocks in the area surrounding St. Andrew’s Playground; and
- (g) The *setback* of residential properties from the front lot lines in the area surrounding St. Andrew’s Playground.

19. Wellington Street West, and its associated *heritage attributes*:

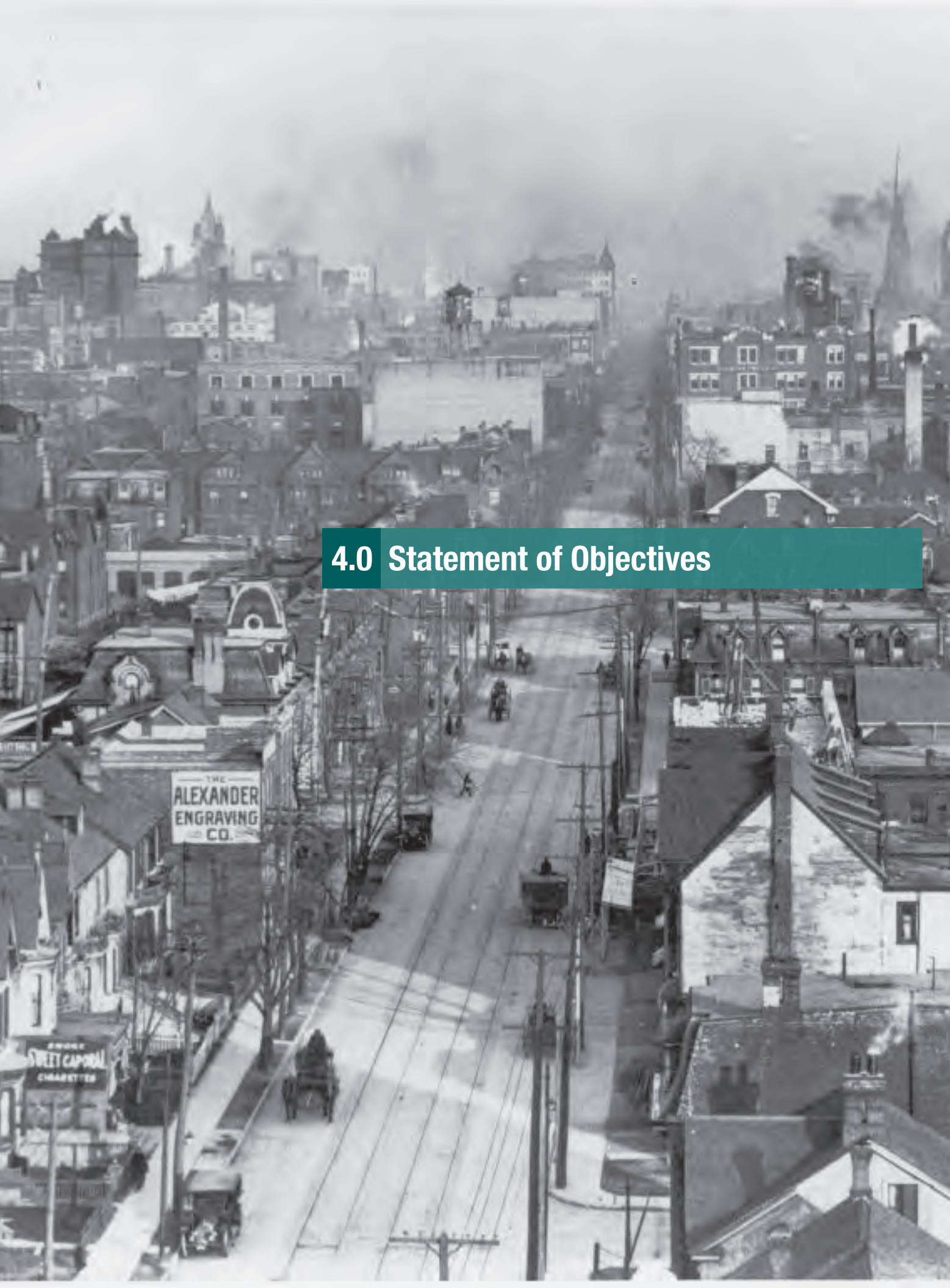
- (a) The general 2-6 storey scale of contributing Industrial/Commercial properties along Wellington Street West, with 2-3 storey residential properties on Clarence Square and Stewart Street;
- (b) The narrow and deep lots on the north side of Wellington Street West, with frontages of 15 – 20 metres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

20. Spadina Avenue, and its associated *heritage attributes*:

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



212-220 King Street West, looking northeast



4.0 Statement of Objectives

Statement of Objectives

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

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

1. *Conserve* the *cultural heritage value* of the District as embodied in its physical character, which is described in general terms in the *heritage attributes*.
2. *Conserve* the legibility of the District's period of significance as described in Section 3.2 of this Plan.
3. *Conserve* the historic form and scale of the District's building typologies as represented by its *contributing properties*.
4. *Conserve contributing properties*, Part IV designated properties, listed properties and National Historic Sites.
5. *Conserve* and *maintain* the historic scale of Spadina Avenue's *contributing properties*, its *public realm*, and its significance as a formal boulevard and major artery within Toronto.
6. *Conserve* and *maintain* the historic scale, and residential and mixed-use character of *contributing properties* surrounding St. Andrew's Playground.
7. *Conserve* and *maintain* the historic character of Duncan Street as a representative example of the District's warehouse and manufacturing history, reflected by its collection of *contributing Industrial/Commercial properties*.
8. *Conserve* and *maintain* Wellington Street West as a unique civic composition dating from the 1837 Hawkins Plan, reflecting the District's evolution from a residential neighbourhood to a commercial and manufacturing area and reflected in the *setback* of *contributing properties*, their historic scale, and the two public parks, Clarence Square and Victoria Memorial Square, linked by Wellington Street West.
9. Ensure *alterations* to *contributing properties* are *compatible* and *conserve* and *maintain* the *heritage attributes* of the District.
10. Ensure that *new development* and *additions* *conserve* and *maintain* the *cultural heritage value* of the District in general, particularly with respect to the historic scale of *contributing properties*, the *public realm* and the general built form pattern.
11. Ensure that *archaeological resources* are *conserved*.
12. Encourage high-quality architecture that is of its time and ensure that *new development* and *additions* are *compatible* with the District's *cultural heritage value*.
13. *Conserve* and, where appropriate, enhance the District's *network of laneways*, both public and private, to support an understanding of their historic and existing uses.
14. *Conserve* identified views within the District that contribute to the District's *cultural heritage value* and sense of place.
15. *Conserve* Clarence Square, Victoria Memorial Square, and St. Andrew's Playground
16. *Conserve* and enhance the social, cultural and community values of the District as a mixed-use area through the adaptive reuse of *contributing properties* to facilitate a range of uses, including but not limited to residential, employment, commercial, cultural and community-based activities, cultural events and festivals.
17. *Maintain* and enhance the *cultural heritage value* of the District as a historic place of employment by encouraging commercial and employment uses that support the retention and adaptive reuse of *contributing properties*.

WELD BUILDING

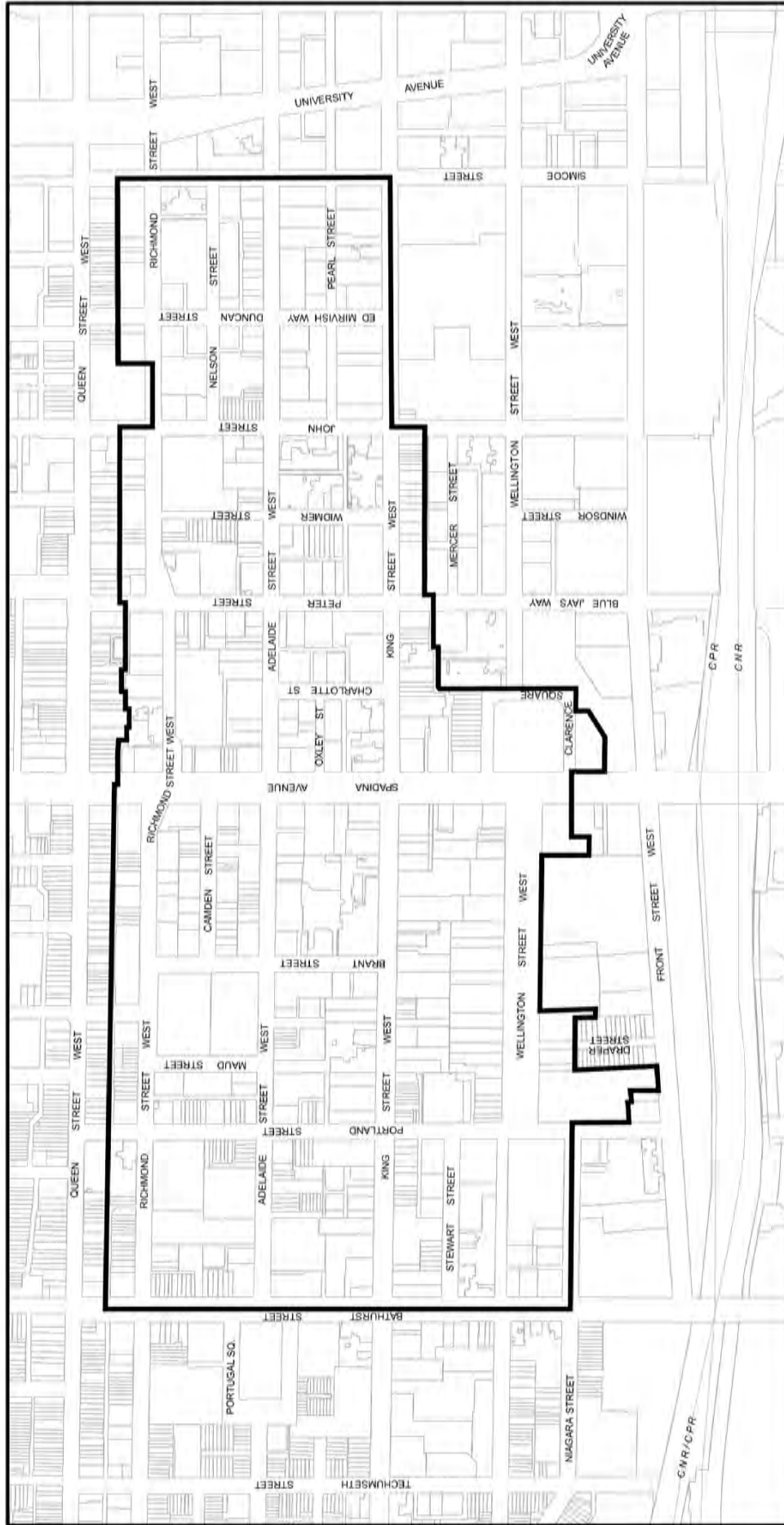
5.0 District Boundary and Resources

- 5.1 District Boundary
- 5.2 Building Typologies
- 5.3 Contributing and Non-Contributing Properties
- 5.4 Network of Laneways
- 5.5 St. Andrew's Playground Surrounding Area, Wellington Street
West, Spadina Avenue, and Duncan Street
- 5.6 Parks
- 5.7 Archaeological Resources

5.1 District Boundary

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

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



Plan Area

King-Spadina Heritage Conservation District



Not to Scale
January 2022

5.2 Building Typologies

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

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

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

5.2.1 Residential Building Typology

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

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

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



505, 507, 509, and 511 Adelaide Street West



269, 275, and 277 Richmond Street West



109-129 John Street



Residential Properties



Plan Boundary



Residential Properties



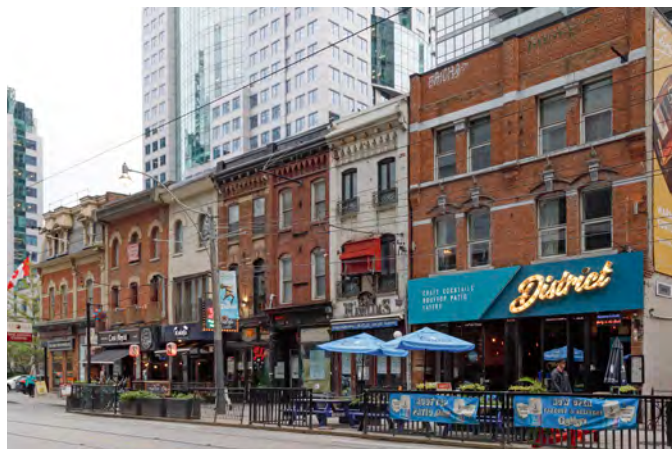
Not to Scale
February 2024

King-Spadina Heritage Conservation District

5.2.2 Industrial/Commercial Building Typology

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

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



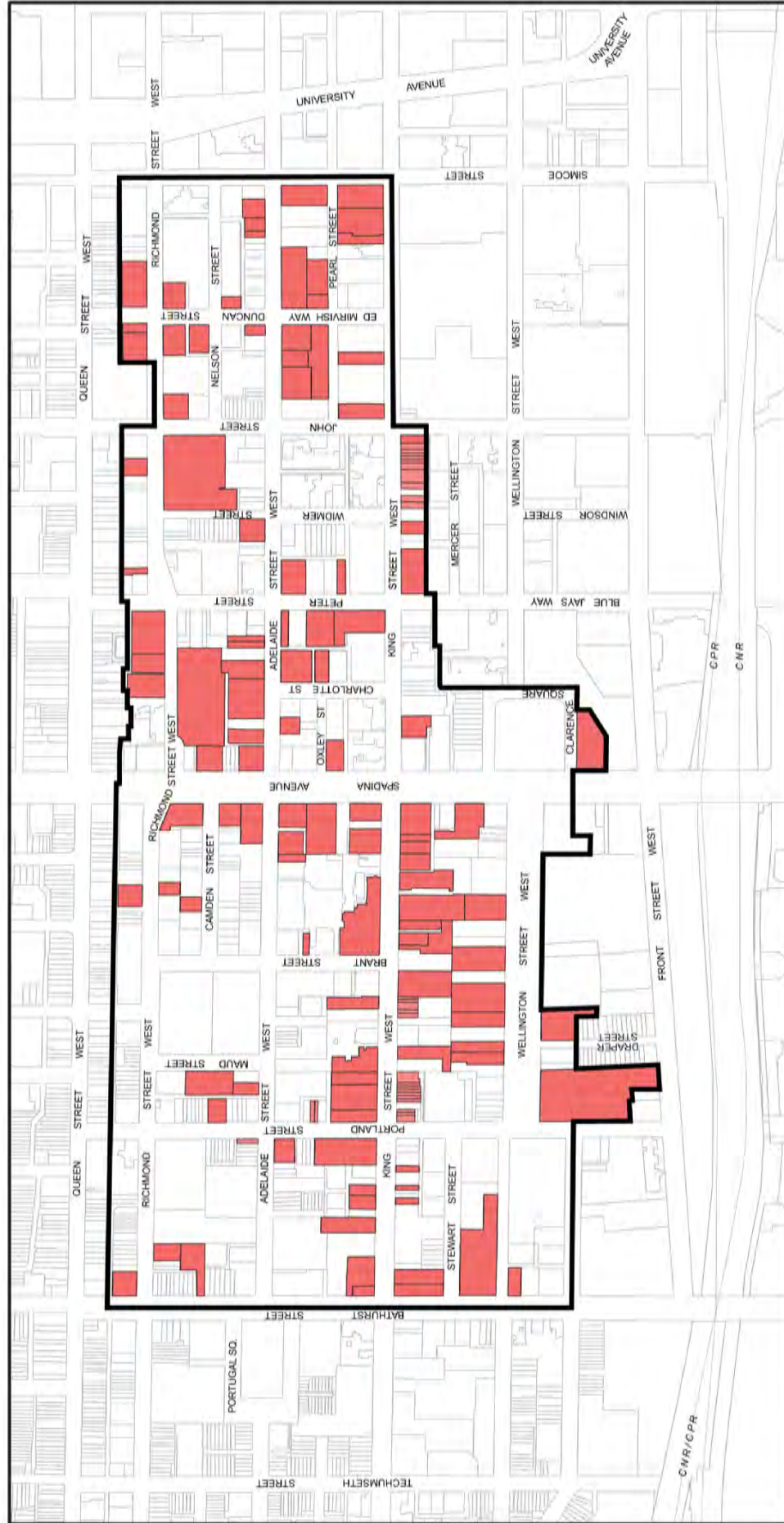
287-307 King Street West



431 King Street West



116 Spadina Avenue West



Industrial/Commercial Properties

King-Spadina Heritage Conservation District



Plan Boundary



Industrial/Commercial Properties



Not to Scale
February 2024

5.3 Contributing and Non-Contributing Properties

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

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

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

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

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

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

Non-contributing properties were evaluated individually to determine:

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

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

5.3.1 Field Survey Review

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

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



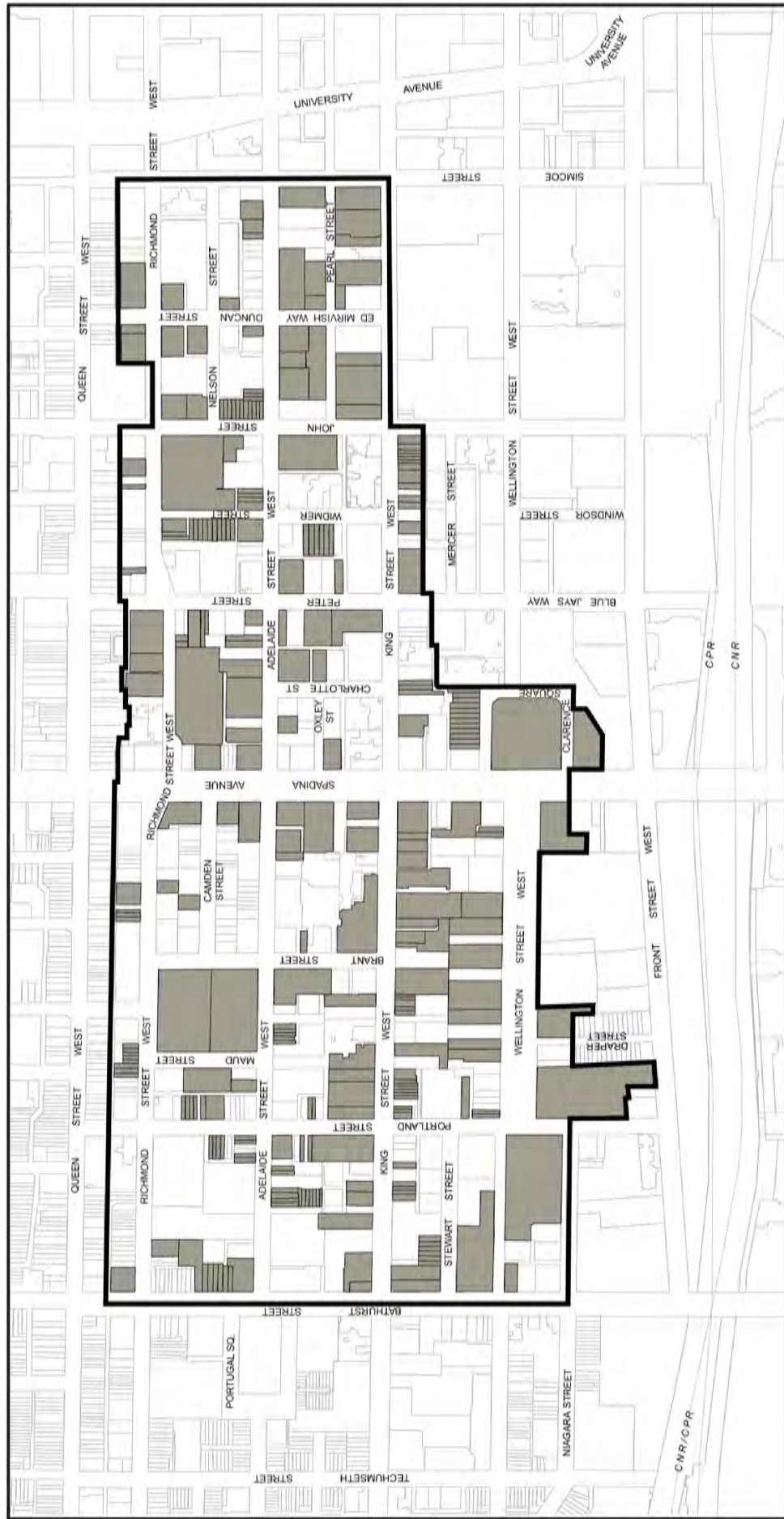
469 King Street West



49 Spadina Avenue West

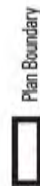


372 Richmond Street West



Toronto
Contributing Properties

King-Spadina Heritage Conservation District



Plan Boundary



Contributing Properties

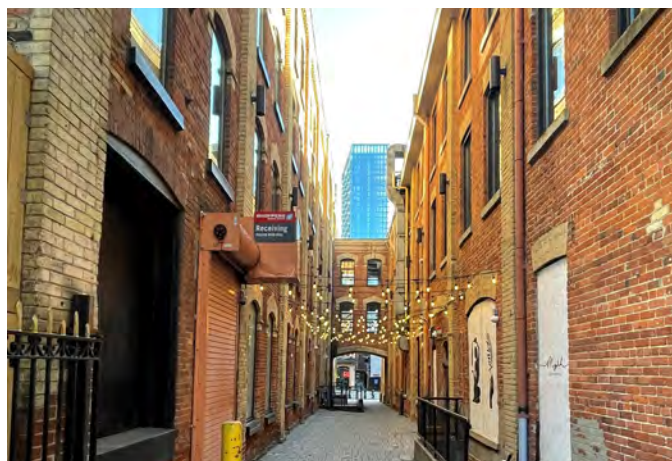


Not to Scale
February 2024

5.4 Network of Laneways

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

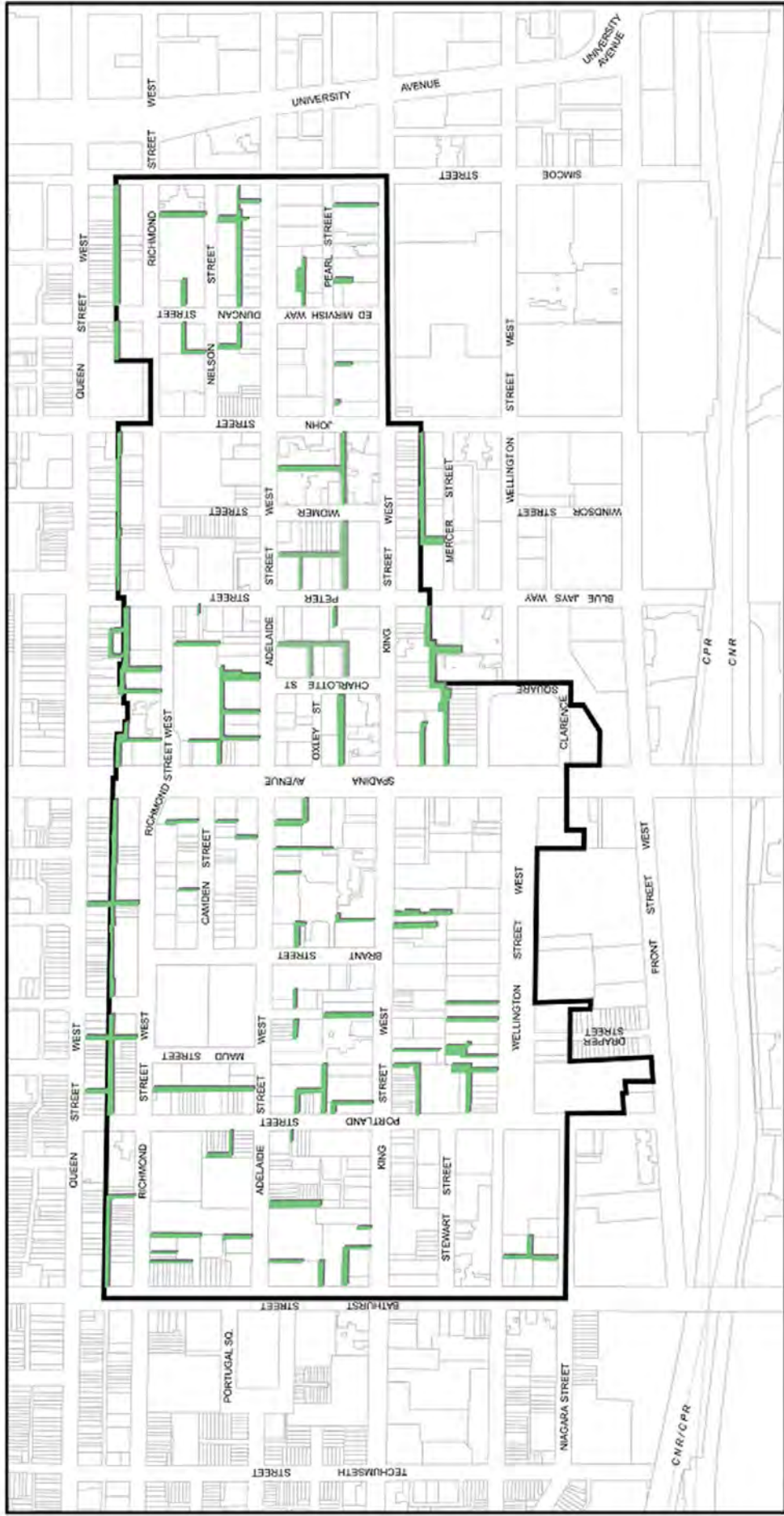
The value of the *network of laneways* lies in both the individual laneways, which in their width, alignment and size reflect their historic and existing context, as well as in the network as a whole, which contributes to the cohesiveness of the District. This Plan recognizes the importance of the *network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



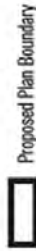
Laneway in the District, used as a mid-block connection.



Laneway in the District, adapted for commercial use (Between 455-461 King Street West).



Network of Laneways



Proposed Plan Boundary



Laneways

Proposed King-Spadina Heritage Conservation District



Not to Scale
January 2022

5.5 St. Andrew's Playground Surrounding Area, Wellington Street West, Spadina Avenue, and Duncan Street

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

Within the District the area surrounding St. Andrew's Playground, Wellington Street West, Spadina Avenue and Duncan Street have been identified as being representative of these periods of change, and are important to understanding and appreciating the *cultural heritage value* of the District.

Additional *policies* and *guidelines* within this Plan have been developed to pay particular attention to the specific characteristics that define these areas, and to ensure *new development* and *additions to contributing properties* to achieve the objectives of this Plan, and to *conserve* and *maintain* the *cultural heritage value* and *heritage attributes* of the District.

5.5.1 St. Andrew's Playground Surrounding Area

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

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

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

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



Clarence Square, north side.

5.5.2 Wellington Street West

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. Wellington Street West is bookended by two public parks – Victoria Memorial Square and Clarence Square – between which the axial road of Wellington was laid out. Almost all of the mansions that formerly lined Wellington Street West were *demolished* and subdivided for housing and commercial development following the construction of nearby rail yards through the latter half of the 19th century, resulting in remnants of a residential *public realm adjacent* to Industrial/Commercial properties.

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

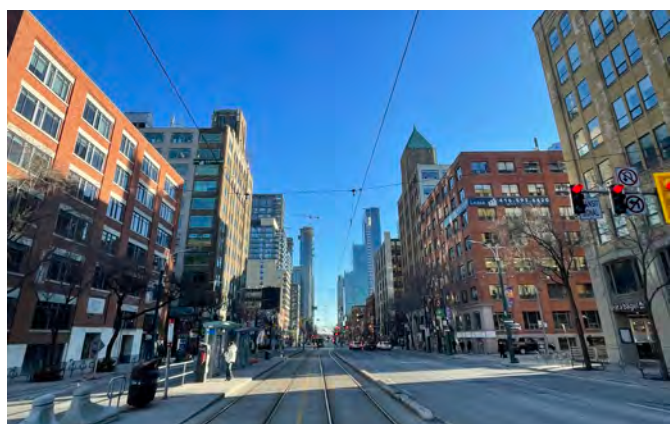
Views between Clarence Square and Victoria Memorial Square contribute to the sense of place of Wellington Street, and are enhanced by the *setback* of properties on Wellington Street West, the wide sidewalks with landscaped boulevards, and the mature tree canopy of both parks.



Wellington Street West towards Spadina Avenue from Victoria Memorial Park.



117 Spadina Avenue



View south on Spadina Avenue from Richmond Street West.



110 Spadina Avenue

5.5.3 Spadina Avenue

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

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

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



View north on Duncan Street from Pearl Street.

5.5.4 Duncan Street

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

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

Buildings on Duncan Street vary in architectural style, with most dating from the District's period of significance. Duncan Street contains a few examples of contemporary development that have generally been sympathetic to the historic *streetwall* and *contributing properties*.



11 Ed Mirvish Way



15 Duncan Street

5.6 Parks

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



Victoria Memorial Square



Victoria Memorial Square, 1913

5.6.1 Victoria Memorial Square

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

5.6.2 Clarence Square

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



Clarence Square, 1913



25 Clarence Square

5.6.3 St. Andrew's Playground

St. Andrew's Playground is an evolved site within the District, and has been an important public space that has supported the surrounding residential community. The property was set aside in 1837 for use as a public market – named after St. Andrew's Ward within which it was located – and operated as such until the 1930s. In 1909 a playground was installed on the south side of the property, and has continued to operate as such since. The northern portion of the property was later developed as the Richmond Street West Waterworks building. When originally planned and constructed, the market was surrounded by public streets and fully developed residential frontages. It was axially connected to Queen Street West by Esther Street (later Augusta Avenue) and to Spadina Avenue via Richmond, Camden and Adelaide Streets. In the early to mid-20th century many of the surrounding residential properties were consolidated and *demolished*, replaced by commercial and industrial properties.



St. Andrew's Playground, 1914



St. Andrew's Playground, looking northwest

5.7 Archaeological Resources

5.7.1 Identification of Archaeological Potential

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

5.7.2 Toronto General Hospital Archaeologically Sensitive Area

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

5.7.3 Victoria Memorial Square Archaeologically Sensitive Area

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

6.0 Policies and Guidelines for Contributing Properties

- 6.1** Understanding
- 6.2** Conservation
- 6.3** Existing Part IV Designations
- 6.4** Combined Properties
- 6.5** Code Compliance
- 6.6** Demolition
- 6.7** Removal and Relocation
- 6.8** Maintenance
- 6.9** Restoration
- 6.10** Alteration
- 6.11** Massing
- 6.12** Roofs
- 6.13** Windows and Doors
- 6.14** Exterior Walls
- 6.15** Entrances, Porches and Balconies
- 6.16** Lighting
- 6.17** Signage

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

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

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

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

6.1 Understanding

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

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

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

6.1.2 An understanding of the contributing property shall be determined through investigation and research to ascertain its evolution over time and contribution to the District.

6.1.3 Alterations to a contributing property may be permitted only once the cultural heritage value and heritage attributes of the District, as expressed through the property, have been documented and described, and the impact of any proposed alteration on those cultural heritage values and heritage attributes has been determined.

6.1.4 A Heritage Impact Assessment shall be submitted to the City alongside any application as described in City of Toronto's Official Plan and shall evaluate the impact of any proposed alteration or addition on the contributing property to the satisfaction of the Chief Planner and Executive Director, City Planning.

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

6.2 Conservation

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

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

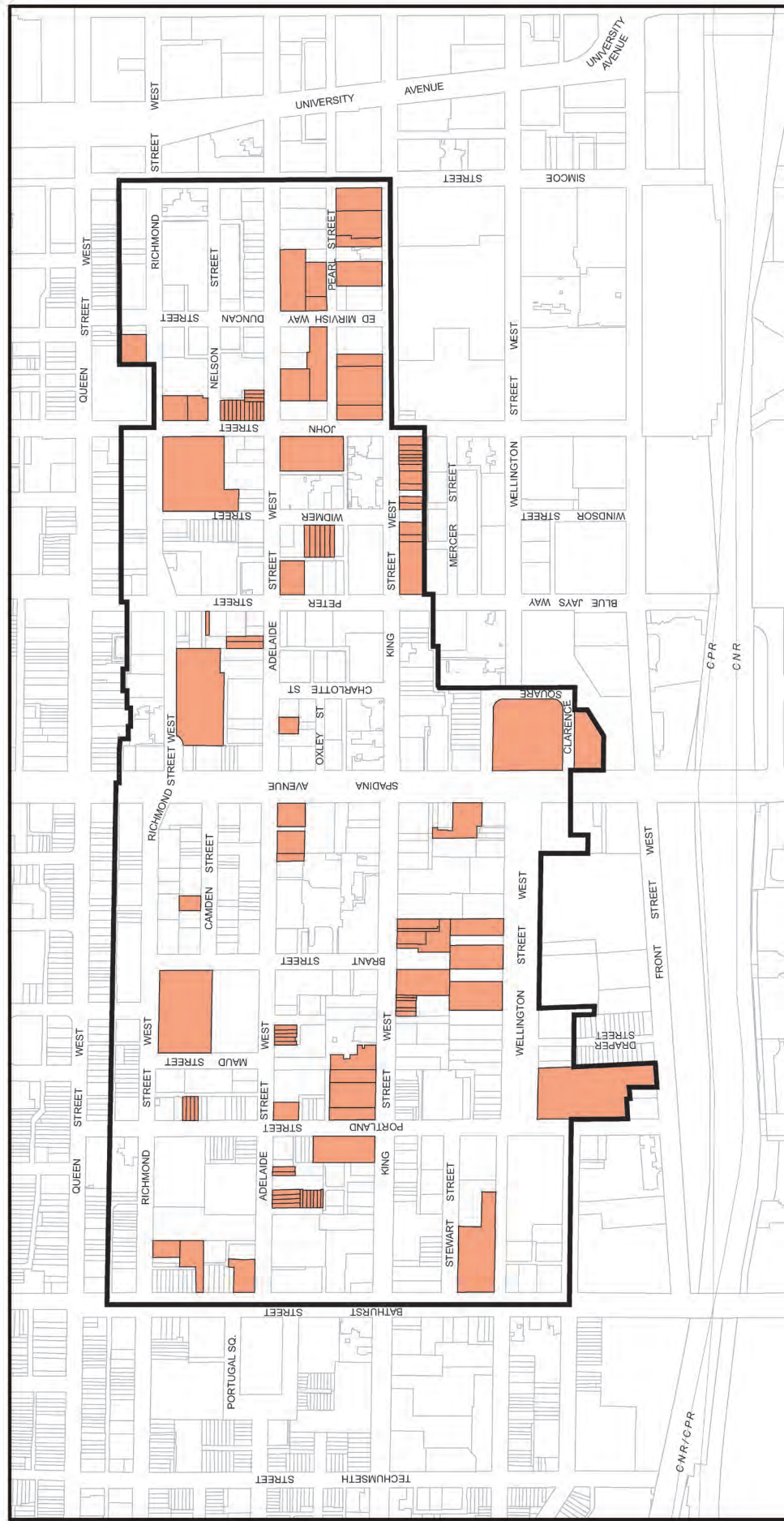
- (a) Record, *repair* and *restore*, where possible, deteriorated, lost or *removed heritage attributes* based on thorough supporting historic documentation and research. If necessary, replace *heritage attributes* that are missing or deteriorated beyond *repair in-kind*.
- (b) *Maintain contributing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

6.3 Existing Part IV Designations

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

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

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



Designated Part IV Properties



Plan Boundary



Designated Part IV Properties

King-Spadina Heritage Conservation District



Not to Scale
December 2023

6.4 Combined Properties

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

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

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

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

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

6.5 Code Compliance

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

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

6.6 Demolition

The City of Toronto's Official Plan requires a Heritage Impact Assessment for the proposed *demolition* of a property on the City of Toronto's Heritage Register. The Heritage Register includes all properties designated under Part V of the OHA. Article IV of Chapter 103 of the Municipal Code requires that heritage permit applications be submitted for the proposed *demolition* of any property located in a HCD. The Property Standards By-Law protects heritage properties in HCDs from *demolition* by neglect. The Municipal Code and the Property Standards By-Law require that the *demolition* of properties in HCDs may only take place in accordance with the OHA, and the Official Plan requires that the *demolition* of properties in HCDs be in accordance with respective HCD plans.

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

- the building or structure on a *contributing property* has been determined by the Chief Building Official and Executive Director, Toronto Building to be in a condition that is unsafe and the remedial step(s) necessary to render the building or structure safe in an Order issued under the Building Code Act from the Chief Building Official and Executive Director, Toronto Building require the building to be *demolished*; or
- the heritage *integrity* and the *cultural heritage value* of a *contributing property* to the District for which the *demolition* application has been submitted has been lost, as informed by a Heritage Impact Assessment; and
- the loss of heritage *integrity* and *cultural heritage value* of the *contributing property* is not the result of *demolition* by neglect, deferred *maintenance* or purposeful damage to the property.

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

6.6.2 Subject to *Policy 6.6.1*, the *demolition* and reconstruction of a building on a *contributing property* shall not be permitted.

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

6.7 Removal and Relocation

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

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

6.7.1 The *removal* of buildings or structures from a *contributing property* shall not be permitted, unless the building or structure is unrelated to the *contributing property's* Statement of Contribution.

6.7.2 The *relocation* of a building or structure within a *contributing property*, intact and excepting its sub-surface foundations, may be permitted if the *relocation conserves* the historic relationship of the building or structure's built form to the *public realm*.

6.8 Maintenance

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

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

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

6.9 Restoration

The Standards and Guidelines defines ‘*Restoration*’ as:

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

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

6.9.1 The *restoration* of a *contributing property* shall be based on thorough supporting historic documentation of the property’s built form, materials and details from the period to which it is being *restored* to.

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

- (a) *Restore* where possible deteriorated original or *restored* features or *heritage attributes* based upon thorough supporting historic research.
- (b) *Repair* rather than replace damaged or deteriorated *heritage attributes*.
- (c) Where the *heritage attributes* of a *contributing property* are deteriorated beyond *repair*, ensure replacements are in-kind, *conserving* the composition, materials, size, finishes, patterns, detailing, tooling, colours and features.

6.9.3 The creation of a false historical evolution of the *contributing property* through the *addition* or incorporation of components from other places, properties and periods shall not be permitted.

6.10 Alteration

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

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

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

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

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

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

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

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

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

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

6.10.5 *Alterations to a contributing property* shall be designed so that whole, or substantial portions of, the property are retained and the *three-dimensional integrity* of the building is *conserved*.

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

6.11 Massing

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

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

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

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

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

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

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

6.11.4 Additions to the side elevations of contributing properties shall maintain substantial portions of fenestrated side elevations when viewed from the public realm to conserve the contributing property's three-dimensional integrity.

- (a) The design, scale and massing of side *additions* should be *compatible* with and distinguishable from the *contributing property*.
- (b) Side additions should be physically and/or visually separated from the *primary structure* through the use of reveals, transparent materials, *setbacks*, the incorporation of publicly-accessible space, or other design methods.

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

- (a) If a side *addition* is proposed to the *primary structure* on a *contributing property*, the height of the proposed *addition* as well as extent of the *stepbacks* required should demonstrate, as informed by a Heritage Impact Assessment, that the *addition* is visually *compatible* with, and distinguishable from, the *contributing property* when viewed from the *public realm*, and that any visual or physical impact has been appropriately mitigated.

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

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

6.11.7 Cantilevered portions of additions to contributing properties should not be located above any required setback or setback.

- (a) If a cantilevered portion of an *addition* is proposed above a *stepback* and/or *setback* of a *contributing property*, the cantilever size, position and design will be determined through its visibility from the *public realm*, its visual *compatibility* with the *contributing property* and:
 - i. The depth of the cantilever on any façade (as measured from the relevant façade wall) should generally be half of the required *stepback* and/or *setback* and consider its relationship to its immediate context;
 - ii. The height of any cantilever above the *contributing property* should generally be greater than the height of the *contributing property* (as measured to the top of the flat roof or ridge);
 - iii. Regarding *guidelines* i. and ii. above, the extent of cantilever should be informed by the scale of the *primary structure* of the *contributing property* as well as the *addition*;
 - iv. The cantilever is demonstrated, through a Heritage Impact Assessment, to be visually *compatible* with the *contributing property* when viewed from the *public realm*, and any potential visual or physical impact has been appropriately mitigated.

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

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

6.11.9 Additions to *contributing properties* that have frontage along Spadina Avenue shall *step back* from all elevations facing Spadina Avenue.

- (a) A *stepback* of generally 10 metres, informed by a Heritage Impact Assessment, should be provided for *additions* to *contributing properties*.

- (b) *Stepbacks* of generally 5 metres may be required on the non-facing elevations of *contributing properties* visible from Spadina Avenue to *maintain* the property's *three-dimensional integrity*.
- (c) The extent of the *stepbacks* required for any *additions*, informed by a Heritage Impact Assessment, should demonstrate that the *additions* are visually *compatible* with, and distinguishable from, the *contributing property* when viewed from the *public realm*, and that any visual or physical impact has been appropriately mitigated.

6.11.10 Additions to *contributing properties* that have frontage along Duncan Street shall *step back* from all elevations facing Duncan Street.

- (a) A *stepback* of generally 6 metres or greater, informed by a Heritage Impact Assessment, should be provided for additions to contributing properties.
- (b) The extent of *stepbacks* required for any *additions*, as informed by a Heritage Impact Assessment, should demonstrate that the *additions* are visually *compatible* with, and distinguishable from, the *contributing property* when viewed from the *public realm*, and that any visual or physical impact has been appropriately mitigated.

6.11.11. The *base building* or *streetwall* height of *new development* and *additions* to *contributing properties* that have frontage along Duncan Street should be *compatible* with the materiality and articulation of *contributing properties* on Duncan Street.

- (a) If *new development* or an *addition* to *contributing properties* that have frontage along Duncan Street are proposed, the *base building* or *streetwall* height, informed by a Heritage Impact Assessment, should demonstrate that the *new development* and the *addition* are *compatible* with, and distinguishable from, the *contributing property* when viewed from the *public realm*, and that any visual or physical impact has been appropriately mitigated.

Industrial/Commercial Building Typology

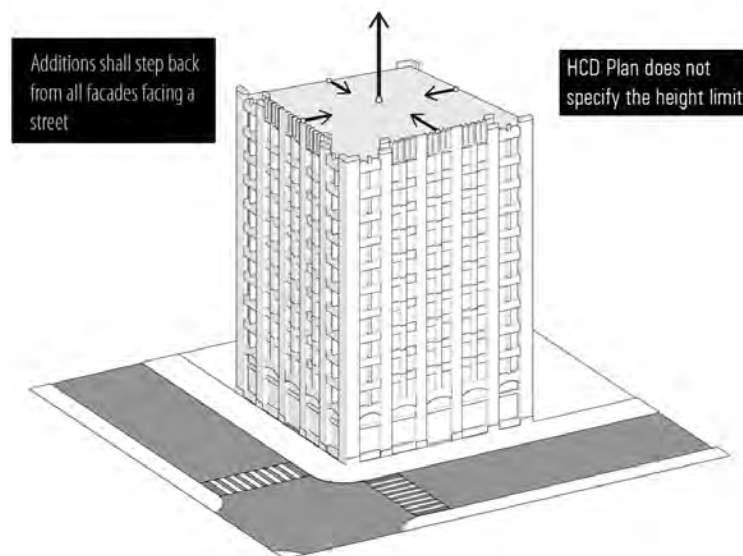
The District's Industrial/Commercial buildings contribute to an understanding of its historic function and use as a manufacturing district, and were instrumental in supporting its later regeneration. Many have multiple facades that are visible from the *public realm* and that express the building's historic function and use. *Additions* to *contributing* Industrial/Commercial *properties* within the District should be designed to *conserve* the whole building.

6.11.12 Additions shall step back from all facades facing a street.

- (a) A *stepback* of generally 5 metres, informed by a Heritage Impact Assessment, should be provided for *additions* to *contributing* properties.
- (b) Additional *stepbacks* may be required in order to *conserve* the *heritage attributes* of Part IV designated properties, as informed by a Heritage Impact Assessment.
- (c) The extent of the *stepbacks* required for any *addition* to a *contributing property*, informed by a Heritage Impact Assessment, should demonstrate that the *additions* are visually *compatible* with, and distinguishable from, the *contributing property* when viewed from the *public realm*, and that any visual or physical impact has been appropriately mitigated.
- (c) Where a *stepback* is proposed for a visible side elevation, the *stepback* distance will be determined based upon the design, scale and massing of the proposed *addition*, the *contributing property*, and other applicable *policies*. The extent of *stepbacks* required for the *addition*, informed by a Heritage Impact Assessment, should demonstrate that the *additions* are visually *compatible* with, and distinguishable from, the *contributing property* when viewed from the *public realm*, and that any visual or physical impact has been appropriately mitigated.
- (d) Where the visible side elevation is incorporated within a *new development*, select a glazing material that will permit the continued visibility of the side elevation from the *public realm*, in whole or in part.
- (e) In review and evaluation of *additions* and *new development* on an Industrial/Commercial *contributing property*, partial reconstruction of limited portions of a non-primary side or rear elevation of the *contributing property* may be permitted if demonstrated that this is required for construction access, subject to a detailed investigation through and informed by a Heritage Impact Assessment and/or Conservation Plan.

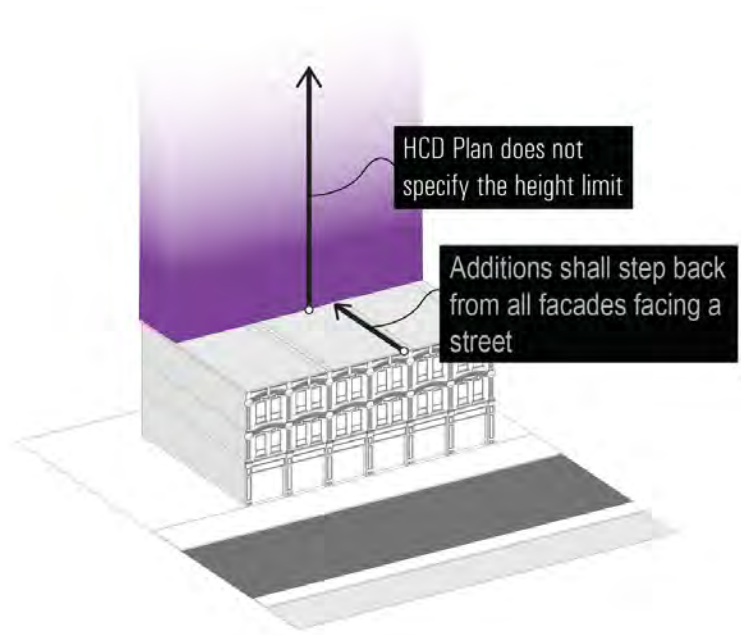
6.11.13 Substantial portions of side elevations visible from the *public realm* that have original fenestration and/or architectural detailing shall be retained in situ to ensure the *three-dimensional integrity* of the *contributing property* shall be *conserved*.

- (a) The *conservation* of side elevations visible from the *public realm* may be achieved through a range of design solutions, informed by a Heritage Impact Assessment, including but not limited to their incorporation within a *new development*, *setting back* side *additions* or *stepping back* vertical *additions*.
- (b) For visible side elevations that do not have original fenestration and/or architectural detailing (e.g. a visible party wall), alternative design solutions, informed by a Heritage Impact Assessment, will be considered.



6.11.14 Additions to contributing Commercial properties that have frontage along Wellington Street West shall *step back* from all elevations facing Wellington Street West.

- (a) A *stepback* of generally 10 metres, informed by a Heritage Impact Assessment, should be provided for additions to *contributing Commercial properties*.
- (b) *Stepbacks* of generally 5 metres may be required on the non-facing Wellington Street West elevations of *contributing properties* to *maintain* the property's *three-dimensional integrity*.
- (c) The extent of the *stepbacks* required for *additions*, informed by a Heritage Impact Assessment, should demonstrate that the *additions* are visually *compatible* with, and distinguishable from, the *contributing property* when viewed from the *public realm*, and that any visual or physical impact has been appropriately mitigated.



Residential Building Typology

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

- (a) Existing rear wings and *additions* to the *primary structure* may be *demolished*.
- (b) Projecting balconies or cantilevered portions of *additions* to *contributing residential properties* should not be permitted above the *primary structure*.
- (c) Rear *additions* should be generally stepped below the existing roof ridge to *maintain* the roof form *integrity*.



6.12 Roofs

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

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

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

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

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

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

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

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

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

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

6.13 Windows and Doors

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

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

- (a) Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle, as well as for the purpose of *accessibility*.

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

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

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

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

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

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

6.14 Exterior Walls

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

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

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

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

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

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

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

6.15 Entrances, Porches and Balconies

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

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

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

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

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

- (a) *Conserve* the material, stairs, ramps, railings, canopies, roofs, gables, columns, piers, metal work and woodwork, assemblies and craftsmanship of original or *restored* entrances, porches and balconies.
- (b) Damaged or deteriorated original or *restored* entrance, porch and balcony features should be *repaired* rather than replaced.
- (c) Replace only those original or *restored* entrance, porch and balcony features that have deteriorated beyond *repair*.

6.16 Lighting

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

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

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

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

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

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

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

6.17 Signage

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

- (a) Signage should be designed and placed to be *compatible* with the design of the *contributing property*.

- *Additions* and *alterations* to *contributing properties* should conserve historic signage that is integral to the building.

- Do not block, obscure or negatively impact the windows, doors, roofline, or architectural features of the *contributing property*.
 - Storefront signage should use the existing historic signage fascia boards, where they exist or are being *restored*.
 - Signage materials should be physically and visually *compatible* with and sympathetic to the *cultural heritage values* and *heritage attributes* of the *contributing property*.
 - Signage should not be located on the upper storeys of buildings.
- (b) Signage should be mounted in a manner that does not result in any direct or indirect harm to the *integrity* of the *contributing property* or *adjacent contributing properties*.
 - Where signage is being mounted directly on a building, attachments should be through mortar joints and not masonry units, using non-corrosive fasteners.
 - Signage should be attached in a manner that ensures the removal will not cause damage to the *integrity* of the *contributing property*.

(c) The following signage types may be permitted on the first floor of *contributing properties*:

- Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
 - Do not mount window signs on the exterior of a window.
 - Ensure that window signs do not cover more than 25% of the window.
- Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6m from the wall
 - Locate fascia signs on storefront fascias only where fascias exist.
- Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.
 - Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance.
 - Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest part of the sign.
 - Ensure that projecting signs do not project more than 1.0m from the exterior wall of a building, and have a sign face no greater than 1m².
 - Where it is not feasible to install a projecting sign at the first floor without negatively impacting the *contributing property*, upper storey projecting signs may be permitted, providing they are vertically oriented and have a sign face no greater than 1m².

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

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

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

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

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

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



7.0 POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

- 7.1 Understanding
- 7.2 Combined Properties
- 7.3 Demolition
- 7.4 New Development and Additions
- 7.5 Massing
- 7.6 Articulation and Proportions
- 7.7 Exterior Walls
- 7.8 Roofs
- 7.9 Lighting
- 7.10 Signage
- 7.11 Parking and Service Areas

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

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

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

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

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

7.1 Understanding

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

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

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

7.2 Combined Properties

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

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

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

7.2.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed new development or addition of non-contributing portions of a combined property on the contributing portions to the satisfaction of the Chief Planner and Executive Director of City Planning.

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

7.3 Demolition

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

7.3.1 The demolition of buildings or structures on non-contributing properties may be permitted, upon satisfaction of policy 7.3.2 of this Plan.

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

- a) Substantial progress should be made in the construction of the replacement building(s) or structures(s) within two years of the *demolition* of the previous building or structure.
- b) If construction of the replacement building(s) or structures(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site.
- c) The building or structure has been determined to be in a condition that is a public safety risk by the Chief Building Official and Executive Director, Toronto Building.

7.4 New Development and Additions

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

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

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

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

7.5 Massing

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

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

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

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

7.5.2 New development on non-contributing properties should be generally set back the same distance as the primary structure on adjacent contributing properties within the same block frontage.

- a) The *setback* of *new development* may transition from the *setback* of the *primary structure* of *adjacent contributing properties* a distance to be determined based on the scale, form and massing of the *new development* and *adjacent contributing properties*.
- b) *Conserve* the view of *adjacent contributing properties* from the *public realm* when determining appropriate *setback* transitions.
- c) If there are no *adjacent contributing properties*, *setback* distances will be determined by other applicable *policies* of this Plan and/or the Official Plan.
- d) Greater *setbacks* may be permitted where required to *maintain* or enhance views to *contributing properties*, to create forecourts or to expand the *public realm*, as informed by a Heritage Impact Assessment.

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

- a) Where there are no *adjacent contributing properties*, the *streetwall* height for *new development* will be informed by other applicable *policies* of this Plan and/or the Official Plan.
- b) Variations in *streetwall* heights may be permitted, informed by a Heritage Impact Assessment, to respect the *streetwall* height of *adjacent contributing properties* and/or the immediate context.

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

- a) The extent of the *stepbacks* required will be determined based upon the design, scale and massing of the proposed *new development* and *adjacent contributing properties*, informed by a Heritage Impact Assessment.
- b) Where there are no *adjacent contributing properties*, the *stepback* for *new development* will be informed by other applicable *policies* of this Plan and/or the Official Plan.

7.5.5 *New development on non-contributing properties adjacent to contributing Residential properties on Adelaide Street West, Portland Street and Adelaide Place shall reference the fine-grained residential lot pattern, and incorporate massing transitions to respect the historic scale of the contributing Residential properties.*

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

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

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

- a) Refer to the material, texture and colour of *contributing properties* on Spadina Avenue.
- b) Design *new development* to include a defined base, shaft and roofline.

7.5.8 *The base building or streetwall height of new development on non-contributing properties that have frontage along Duncan Street should be compatible with the materiality and articulation of contributing properties on Duncan Street.*

7.6 Articulation and Proportions

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

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

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

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

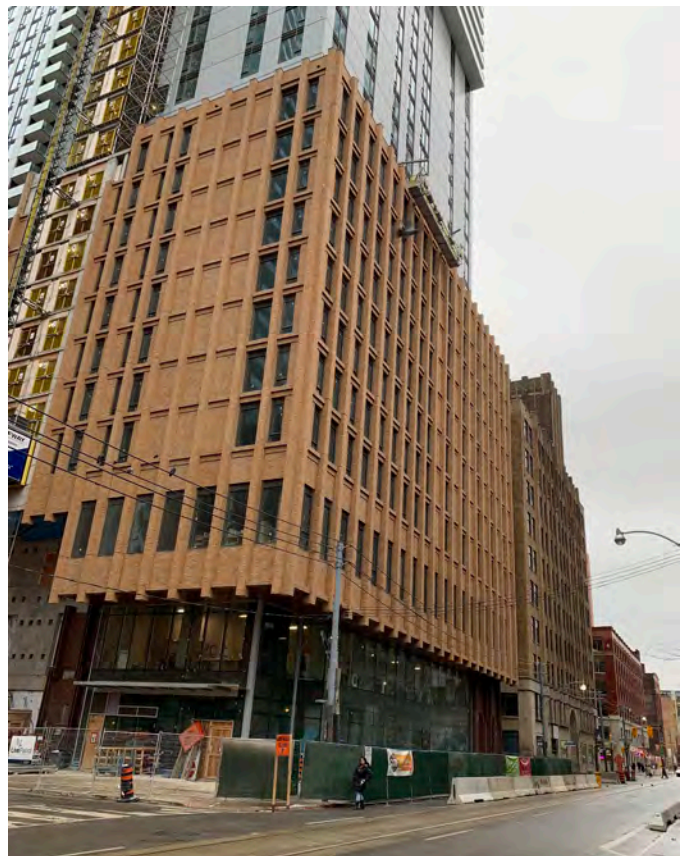
7.6.3 *New development on non-contributing properties shall reference the proportions and solid-to-void ratios of adjacent contributing properties.*

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

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



Adelaide Street West and Widmer Street, looking south



Adelaide Street West and Widmer Street, looking west

7.7 Exterior Walls

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

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

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

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

7.8 Roofs

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

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

7.8.2 New rooftop elements on *non-contributing properties*, including but not limited to mechanical and electrical components, drainage components, sustainable technologies, satellite and cellular instruments, skylights, metal chimneys, flues and decks should not have negative impact on the District's *cultural heritage value*.

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

7.9 Lighting

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

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

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

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

7.10 Signage

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

- a) New signage on *non-contributing properties* should not detract from the *integrity of adjacent contributing properties*, or negatively impact the District's *cultural heritage value and heritage attributes*.
 - Design the location, scale, design and materials of new signage to be *compatible* with *adjacent contributing properties*.
 - Signage should not be located on the upper storeys of buildings.
- b) Signage materials should be physically and visually *compatible* with the *cultural heritage values and heritage attributes* of the District.
- c) The following signage types may be permitted on the first floor of *non-contributing properties*:
 - Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
 - Window signs should not be mounted on the exterior of a window.
 - Window signs should not cover more than 25% of the window.
 - Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6m from the wall.
 - Fascia signs should be located on storefront fascias.
 - Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.

- Projecting signs should be located in proximity to entrances. One projecting sign may be appropriate per entrance.
- Projecting signs should have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.
- Projecting signs should not project more than 1m from the exterior wall of a building, and should not have a sign face greater than 1m².

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

- d) The following signage types may not be permitted on *non-contributing properties*:
- Third party signs: signage not related to the occupants or programming of the property.
 - Banners: suspended fabric signs mounted parallel to the building façade.
 - Digital display screens, moving signs, signs with mechanical or electronic copy.
 - Wall signs: signage attached or painted directly onto the wall surface.
 - Roof signs: signage installed on or projecting from the roof.
 - Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes.
- e) The installation of any signage type not listed in the previous two *guidelines* may be permitted providing it does not negatively impact the *cultural heritage values* and *heritage attributes* of the District.
- f) New signage on *non-contributing properties* should comply with the City of Toronto's Sign By-Law.

7.11 Parking and Service Areas

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

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



8.0 Policies and Guidelines for Parks and Public Realm

- 8.1 St. Andrew's Playground, Clarence Square, Victoria Memorial Square, Spadina Avenue, and Wellington Street West
- 8.2 Views
- 8.3 Network of Laneways
- 8.4 Utilities and Public Works

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

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

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

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

8.1 St. Andrew's Playground, Clarence Square, Victoria Memorial Square, Spadina Avenue, and Wellington Street West

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

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

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

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

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

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

8.1.6 *Conserve the existing site layout of Clarence Square and its environs, and its current function as a central organizing feature that directs views, circulation routes, and pedestrians into the park.*

8.1.7 *New development on non-contributing properties that are adjacent to Clarence Square should maintain a primary orientation towards the park.*

8.1.8 Any future expansion of Clarence Square's current boundaries should be undertaken in a manner that clearly demarcates the park's historic limits and distinguishes between original portions of the park and the subsequent expansion.

8.1.9 *New development* at the northeast corner of Spadina Avenue and Clarence Square, and to the east and southeast of Clarence Square, shall respect the *integrity* and historic significance of Clarence Square, particularly the orientation and organization of this civic space and the historic scale and pattern of the built form of *adjacent contributing properties*.

8.1.10 Enhancements to St. Andrew's Playground, Clarence Square and Victoria Memorial Square should be made that reflect the historical significance and social and community value of these spaces.

- (a) Enhancements should use design treatments that are sympathetic to the overall setting and history of the site. Other appropriate interventions may include *removal* of furnishings or infrastructure that has been introduced but that negatively impacts visual relationships, historic circulation routes, and/or the setting of these parks.

8.1.11 *New development on non-contributing properties* that have frontage along Wellington Street West and *public realm* enhancements should be informed by and reinforce the original intentions of the 1837 Hawkins Plan for Wellington Place.

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

8.1.12 *New development on non-contributing properties* and *additions to contributing properties* that have frontage along Wellington Street West shall *conserve* the *cultural heritage value* and *heritage attributes* identified in the Part IV designation by-laws for Clarence Square and Victoria Memorial Square.

8.1.13 *Public realm* enhancements of properties that have frontage along Spadina Avenue should be informed by and reference the history of Spadina Avenue as the centre of the 'Garment District' and the unique right-of-way characteristics of Spadina Avenue to reinforce the area's historic character as a designed boulevard.

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

8.1.15 The revitalization of St. Andrew's Playground should emphasize its historic and continued importance as a centre for local civic life and as a recreational amenity.

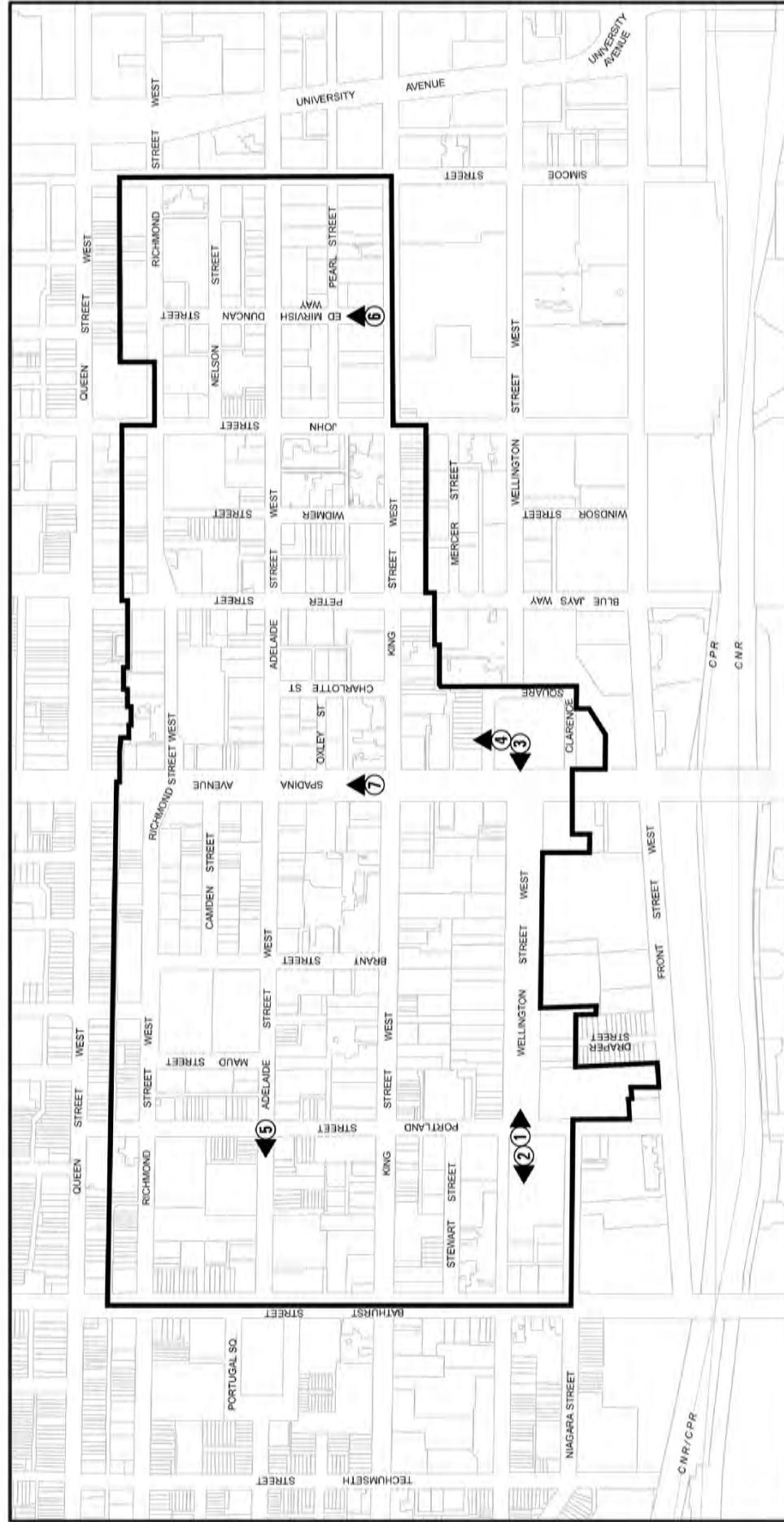
8.1.16 *Public realm* enhancement surrounding St. Andrew's Playground should be informed by and reflect the history of the expansion of the Town of York into the Military Reserve.

8.1.17 The civic composition of the former Brant Street Public School property and St. Andrew's Playground should be enhanced, including *conserving* sightlines between these two properties.

8.1.18 *New development on non-contributing properties* and *additions to contributing properties* shall *conserve* the historic scale of the *contributing properties* surrounding St. Andrew's Playground and the block and lot pattern through massing transitions, façade articulation and *conserving* and enhancing the *network of laneways*.

8.2 Views

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



King-Spadina Heritage Conservation District



- 1 Victoria Memorial Square to Clarence Square
- 2 Internal view within Victoria Memorial Square
- 3 Clarence Square to Victoria Memorial Square
- 4 Clarence Square to Residential Properties

- 5 St. Mary's Church
- 6 Duncan Street Commercial Properties Streetwall
- 7 Spadina Avenue Commercial Properties Streetwall



8.3 Network of Laneways

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

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

- (a) A variety of uses and functions should be facilitated, including but not limited to pedestrian and bicycle use, service access, active uses at grade, and creative and cultural activities.
- (b) Business servicing and delivery hours should be coordinated to support the use of laneways as public circulation routes.
- (c) Interpretation of the *network of laneways*, including their historic use and evolution over time, is encouraged.
- (d) Enhancement and extension of the *network of laneways*, including laneway widening, should not negatively impact the District's *cultural heritage value* and *heritage attributes*.

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

- (a) Enable pedestrian and cyclist access to City-owned laneways.
- (b) *Maintain* laneway paving in good condition.
- (c) Do not obstruct views of laneways with installations, including impermeable fencing, walls, infrastructure, or signage.
- (d) Enhance laneways with pavement treatments and appropriate lighting.
- (e) Where a laneway is disposed by the City into private ownership, the function of the laneway prior to disposition should continue to *maintain* public access and contribute to the service access, pedestrian and/or mid-block connections to *maintain* the *network of laneways*.

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

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

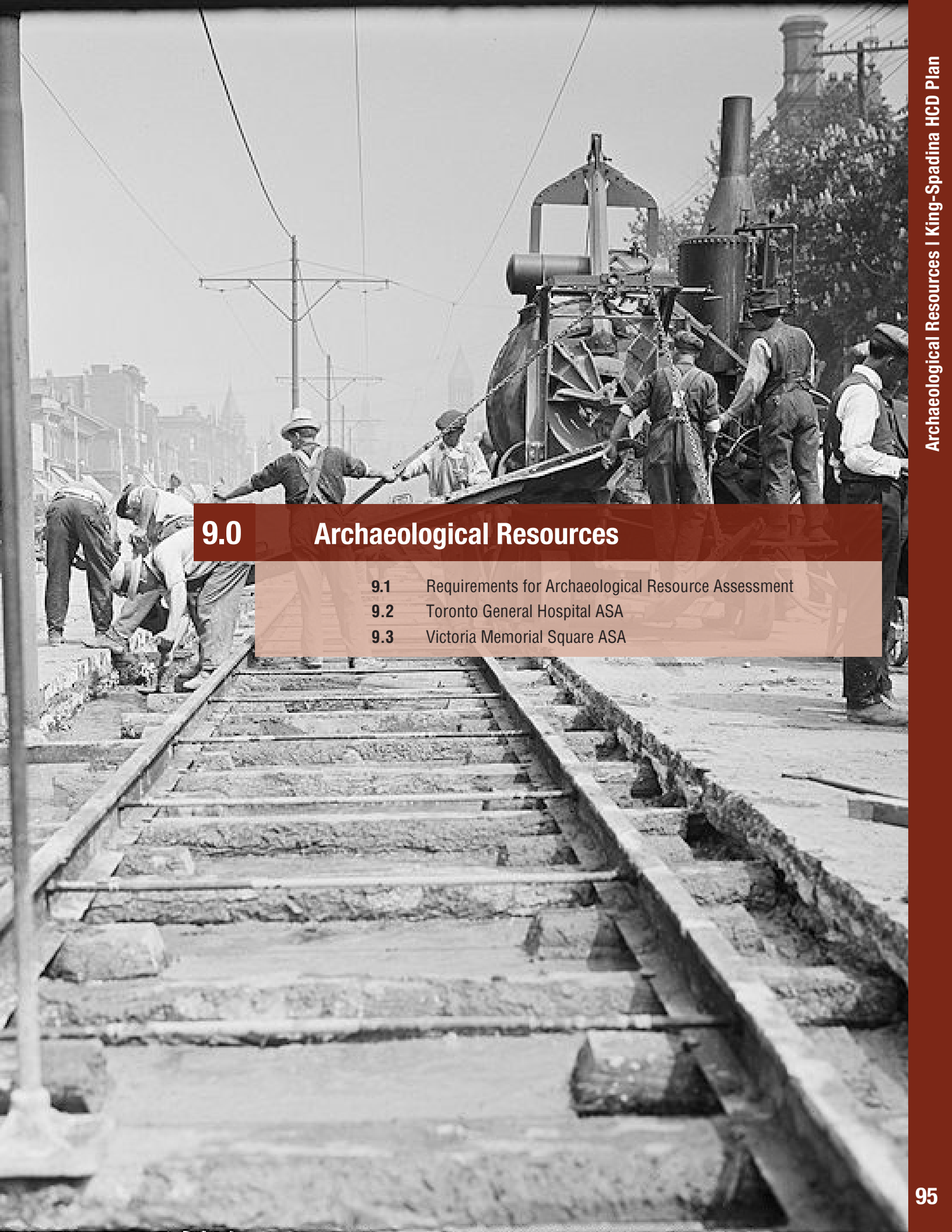
8.4 Utilities and Public Works

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

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

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

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



9.0

Archaeological Resources

- 9.1 Requirements for Archaeological Resource Assessment
- 9.2 Toronto General Hospital ASA
- 9.3 Victoria Memorial Square ASA

9.1 Requirements for Archaeological Resource Assessment

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

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

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

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

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

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

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

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

9.2 Toronto General Hospital Archaeologically Sensitive Area

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

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

Table 2: Properties within the Toronto General Hospital Archaeologically Sensitive Area

Address	Contributing Status
77 Peter St	Contributing
81 Peter St (including 83 Peter St)	Non-Contributing
87 Peter St (including 93 Peter St)	Non-Contributing
8 Widmer St	Non-contributing
10 Widmer St	Contributing
11 Widmer St	Non-contributing
12 Widmer St	Contributing
14 Widmer St	Contributing
16 Widmer St	Contributing
18 Widmer St	Contributing
20 Widmer St	Contributing
86 John St	Non-Contributing

9.3 Victoria Memorial Square Archaeologically Sensitive Area

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

10.0 Procedures

- 10.1 Heritage Permits Deemed to be Issued
- 10.2 Heritage Permit Process
- 10.3 Archaeological Assessment

10.1 Heritage Permits Deemed to be Issued

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

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

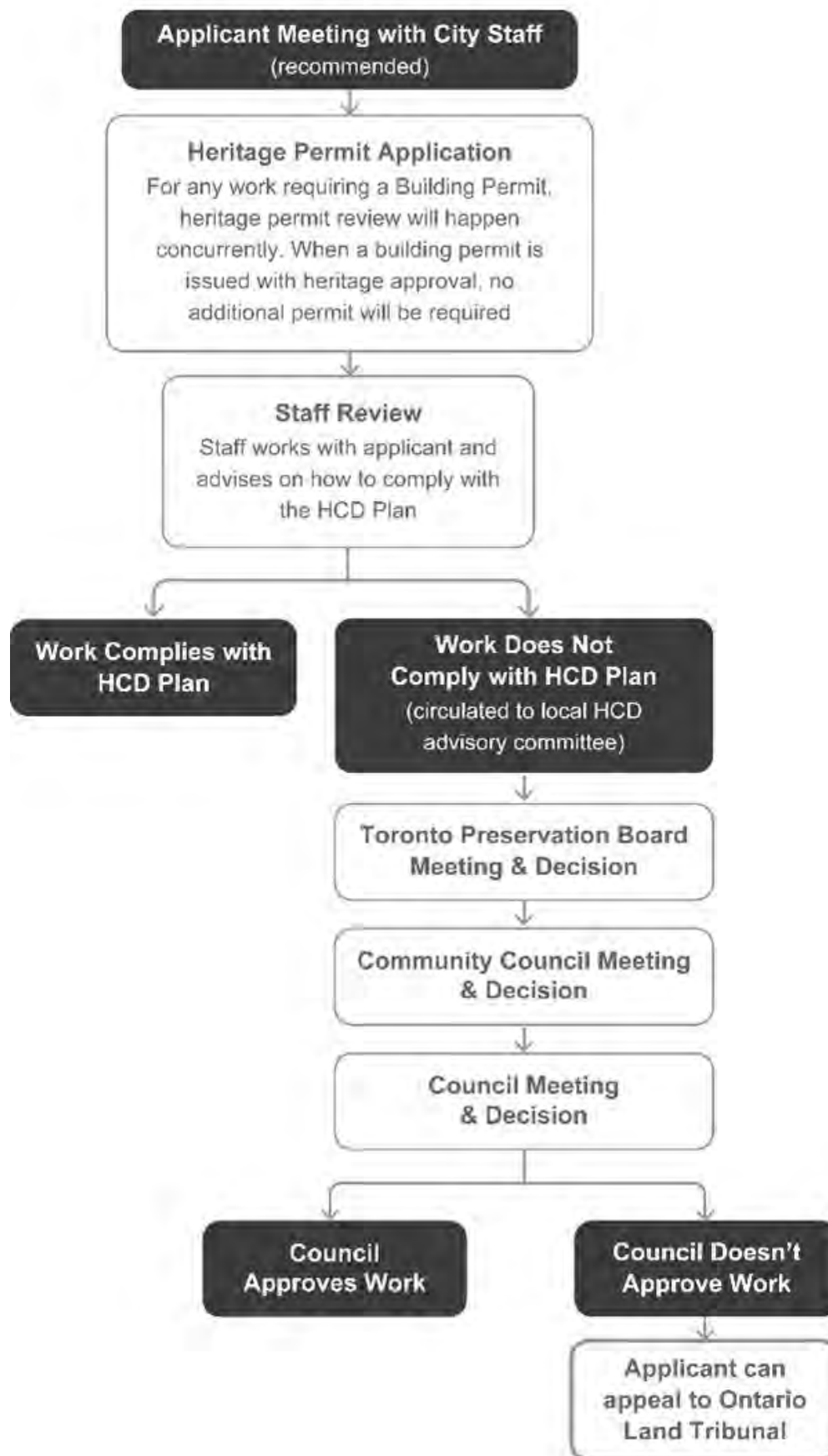
Although a heritage permit is not required for the above classes of *alterations*, property owners and tenants are encouraged to conform to the intent of this Plan for all work undertaken on their properties.

10.2 Heritage Permit Process

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

Section 10.1 of this Plan includes a list of minor *alterations* that do not require a heritage permit within the District.

Heritage Permit Process



10.3 Archaeological Assessment

Requirements for General Archaeological Potential Areas

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

Toronto General Hospital Archaeologically Sensitive Area

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

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

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

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

- *Additions* to existing structures requiring subsurface disturbances
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances

- Foundation *repair/alteration* to existing buildings
- New service hook ups or *repairs* to a building frontage with a minimal *setback* and originating from the *adjacent* right-of-way
- New service hook ups or *repairs* to a building *set back* from the right-of-way of origin
- Landscape *alterations* requiring subsurface excavation/grade changes.

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

Victoria Memorial Square Archaeologically Sensitive Area

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

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

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

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

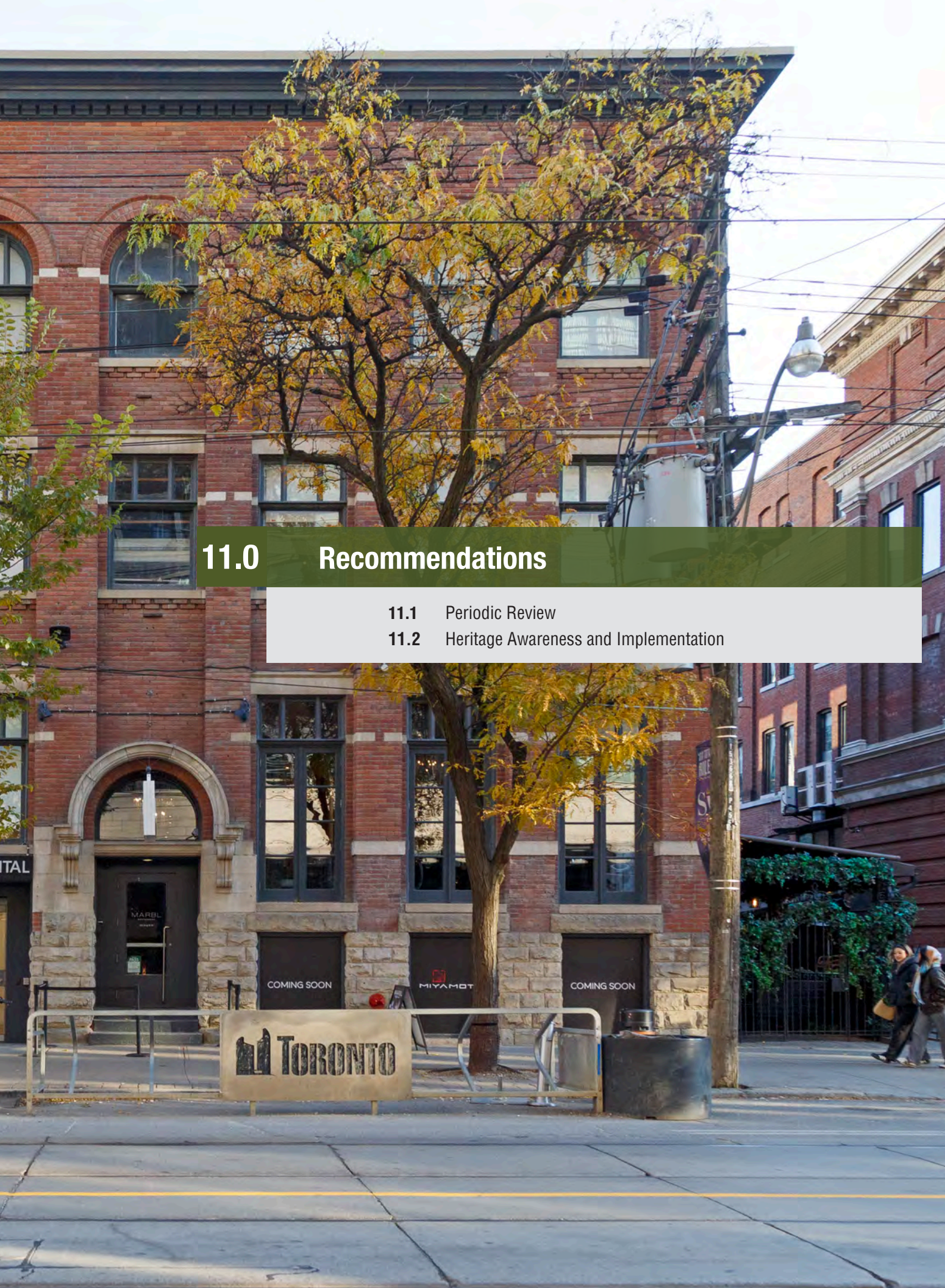
- *Additions* to existing structures requiring subsurface disturbances
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
- Foundation *repair/alteration* to existing buildings
- New service hook ups or *repairs* to a building frontage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

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

11.0 Recommendations

11.1 Periodic Review

11.2 Heritage Awareness and Implementation



11.1 Periodic Review

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

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

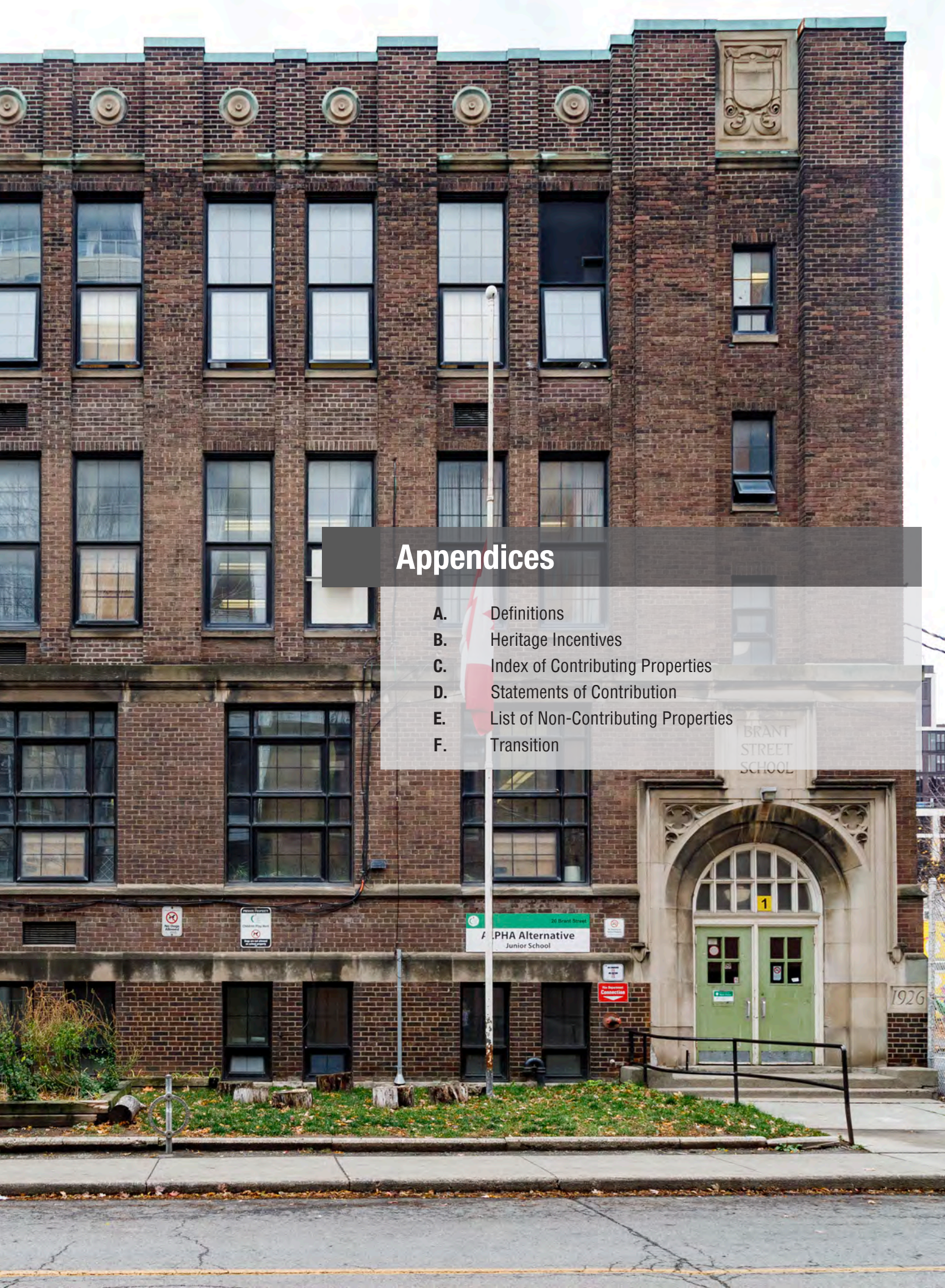
Changes to this Plan must be carefully considered, and only undertaken in the spirit of *conservation* which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to this Plan and its by-law.

11.2 Heritage Awareness and Implementation

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

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

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



Appendices

- A. Definitions
- B. Heritage Incentives
- C. Index of Contributing Properties
- D. Statements of Contribution
- E. List of Non-Contributing Properties
- F. Transition

APPENDICES

A. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Heritage Attributes: In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their *cultural heritage value* as described in the District Significance section of this Plan and designation by-law of individual properties (designated under Part IV of the *Ontario Heritage Act*). These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the *cultural heritage value* of an historic place, which must be retained to *conserve* its *cultural heritage value*. They also include the elements, features and building components that hold up, support or protect the heritage values and attributes and without which the heritage values and attributes may be at risk.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. HERITAGE INCENTIVES

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

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

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

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

For more information on the Heritage Grant and Heritage Tax Rebate Programs, please refer to the following link:

[Heritage Tax Rebate & Grant Programs – City of Toronto](https://www.toronto.ca/city-government/planning-development/heritage-preservation/tax-rebates-grants/)

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/tax-rebates-grants/>

C. INDEX OF CONTRIBUTING PROPERTIES

No.	Primary Address	Heritage Status
1	1 Adelaide Place	Part IV
2	3 Adelaide Place	Part IV
3	5 Adelaide Place	Part IV
4	7 Adelaide Place	Part IV
5	9 Adelaide Place	Part IV
6	11 Adelaide Place	Part IV
7	200 Adelaide Street West	Listed
8	208 Adelaide Street West (including 210 Adelaide Street West)	Listed
9	212 Adelaide Street West	Listed
10	244 Adelaide Street West (including 24 Duncan Street)	Listed
11	257 Adelaide Street West (including 255, 259 and 261 Adelaide Street West)	Listed
12	263 Adelaide Street West (including 263-267 Adelaide Street West)	Part IV
13	266 Adelaide Street West	Part IV
14	268 Adelaide Street West	Part IV
15	270 Adelaide Street West	Part IV
16	295 Adelaide Street West (104 John Street (including 100 and 106 John Street))	Part IV
17	302 Adelaide Street West	Listed
18	304 Adelaide Street West	Listed
19	306 Adelaide Street West (including 306A Adelaide Street West)	Listed
20	308 Adelaide Street West (including 308B and 310 Adelaide Street West)	Listed
21	312 Adelaide Street West (including 316 and 320 Adelaide Street West)	Listed
22	317 Adelaide Street West (including 325 Adelaide Street West)	Part IV
23	331 Adelaide Street West (including 333 Adelaide Street West)	Listed
24	342 Adelaide Street West (including 342 1/2 Adelaide Street West)	Listed
25	345 Adelaide Street West (including 349 Adelaide Street West)	Listed
26	350 Adelaide Street West	Part IV
27	352 Adelaide Street West	Part IV
28	355 Adelaide Street West (including 355 A Adelaide Street West)	Part IV
29	358 Adelaide Street West (including 360 Adelaide Street West)	Listed
30	366 Adelaide Street West	Listed
31	379 Adelaide Street West (including 379A, 379C and 381 Adelaide Street West)	Part IV
32	383 Adelaide Street West (including 385 Adelaide Street West)	Part IV
33	384 Adelaide Street West	Listed

C. INDEX OF CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address	Heritage Status
34	445 Adelaide Street West	Part IV
35	447 Adelaide Street West	Part IV
36	449 Adelaide Street West	Part IV
37	450 Adelaide Street West (St. Andrew's Playground)	
38	451 Adelaide Street West	Part IV
39	453 Adelaide Street West	Part IV
40	487 Adelaide Street West (including 493 Adelaide Street West)	Listed
41	490 Adelaide Street West	Listed
42	497 Adelaide Street West	Part IV
43	499 Adelaide Street West	Part IV
44	504 Adelaide Street West (including 116 Portland Street)	Listed
45	505 Adelaide Street West	Part IV
46	506 Adelaide Street West	Listed
47	507 Adelaide Street West	Part IV
48	509 Adelaide Street West	Part IV
49	511 Adelaide Street West	Part IV
50	512 Adelaide Street West	Listed
51	514 Adelaide Street West	Listed
52	47 Bathurst Street (including 49 Bathurst Street)	Listed
53	51 Bathurst Street (including 59 Bathurst, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 55, and 51 Stewart Street, 540, 550 and 552 Wellington Street, which are non-contributing portions of this property)	Part IV
54	125 Bathurst Street	Part IV
55	129 Bathurst Street	Listed
56	131 Bathurst Street	Listed
57	133 Bathurst Street	Listed
58	135 Bathurst Street	Listed
59	137 Bathurst Street	Listed
60	139 Bathurst Street	Listed
61	141 Bathurst Street (including 581 Richmond Street West)	Part IV
62	20 Brant Street	Listed
63	25 Brant Street	Listed
64	38 Camden Street (including 40 Camden Street)	Part IV
65	19 Charlotte Street	Listed
66	5 Clarence Square	Listed
67	6 Clarence Square	Listed
68	7 Clarence Square	Listed
69	8 Clarence Square	Listed
70	9 Clarence Square	Listed

C. INDEX OF CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address	Heritage Status
71	10 Clarence Square	Listed
72	11 Clarence Square	Listed
73	12 Clarence Square	Listed
74	13 Clarence Square	Listed
75	14 Clarence Square	Listed
76	15 Clarence Square (including 15A Clarence Square)	Listed
77	16 Clarence Square	Listed
78	25 Clarence Square (Clarence Square Park)	Part IV
79	14 Duncan Street (including 180, 184 and 188 Pearl Street)	Part IV
80	15 Duncan Street (including 166 Pearl Street)	Part IV
81	19 Duncan Street (including 219, 223, 225, 229, and 235 Adelaide Street West)	Part IV
82	20 Duncan Street (including 245 Adelaide Street West, 18 and 22 Duncan Street)	Listed
83	30 Duncan Street (including 34 Duncan Street)	Listed
84	11 Ed Mirvish Way	Listed
85	109 John Street	Part IV
86	111 John Street	Part IV
87	113 John Street	Part IV
88	115 John Street	Part IV
89	117 John Street	Part IV
90	119 John Street	Part IV
91	121 John Street	Part IV
92	122 John Street (including 118 John Street and 284 Adelaide Street West)	Listed
93	123 John Street	Part IV
94	125 John Street	Part IV
95	127 John Street	Part IV
96	129 John Street	Part IV
97	133 John Street	Part IV
98	212 King Street West	Part IV
99	214 King Street West (including 218 King Street West)	Part IV
100	220 King Street West	Part IV
101	260 King Street West	Part IV (Also, National Historic Site of Canada)
102	284 King Street West (including 284A King Street West, 171 and 173 Pearl Street)	Part IV
103	287 King Street West (including 289 King Street West)	Part IV

C. INDEX OF CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address	Heritage Status
104	291 King Street West (including 291A King Street West)	Part IV
105	293 King Street West	Part IV
106	295 King Street West	Part IV
107	297 King Street West	Part IV
108	299 King Street West (including 299A King Street West)	Part IV
109	300 King Street West	Part IV
110	301 King Street West (including 303 King Street West)	Part IV
111	305 King Street West (including 309 and 311 King Street West)	Part IV
112	315 King Street West	Part IV
113	319 King Street West	Part IV
114	321 King Street West	Part IV
115	322 King Street West (including 85 John Street, 326 King Street West)	Part IV
116	325 King Street West (including 323 and 325A King Street West)	Part IV
117	355 King Street West	Part IV
118	387 King Street West	Listed
119	388 King Street West (including 70 and 80 Peter Street)	Listed
120	389 King Street West	Listed
121	391 King Street West	Listed
122	401 King Street West (including 401A, 407 and 409 King Street West)	Listed
123	431 King Street West (including 425, 433, 435 and 439 King Street West)	Listed
124	441 King Street West (including 443 King Street West)	Listed
125	445 King Street West (including 447 King Street West)	Listed
126	455 King Street West	Listed
127	460 King Street West (including 72, 74 and 76 Spadina Avenue)	Listed
128	461 King Street West (including 463 King Street West and 418 Wellington Street West)	Listed
129	468 King Street West (including 474 King Street West)	Listed
130	469 King Street West (including 469A and 469B King Street West)	Listed
131	485 King Street West	Part IV
132	489 King Street West	Part IV
133	495 King Street West	Part IV
134	500 King Street West (including 1 and 11 Brant Street, 494, 510, 520 and 522 King Street West)	Listed
135	511 King Street West	Part IV
136	519 King Street West	Part IV
137	521 King Street West	Part IV
138	523 King Street West (including 525 King Street West)	Part IV
139	527 King Street West	Part IV

C. INDEX OF CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address	Heritage Status
140	529 King Street West	Part IV
141	544 King Street West	Listed
142	545 King Street West	Listed
143	557 King Street West (including 563 King Street West)	Listed
144	565 King Street West	Listed
145	567 King Street West	Listed
146	569 King Street West	Listed
147	570 King Street West (including 572 King Street West)	Part IV
148	571 King Street West	Listed
149	573 King Street West	Listed
150	578 King Street West (including 580 King Street West)	Part IV
151	579 King Street West	Listed
152	581 King Street West	Listed
153	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Part IV
154	583 King Street West (including 585 King Street West and 87 Portland Street)	Listed
155	600 King Street West	Part IV
156	602 King Street West (including 604 and 606 King Street West, 86, 90 and 96 Portland Street)	Part IV
157	603 King Street West	Listed
158	613 King Street West	Listed
159	615 King Street West	Listed
160	617 King Street West	Listed
161	619 King Street West	Listed
162	624 King Street West	Listed
163	626 King Street West (including 628 King Street West)	Listed
164	642 King Street West (including 2 and 4 Adelaide Place)	Listed
165	662 King Street West	Listed
166	663 King Street West (including 69, 71 and 73 Bathurst Street, 663 King Street West)	Listed
167	668 King Street West (including 91 Bathurst Street)	Listed
168	20 Maud Street	Listed
169	29 Nelson Street	Listed
170	10 Niagara Street (Wellington Place (Victoria Memorial Square Park))	Listed (Also, part of the Fort York National Historic Site of Canada)
171	158 Pearl Street (including 154 Pearl Street)	Part IV
172	77 Peter Street	Listed

C. INDEX OF CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address	Heritage Status
173	82 Peter Street	Listed
174	118 Peter Street	Part IV
175	120 Peter Street	Listed
176	122 Peter Street	Intention to designate
177	124 Peter Street	Intention to designate
178	134 Peter Street (including 138 Peter Street, 362 Richmond Street)	Listed
179	67 Portland Street (including 67A Portland Street)	Listed
180	98 Portland Street	Listed
181	102 Portland Street	Listed
182	105 Portland Street	Listed
183	107 Portland Street	Listed
184	124 Portland Street	Listed
185	126 Portland Street	Listed
186	127 Portland Street	Listed
187	128 Portland Street	Listed
188	130 Portland Street	Listed
189	135 Portland Street	Listed
190	139 Portland Street	Part IV
191	141 Portland Street	Part IV
192	143 Portland Street	Part IV
193	145 Portland Street	Part IV
194	205 Richmond Street West (including 215 Richmond Street West, 45 and 47 Duncan Street)	Listed
195	221 Richmond Street West (including 217, 225 and 227 Richmond Street West)	Listed
196	240 Richmond Street West (including 57 Duncan Street)	Listed
197	241 Richmond Street West (including 137, 139, 141 and 145 John Street, 239 Richmond Street West)	Part IV
198	250 Richmond Street West	Listed
199	259 Richmond Street West (including 126, 130, 132, and 142 John Street, 261, 263, 265, and 267 Richmond Street West, 41 and 59 Widmer Street)	Part IV
200	260 Richmond Street West	Part IV
201	269 Richmond Street West (including 271 and 273 Richmond Street West, 62 Widmer Street)	Listed
202	275 Richmond Street West	Listed
203	277 Richmond Street West	Listed
204	296 Richmond Street West (including 298 Adelaide Street West)	Listed
205	304 Richmond Street West	Listed
206	340 Richmond Street West	Listed

C. INDEX OF CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address	Heritage Status
207	357 Richmond Street West	Intention to designate
208	359 Richmond Street West	Intention to designate
209	364 Richmond Street West (including 370 Richmond Street West)	Listed
210	372 Richmond Street West	Listed
211	401 Richmond Street West (including 127A Spadina Ave)	Part IV
212	457 Richmond Street West	Listed
213	460 Richmond Street West (including 470 Richmond Street West)	Listed
214	474 Richmond Street West	Listed
215	476 Richmond Street West	Listed
216	478 Richmond Street West	Listed
217	497 Richmond Street West (including 60 Brant Street, 17 Maud Street, 501, 505 and 511 Richmond Street West)	Part IV
218	530 Richmond Street West	Listed
219	532 Richmond Street West	Listed
220	534 Richmond Street West	Listed
221	536 Richmond Street West	Listed
222	538 Richmond Street West	Listed
223	540 Richmond Street West	Listed
224	542 Richmond Street West	Listed
225	544 Richmond Street West	Listed
226	579 Richmond Street West	Part IV
227	620 Richmond Street West (including 165 and 167 Bathurst Street, 622, 624 and 626 Richmond Street West)	Listed
228	100 Simcoe Street (including 203 Adelaide Street West, 130 Pearl Street, 90 Simcoe Street)	Part IV
229	24 Spadina Avenue (including 30 Spadina Avenue, 401 Wellington Street West)	Listed
230	46 Spadina Avenue (including 40, 42, 44 and 50 Spadina Avenue)	Intention to Designate
231	49 Spadina Avenue (including 2 Clarence Square)	Part IV
232	82 Spadina Avenue (including 80 and 80A Spadina Avenue)	Listed
233	96 Spadina Avenue (including 373 and 375 Adelaide Street West, 100 and 104 Spadina Avenue)	Part IV
234	99 Spadina Avenue (including 93, 93A, 95 and 97 Spadina Avenue)	Listed
235	110 Spadina Avenue (including 106 and 112 Spadina Avenue, 394 and 398 Adelaide Street West)	Listed
236	116 Spadina Avenue (including 124 Spadina Avenue)	Listed
237	117 Spadina Avenue (including 119, 121 and 121A Spadina Avenue)	Listed
238	126 Spadina Avenue (including 130, 134, 136, 140 A and 140 Spadina Avenue, 423 and 425 Richmond Street West, 2 and 2B Camden Street)	Listed
239	129 Spadina Avenue (including 139 Spadina Avenue)	Listed

C. INDEX OF CONTRIBUTING PROPERTIES; CONT.






No.	Primary Address	Heritage Status
240	46 Stewart Street	Listed
241	48 Stewart Street	Listed
242	50 Stewart Street	Listed
243	52 Stewart Street	Listed
244	54 Stewart Street	Listed
245	56 Stewart Street	Listed
246	60 Stewart Street (including 58 Stewart Street, 647 and 647A King Street West)	Listed
247	374 Wellington Street West	Listed
248	376 Wellington Street West	Listed
249	420 Wellington Street West	Listed
250	422 Wellington Street West	Part IV
251	424 Wellington Street West (including 424A Wellington Street East)	Part IV
252	436 Wellington Street West (including 438 and 440 Wellington Street West)	Part IV
253	462 Wellington Street West	Part IV
254	467 Wellington Street West (including 479 Wellington Street West and 33 Draper Street)	Listed
255	468 Wellington Street West (including 470 and 472 Wellington Street West)	Listed
256	482 Wellington Street West	Listed
257	488 Wellington Street West (including 490 Wellington Street West)	Listed
258	517 Wellington Street West (including 495 Wellington Street West, 31 Portland Street and 510 Front Street West)	Part IV
259	518 Wellington Street West	Listed
260	520 Wellington Street West	Listed
261	10 Widmer Street	Part IV
262	12 Widmer Street	Part IV
263	14 Widmer Street	Part IV
264	16 Widmer Street	Part IV
265	18 Widmer Street	Part IV
266	20 Widmer Street	Part IV

Total	266
Heritage Register	269
- Listed	159
- Part IV Designated	110

D. STATEMENTS OF CONTRIBUTION

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	1 Adelaide Place	Part IV	Design Contextual	1885	Residential	Second Empire
	3 Adelaide Place	Part IV	Design Contextual	1885	Residential	Second Empire
	5 Adelaide Place	Part IV	Design Contextual	1885	Residential	Second Empire
	7 Adelaide Place	Part IV	Design Contextual	1885	Residential	Second Empire
	9 Adelaide Place	Part IV	Design Contextual	1885	Residential	Second Empire
	11 Adelaide Place	Part IV	Design Contextual	1885	Residential	Second Empire






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	200 Adelaide Street West	Listed	Design Historical Contextual	1913	Industrial/Commercial	Commercial
	208 Adelaide Street West (including 210 Adelaide Street West)	Listed	Design Historical Contextual	1923	Industrial/Commercial	Edwardian Classical
	212 Adelaide Street West	Listed	Design Contextual	1855	Industrial/Commercial	Altered
	244 Adelaide Street West (including 24 Duncan Street)	Listed	Design Historical Contextual	1910	Industrial/Commercial	Commercial
	257 Adelaide Street West (including 255, 259 and 261 Adelaide Street West)	Listed	Design Historical Contextual	1910	Industrial/Commercial	Commercial






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	263 Adelaide Street West (including 263-267 Adelaide Street West)	Part IV	Design Historical Contextual	1915	Industrial/Commercial	Commercial
	266 Adelaide Street West	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	268 Adelaide Street West	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	270 Adelaide Street West	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	295 Adelaide Street West (104 John Street (including 100 and 106 John Street))	Part IV	Design Contextual	2013	Residential	Contemporary
	302 Adelaide Street West	Listed	Design Contextual	1889	Residential	Toronto Bay-n-Gable






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	304 Adelaide Street West	Listed	Design Contextual	1889	Residential	Toronto Bay-n-Gable
	306 Adelaide Street West (including 306A Adelaide Street West)	Listed	Design Contextual	1889	Residential	Toronto Bay-n-Gable
	308 Adelaide Street West (including 308B, 310 Adelaide Street West)	Listed	Design Contextual	1889	Residential	Toronto Bay-n-Gable
	312 Adelaide Street West (including 316, 320 Adelaide Street West)	Listed	Design Historical Contextual	1929	Industrial/Commercial	Commercial
	317 Adelaide Street West (including 325 Adelaide Street West)	Part IV	Design Historical Contextual	1929	Industrial/Commercial	Commercial







D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	331 Adelaide Street West (including 333 Adelaide Street West)	Listed	Design Historical Contextual	1912	Industrial/Commercial	Commercial
	342 Adelaide Street West (including 342 1/2 Adelaide Street West)	Listed	Design Historical Contextual	1858	Residential	Second Empire
	345 Adelaide Street West (including 349 Adelaide Street West)	Listed	Design Historical Contextual	1914	Industrial/Commercial	Commercial
	350 Adelaide Street West	Part IV	Design Historical Contextual	1940	Industrial/Commercial	Art Moderne
	352 Adelaide Street West	Part IV	Design Historical Contextual	1930	Industrial/Commercial	Conservative Renaissance Revival
	355 Adelaide Street West (including 355A Adelaide Street West)	Part IV	Design Historical Contextual	1927	Industrial/Commercial	Commercial

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	358 Adelaide Street West (including 360 Adelaide Street West)	Listed	Design Historical Contextual	1925	Industrial/Commercial	Commercial
	366 Adelaide Street West	Listed	Design Historical Contextual	1920	Industrial/Commercial	Commercial
	379 Adelaide Street West (including 379A, 379C and 381 Adelaide Street West)	Part IV	Design Historical Contextual	1912	Industrial/Commercial	Commercial
	383 Adelaide Street West (including 385 Adelaide Street West)	Part IV	Design Contextual	1945	Industrial/Commercial	Art Moderne
	384 Adelaide Street West	Listed	Design Historical Contextual	1922	Industrial/Commercial	Edwardian Classical
	445 Adelaide Street West	Part IV	Design Contextual	1880	Residential	High Victorian Gothic

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	447 Adelaide Street West	Part IV	Design Contextual	1904	Residential	Altered
	449 Adelaide Street West	Part IV	Design Contextual	1904	Residential	Altered
	450 Adelaide Street West		Historical Contextual Social/Community	1909		Park
	451 Adelaide Street West	Part IV	Design Contextual	1904	Residential	Altered
	453 Adelaide Street West	Part IV	Design Contextual	1904	Residential	Altered
	487 Adelaide Street West (including 493 Adelaide Street West)	Listed	Design Contextual	1951	Industrial/Commercial	Mid-Century Modern






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	490 Adelaide Street West	Listed	Design Contextual	1910	Industrial/Commercial	Conservative Renaissance Revival
	497 Adelaide Street West	Part IV	Design Contextual	1905	Residential	Toronto Bay-n-Gable
	499 Adelaide Street West	Part IV	Design Contextual	1905	Residential	Toronto Bay-n-Gable
	504 Adelaide Street West (including 116 Portland Street)	Listed	Design Contextual	1880	Industrial/Commercial	Altered
	505 Adelaide Street West	Part IV	Design Contextual	1880	Residential	High Victorian Gothic
	506 Adelaide Street West	Listed	Design Contextual	1870	Residential	Altered





D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	507 Adelaide Street West	Part IV	Design Contextual	1880	Residential	High Victorian Gothic
	509 Adelaide Street West	Part IV	Design Contextual	1880	Residential	High Victorian Gothic
	511 Adelaide Street West	Part IV	Design Contextual	1880	Residential	High Victorian Gothic
	512 Adelaide Street West	Listed	Design Contextual	1880	Residential	Queen Anne Revival
	514 Adelaide Street West	Listed	Design Contextual	1880	Residential	Queen Anne Revival
	47 Bathurst Street (including 49 Bathurst Street)	Listed	Design Historical Contextual	1912	Industrial/Commercial	Conservative Renaissance Revival






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	51 Bathurst Street (including 59 Bathurst, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 55, and 51 Stewart Street, 540, 550 and 552 Wellington Street, which are non-contributing portions of this property)	Part IV	Design Contextual	2013	Industrial/Commercial	Contemporary
	125 Bathurst Street	Part IV	Design Contextual	1869	Residential	Edwardian Classical
	129 Bathurst Street	Listed	Design Contextual	1890	Residential	Queen Anne Revival
	131 Bathurst Street	Listed	Design Contextual	1890	Residential	Queen Anne Revival
	133 Bathurst Street	Listed	Design Contextual	1890	Residential	Toronto Bay-n-Gable


D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	135 Bathurst Street	Listed	Design Contextual	1890	Residential	Toronto Bay-n-Gable
	137 Bathurst Street	Listed	Design Contextual	1890	Residential	Second Empire
	139 Bathurst Street	Listed	Design Contextual	1890	Residential	Second Empire
	141 Bathurst Street (including 581 Richmond Street West)	Part IV	Design Historical Contextual	1910	Industrial/Commercial	Conservative Renaissance Revival
	20 Brant Street	Listed	Design Contextual	1926	School	Edwardian Classical







D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	25 Brant Street	Listed	Design Historical Contextual	1920	Industrial/Commercial	Conservative Renaissance Revival
	38 Camden Street (including 40 Camden Street)	Part IV	Design Historical Contextual	1950	Industrial/Commercial	Mid-Century Modern
	19 Charlotte Street	Listed	Design Historical Contextual	1909	Industrial/Commercial	Conservative Renaissance Revival
	5 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	6 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	7 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	8 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	9 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	10 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	11 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	12 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	13 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	14 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	15 Clarence Square (including 15A Clarence Square)	Listed	Design Contextual	1880	Residential	Second Empire
	16 Clarence Square	Listed	Design Contextual	1880	Residential	Second Empire
	25 Clarence Square	Part IV	Design Historical Contextual Social/Community	1860		Park
	14 Duncan Street (including 180, 184 and 188 Pearl Street)	Part IV	Design Historical Contextual	1899	Industrial/Commercial	Conservative Renaissance Revival

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	15 Duncan Street (including 166 Pearl Street)	Part IV	Design Historical Contextual	1900	Industrial/Commercial	Conservative Renaissance Revival
	19 Duncan Street and 225 Adelaide Street (including 219 and 223, 229 and 235 Adelaide Street West)	Part IV	Design Historical Contextual	1908	Industrial/Commercial	Commercial
	20 Duncan Street (including 245 Adelaide Street West, 18 and 22 Duncan Street)	Listed	Design Historical Contextual	1833	Industrial/Commercial	Conservative Renaissance Revival
	30 Duncan Street (including 34 Duncan Street)	Listed	Design Historical Contextual	1926	Industrial/Commercial	Commercial
	11 Ed Mirvish Way (formerly 11 Duncan Street)	Listed	Design Historical Contextual	1925	Industrial/Commercial	Conservative Renaissance Revival
	109 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	111 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	113 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	115 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	117 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	119 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	121 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	122 John Street (including 118 John Street and 284 Adelaide Street West)	Listed	Design Contextual	1885	Residential	Second Empire
	123 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	125 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	127 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	129 John Street	Part IV	Design Contextual	1892	Residential	Queen Anne Revival
	133 John Street	Part IV	Design Contextual	1879	Residential	Second Empire







D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	212 King Street West	Part IV	Design Contextual	1907	Industrial/Commercial	Commercial
	214 King Street West (including 218 King Street West)	Part IV	Design Contextual	1917	Industrial/Commercial	Commercial
	220 King Street West	Part IV	Design Historical Contextual	1909	Industrial/Commercial	Edwardian Classical
	260 King Street West	Part IV (Also, National Historic Site of Canada)	Design Historical Contextual Social/Community	1907	Theatre	Classical Revival
	284 King Street West (including 284A King Street West, 171 and 173 Pearl Street)	Part IV	Design Contextual	1915	Industrial/Commercial	Commercial

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	287 King Street West (including 289 King Street West)	Part IV	Design Contextual	1880	Industrial/Commercial	Second Empire
	291 King Street West (including 291A King Street West)	Part IV	Design Contextual	1875	Industrial/Commercial	Renaissance Revival
	293 King Street West	Part IV	Design Contextual	1875	Industrial/Commercial	Renaissance Revival
	295 King Street West	Part IV	Design Contextual	1876	Industrial/Commercial	Renaissance Revival
	297 King Street West	Part IV	Design Contextual	1876	Industrial/Commercial	Renaissance Revival
	299 King Street West (including 299A King Street West)	Part IV	Design Contextual	1876	Industrial/Commercial	Renaissance Revival






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	300 King Street West	Part IV	Design Contextual Social/Community	1993	Theatre	Contemporary
	301 King Street West (including 303 King Street West)	Part IV	Design Contextual	1886	Industrial/Commercial	Renaissance Revival
	305 King Street West (including 309 and 311 King Street West)	Part IV	Design Contextual	1940	Industrial/Commercial	Mid-Century Modern
	315 King Street West	Part IV	Design Contextual	1884	Industrial/Commercial	Renaissance Revival
	319 King Street West	Part IV	Design Contextual	1858	Industrial/Commercial	Conservative Renaissance Revival
	321 King Street West	Part IV	Design Contextual	1858	Industrial/Commercial	Conservative Renaissance Revival




D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	322 King Street West (including 85 John Street, 326 King Street West)	Part IV	Design Historical Contextual	1903	Industrial/Commercial	Edwardian Classical
	325 King Street West (including 323 and 325A King Street West)	Part IV	Design Contextual	1858	Industrial/Commercial	Conservative Renaissance Revival
	355 King Street West	Part IV	Design Historical Contextual	1927	Industrial/Commercial	Commercial
	387 King Street West	Listed	Design Contextual	1880	Residential	Second Empire
	388 King Street West (including 70 and 80 Peter Street)	Listed	Design Contextual	1940	Industrial/Commercial	Art Moderne
	389 King Street West	Listed	Design Contextual	1880	Residential	Second Empire







D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	391 King Street West	Listed	Design Contextual	1880	Residential	Second Empire
	401 King Street West (including 401A, 407 and 409 King Street West)	Listed	Design Historical Contextual	1905	Industrial/Commercial	Commercial
	431 King Street West (including 425, 433, 435 and 439 King Street West)	Listed	Design Historical Contextual	1908	Industrial/Commercial	Commercial
	441 King Street West (including 443 King Street West)	Listed	Design Historical Contextual	1906	Industrial/Commercial	Edwardian Classical
	445 King Street West (including 447 King Street West)	Listed	Design Historical Contextual	1906	Industrial/Commercial	Edwardian Classical

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	455 King Street West	Listed	Design Historical Contextual	1904	Industrial/Commercial	Edwardian Classical
	460 King Street West (including 72, 74 and 76 Spadina Avenue)	Listed	Design Contextual	1875	Industrial/Commercial	Second Empire
	461 King Street West (including 463 King Street West and 418 Wellington Street West)	Listed	Design Historical Contextual	1901	Industrial/Commercial	Edwardian Classical
	468 King Street West (including 474 King Street West)	Listed	Design Historical Contextual	1913	Industrial/Commercial	Commercial
	469 King Street West (including 469A and 469B King Street West)	Listed	Design Historical Contextual	1907	Industrial/Commercial	Edwardian Classical
	485 King Street West	Part IV	Design Historical Contextual	1882	Industrial/Commercial	Renaissance Revival



D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	489 King Street West	Part IV	Design Historical Contextual	1920	Industrial/Commercial	Commercial
	495 King Street West	Listed	Design Historical Contextual	1900	Industrial/Commercial	Conservative Renaissance Revival
	500 King Street West (including 1 and 11 Brant Street, 494, 510, 520 and 522 King Street West)	Listed	Design Historical Contextual	1872	Industrial/Commercial	Renaissance Revival
	511 King Street West	Part IV	Design Historical Contextual	1893	Industrial/Commercial	Renaissance Revival
	519 King Street West	Listed	Design Contextual	1885	Industrial/Commercial	Renaissance Revival
	521 King Street West	Part IV	Design Contextual	1885	Industrial/Commercial	Renaissance Revival







D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	523 King Street West (including 525 King Street West)	Part IV	Design Contextual	1885	Industrial/Commercial	Renaissance Revival
	527 King Street West	Part IV	Design Contextual	1885	Industrial/Commercial	Renaissance Revival
	529 King Street West	Part IV	Design Contextual	1885	Industrial/Commercial	Renaissance Revival
	544 King Street West	Listed	Design Historical Contextual	1925	Industrial/Commercial	Conservative Renaissance Revival
	545 King Street West	Listed	Design Historical Contextual	1920	Industrial/Commercial	Conservative Renaissance Revival
	557 King Street West (including 563 King Street West)	Listed	Design Contextual	1885	Industrial/Commercial	Renaissance Revival


D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	565 King Street West	Listed	Design Contextual	1885	Industrial/Commercial	Renaissance Revival
	567 King Street West	Listed	Design Contextual	1885	Industrial/Commercial	Renaissance Revival
	569 King Street West	Listed	Design Contextual	1885	Industrial/Commercial	Renaissance Revival
	570 King Street West (including 572 King Street West)	Part IV	Design Contextual	1882	Industrial/Commercial	Georgian
	571 King Street West	Listed	Design Contextual	1885	Industrial/Commercial	Renaissance Revival
	573 King Street West	Listed	Design Contextual	1885	Industrial/Commercial	Renaissance Revival






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	578 King Street West (including 580 King Street West)	Part IV	Design Historical Contextual	1904	Industrial/Commercial	Period Revival
	579 King Street West	Listed	Design Contextual	1885	Industrial/Commercial	Conservative Renaissance Revival
	581 King Street West	Listed	Design Contextual	1910	Industrial/Commercial	Conservative Renaissance Revival
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Part IV	Design Contextual	1910	Industrial/Commercial	Edwardian Classical
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Part IV	Design Contextual	1945	Industrial/Commercial	Art Moderne
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Part IV	Design Historical Contextual	1902	Industrial/Commercial	Conservative Renaissance Revival


D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	583 King Street West (including 585 King Street West and 87 Portland Street)	Listed	Design Contextual	1910	Industrial/Commercial	Conservative Renaissance Revival
	600 King Street West	Part IV	Design Historical Contextual	1900	Industrial/Commercial	Edwardian Classical
	602 King Street West (including 604 and 606 King Street West, 86, 90 and 96 Portland Street)	Part IV	Design Historical Contextual	1904	Industrial/Commercial	Period Revival
	603 King Street West	Listed	Design Contextual	1900	Industrial/Commercial	Renaissance Revival
	613 King Street West	Listed	Design Contextual	1919	Industrial/Commercial	Altered
	615 King Street West	Listed	Design Contextual	1899	Residential	Queen Anne Revival






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	617 King Street West	Listed	Design Contextual	1899	Residential	Queen Anne Revival
	619 King Street West	Listed	Design Contextual	1930	Industrial/Commercial	Edwardian Classical
	624 King Street West	Listed	Design Historical Contextual	1915	Industrial/Commercial	Renaissance Revival
	626 King Street West (including 628 King Street West)	Listed	Design Historical Contextual	1925	Industrial/Commercial	Conservative Renaissance Revival
	642 King Street West (including 2 and 4 Adelaide Place)	Listed	Design Historical Contextual	1885	Industrial/Commercial	Renaissance Revival

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	662 King Street West	Listed	Design Historical Contextual	1904	Industrial/Commercial	Renaissance Revival
	663 King Street West (including 69, 71 and 73 Bathurst Street, 663 King Street West)	Listed	Design Historical Contextual	1900	Industrial/Commercial	Edwardian Classical
	668 King Street West (including 91 Bathurst Street)	Listed	Design Contextual	1902	Industrial/Commercial	Edwardian Classical
	20 Maud Street	Listed	Design Historical Contextual	1920	Industrial/Commercial	Conservative Renaissance Revival
	29 Nelson Street	Listed	Design Historical Contextual	1910	Industrial/Commercial	Edwardian Classical

D. STATEMENTS OF CONTRIBUTION; CONT.




KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	10 Niagara Street	Listed (Also, part of the Fort York National Historic Site of Canada)	Design Historical Contextual Social/Community	1793		Park
	158 Pearl Street (including 154 Pearl Street)	Part IV	Design Historical Contextual	1900	Industrial/Commercial	Conservative Renaissance Revival
	77 Peter Street	Listed	Design Historical Contextual	1920	Industrial/Commercial	Conservative Renaissance Revival
	82 Peter Street	Listed	Design Historical Contextual	1929	Industrial/Commercial	Commercial
	118 Peter Street	Part IV	Design Contextual	1879	Residential	Second Empire

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	120 Peter Street	Listed	Design Contextual	1879	Residential	Second Empire
	122 Peter Street	Intention to designate	Design Contextual	1879 ¹	Residential	High Victorian Gothic
	124 Peter Street	Intention to designate	Design Contextual	1879 ¹	Residential	High Victorian Gothic
	134 Peter Street (including 138 Peter Street, 362 Richmond Street West)	Listed	Design Historical Contextual	1910	Industrial/Commercial	Commercial
	67 Portland Street (including 67A Portland Street)	Listed	Design Contextual	1880	Residential	High Victorian Gothic
	98 Portland Street	Listed	Design Contextual	1880	Residential	Toronto Bay-n-Gable

¹ To be reconstructed following demolition by fire in 2018



D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	102 Portland Street	Listed	Design Contextual	1880	Residential	Toronto Bay-n-Gable
	105 Portland Street	Listed	Design Contextual	1880	Industrial/Commercial	Altered
	107 Portland Street	Listed	Design Contextual	1880	Industrial/Commercial	Altered
	124 Portland Street	Listed	Design Contextual	1880	Residential	Toronto Bay-n-Gable
	126 Portland Street	Listed	Design Contextual	1880	Residential	Toronto Bay-n-Gable
	127 Portland Street	Listed	Design Historical Contextual	1920	Industrial/Commercial	Conservative Renaissance Revival






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	128 Portland Street	Listed	Design Contextual	1880	Residential	High Victorian Gothic
	130 Portland Street	Listed	Design Contextual	1880	Residential	High Victorian Gothic
	135 Portland Street	Listed	Design Contextual	1870	Residential	Altered
	139 Portland Street	Part IV	Design Contextual	1880	Residential	High Victorian Gothic
	141 Portland Street	Part IV	Design Contextual	1880	Residential	High Victorian Gothic
	143 Portland Street	Part IV	Design Contextual	1880	Residential	High Victorian Gothic






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	145 Portland Street	Part IV	Design Contextual	1880	Residential	High Victorian Gothic
	205 Richmond Street West (including 215 Richmond Street West, 45 and 47 Duncan Street)	Listed	Design Historical Contextual	1925	Industrial/Commercial	Commercial
	221 Richmond Street West (including 217, 225 and 227 Richmond Street West)	Listed	Design Historical Contextual	1920	Industrial/Commercial	Edwardian Classical
	240 Richmond Street West (including 57 Duncan Street)	Listed	Design Historical Contextual	1920	Industrial/Commercial	Commercial
	241 Richmond Street West (including 137, 139, 141 and 145 John Street, 239 Richmond Street West)	Part IV	Design Historical Contextual	1930	Industrial/Commercial	Art Moderne
	250 Richmond Street West	Listed	Design Historical Contextual	1909	Industrial/Commercial	Conservative Renaissance Revival

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	259 Richmond Street West (including 126, 130, 132, and 142 John Street, 261, 263, 265, and 267 Richmond Street West, 41 and 59 Widmer Street)	Part IV	Design Contextual	1990	Industrial/Commercial	Contemporary
	260 Richmond Street West	Part IV	Design Historical Contextual	1915	Industrial/Commercial	Commercial
	269 Richmond Street West (including 271 and 273 Richmond Street West, 62 Widmer Street)	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	275 Richmond Street West	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	277 Richmond Street West	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	296 Richmond Street West (including 298 Adelaide Street West)	Listed	Design Historical Contextual	1920	Industrial/Commercial	Commercial
	304 Richmond Street West	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	340 Richmond Street West	Listed	Design Historical Contextual	1920	Industrial/Commercial	Period Revival
	357 Richmond Street West	Intention to designate	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	359 Richmond Street West	Intention to designate	Design Contextual	1885	Residential	Toronto Bay-n-Gable

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	364 Richmond Street West (including 370 Richmond Street West)	Listed	Design Historical Contextual	1920	Industrial/Commercial	Commercial
	372 Richmond Street West	Listed	Design Historical Contextual	1910	Industrial/Commercial	Edwardian Classical
	401 Richmond Street West (including 127A Spadina Ave)	Part IV	Design Historical Contextual Social/Community	1900	Industrial/Commercial	Conservative Renaissance Revival
	457 Richmond Street West	Listed	Design Historical Contextual	1950	Industrial/Commercial	Mid-Century Modern
	460 Richmond Street West (including 470 Richmond Street West)	Listed	Design Contextual Historical	1925	Industrial/Commercial	Commercial
	474 Richmond Street West	Listed	Design Contextual	1890	Residential	Queen Anne Revival






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	476 Richmond Street West	Listed	Design Contextual	1890	Residential	Queen Anne Revival
	478 Richmond Street West	Listed	Design Contextual	1890	Residential	Queen Anne Revival
	497 Richmond Street West (including 60 Brant Street, 17 Maud Street, 501, 505 and 511 Richmond Street West)	Part IV	Design Contextual	1931	Institutional (former Waterworks)	Art Moderne
	530 Richmond Street West	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	532 Richmond Street West	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	534 Richmond Street West	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable





D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	536 Richmond Street West	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	538 Richmond Street West	Listed	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	540 Richmond Street West	Listed	Design Contextual	1890	Residential	Queen Anne Revival
	542 Richmond Street West	Listed	Design Contextual	1890	Residential	Queen Anne Revival
	544 Richmond Street West	Listed	Design Contextual	1890	Residential	Queen Anne Revival
	579 Richmond Street West	Part IV	Design Historical Contextual	1920	Industrial/Commercial	Conservative Renaissance Revival





D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	620 Richmond Street West (including 165 and 167 Bathurst Street, 622, 624 and 626 Richmond Street West)	Listed	Design Historical Contextual	1911	Industrial/Commercial	Commercial
	100 Simcoe Street (including 203 Adelaide Street West, 130 Pearl Street, 90 Simcoe Street)	Part IV	Design Historical Contextual	1909	Industrial/Commercial	Commercial
	24 Spadina Avenue (including 30 Spadina Avenue, 401 Wellington Street West)	Listed	Design Contextual	1905	Industrial/Commercial	Conservative Renaissance Revival
	46 Spadina Avenue (including 40, 42, 44 and 50 Spadina Avenue) Note: The subject property includes a structure situated at the north-west of the property. This structure has not been identified as having cultural heritage value or interest.	Intention to Designate	Design Historical Contextual	1910	Industrial/Commercial	Conservative Renaissance Revival
	49 Spadina Avenue (including 2 Clarence Square)	Part IV	Design Historical Contextual	1911	Industrial/Commercial	Commercial

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	82 Spadina Avenue (including 80 and 80A Spadina Avenue)	Listed	Design Historical Contextual	1905	Industrial/Commercial	Conservative Renaissance Revival
	96 Spadina Avenue (including 373 and 375 Adelaide Street West, 100 and 104 Spadina Avenue)	Part IV	Design Historical Contextual	1909	Industrial/Commercial	Commercial
	99 Spadina Avenue (including 93, 93A, 95 and 97 Spadina Avenue)	Listed	Design Historical Contextual	1919	Industrial/Commercial	Conservative Renaissance Revival
	110 Spadina Avenue (including 106 and 112 Spadina Avenue, 394 and 398 Adelaide Street West)	Listed	Design Historical Contextual	1927	Industrial/Commercial	Commercial






D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	116 Spadina Avenue (including 124 Spadina Avenue)	Listed	Design Historical Contextual	1925	Industrial/Commercial	Commercial
	117 Spadina Avenue (including 119, 121 and 121A Spadina Avenue)	Listed	Design Historical Contextual	1930	Industrial/Commercial	Commercial
	126 Spadina Avenue (including 130, 134, 136, 140 and 140 Spadina Avenue, 423 and 425 Richmond Street West, 2 and 2B Camden Street) Note: The subject property includes a two-storey addition situated at the entrance address of 140 Spadina Avenue. This structure has not been identified as having cultural heritage value or interest.	Listed	Design Historical Contextual	1926	Industrial/Commercial	Commercial
	129 Spadina Avenue (including 139 Spadina Avenue)	Listed	Design Historical Contextual	1919	Industrial/Commercial	Commercial





D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	46 Stewart Street	Listed	Design Contextual	1890	Residential	Toronto Bay-n-Gable
	48 Stewart Street	Listed	Design Contextual	1890	Residential	Toronto Bay-n-Gable
	50 Stewart Street	Listed	Design Contextual	1890	Residential	Toronto Bay-n-Gable
	52 Stewart Street	Listed	Design Contextual	1890	Residential	Toronto Bay-n-Gable
	54 Stewart Street	Listed	Design Contextual	1890	Residential	Toronto Bay-n-Gable
	56 Stewart Street	Listed	Design Contextual	1890	Residential	Toronto Bay-n-Gable





D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	60 Stewart Street (including 58 Stewart Street, 647 and 647A King Street West)	Listed	Design Historical Contextual	1900	Industrial/Commercial	Conservative Renaissance Revival
	374 Wellington Street West	Listed	Design Contextual	1888	Residential	Toronto Bay-n-Gable
	376 Wellington Street West	Listed	Design Contextual	1888	Residential	Toronto Bay-n-Gable
	420 Wellington Street West	Listed	Design Historical Contextual	1909	Industrial/Commercial	Conservative Renaissance Revival
	422 Wellington Street West	Part IV	Design Contextual	1885	Residential	Toronto Bay-n-Gable





D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	424 Wellington Street West (including 424A Wellington Street East)	Part IV	Design Contextual	1885	Residential	Toronto Bay-n-Gable
	436 Wellington Street West (including 438 and 440 Wellington Street West)	Part IV	Design Historical Contextual	1915	Industrial/Commercial	Commercial
	462 Wellington Street West	Part IV	Design Historical Contextual	1916	Industrial/Commercial	Commercial
	467 Wellington Street West (including 479 Wellington Street West and 33 Draper Street)	Listed	Design Historical Contextual	1880	Industrial/Commercial	Conservative Renaissance Revival




D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	468 Wellington Street West (including 470 and 472 Wellington Street West)	Listed	Design Historical Contextual	1915	Industrial/Commercial	Commercial
	482 Wellington Street West	Listed	Design Historical Contextual	1909	Industrial/Commercial	Commercial
	488 Wellington Street West (including 490 Wellington Street West)	Listed	Design Historical Contextual	1907	Industrial/Commercial	Commercial
	517 Wellington Street West (including 495 Wellington Street West, 31 Portland Street and 510 Front Street West)	Part IV	Design Historical Contextual	1909	Industrial/Commercial	Period Revival

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	518 Wellington Street West	Listed	Design Contextual	1891	Residential	Queen Anne Revival
	520 Wellington Street West	Listed	Design Contextual	1891	Residential	Queen Anne Revival
	10 Widmer Street	Part IV	Design Contextual	1876	Residential	Toronto Bay-n-Gable
	12 Widmer Street	Part IV	Design Contextual	1876	Residential	Toronto Bay-n-Gable
	14 Widmer Street	Part IV	Design Contextual	1876	Residential	Toronto Bay-n-Gable

D. STATEMENTS OF CONTRIBUTION; CONT.

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	BUILDING TYPOLOGY	STYLE
	16 Widmer Street	Part IV	Design Contextual	1876	Residential	Toronto Bay-n-Gable
	18 Widmer Street	Part IV	Design Contextual	1876	Residential	Toronto Bay-n-Gable
	20 Widmer Street	Part IV	Design Contextual	1876	Residential	Toronto Bay-n-Gable

E. LIST OF NON-CONTRIBUTING PROPERTIES

No.	Primary Address
1	20 Adelaide Place
2	211 Adelaide Street West
3	214 Adelaide Street West
4	216 Adelaide Street West
5	217 Adelaide Street West
6	218 Adelaide Street West
7	220 Adelaide Street West (including 222 Adelaide Street West)
8	224 Adelaide Street West
9	230 Adelaide Street West
10	236 Adelaide Street West
11	240 Adelaide Street West (including 238 Adelaide Street West)
12	250 Adelaide Street West
13	254 Adelaide Street West
14	260 Adelaide Street West
15	280 Adelaide Street West
16	283 Adelaide Street West
17	290 Adelaide Street West (including 288, 288 A, 292, 294, 294 A, and 294 R Adelaide Street West)
18	303 Adelaide Street West
19	313 Adelaide Street West (including 315 Adelaide Street West)
20	322 Adelaide Street West
21	326 Adelaide Street West
22	328 Adelaide Street West (including 332 and 336 Adelaide Street West, 2 Drummond Place)
23	330 Adelaide Street West (including 334 and 338 Adelaide Street West, 101 and 103 Peter Street)
24	348 Adelaide Street West
25	353 Adelaide Street West
26	354 Adelaide Street West
27	363 Adelaide Street West (including 365 Adelaide Street West)
28	364 Adelaide Street West
29	380 Adelaide Street West
30	387 Adelaide Street West (including 389 and 391 Adelaide Street West)
31	393 Adelaide Street West
32	399 Adelaide Street West (including 405 Adelaide Street West)
33	410 Adelaide Street West (including 404, 406, 412, 414 and 416 Adelaide Street West)
34	422 Adelaide Street West
35	424 Adelaide Street West
36	425 Adelaide Street West
37	426 Adelaide Street West
38	428 Adelaide Street West
39	430 Adelaide Street West

E. LIST OF NON-CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address
40	432 Adelaide Street West
41	434 Adelaide Street West (including 436 Adelaide Street West)
42	438 Adelaide Street West
43	440 Adelaide Street West (including 442 Adelaide Street West)
44	443 Adelaide Street West
45	444 Adelaide Street West
46	461 Adelaide Street West (including 457 and 457 A Adelaide Street West)
47	480 Adelaide Street West (including 6 Maud Street)
48	495 Adelaide Street West
49	501 Adelaide Street West (including 503 Adelaide Street West)
50	502 Adelaide Street West
51	508 Adelaide Street West
52	510 Adelaide Street West
53	525 Adelaide Street West (including 521, 527, 529 and 531 Adelaide Street West)
54	530 Adelaide Street West (including 540 Adelaide Street West)
55	552 Adelaide Street West (including 552 A, 552 R, 554, and 556 Adelaide Street West)
56	37 Bathurst Street
57	103 Bathurst Street (including 111 and 115 Bathurst Street, 543 and 551 Adelaide Street West)
58	143 Bathurst Street
59	145 Bathurst Street
60	147 Bathurst Street
61	149 Bathurst Street
62	151 Bathurst Street
63	153 Bathurst Street
64	155 Bathurst Street
65	157 Bathurst Street
66	159 Bathurst Street
67	161 Bathurst Street
68	12 Brant Street (including 14 Brant Street)
69	19 Brant Street (including 15 Brant Street)
70	23 Brant Street
71	39 Brant Street (including 430 and 438 Adelaide Street West)
72	5 Camden Street
73	8 Camden Street
74	11 Camden Street (including 7 and 9 Camden Street)
75	12 Camden Street
76	15 Camden Street
77	16 Camden Street
78	18 Camden Street

E. LIST OF NON-CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address
79	20 Camden Street
80	21 Camden Street
81	23 Camden Street
82	23 ½ Camden Street
83	29 Camden Street
84	32 Camden Street (including 26 Camden Street)
85	35 Camden Street
86	39 Camden Street
87	42 Camden Street
88	45 Camden Street
89	47 Camden Street
90	49 Camden Street
91	50 Camden Street (including 44 Camden Street)
92	51 Camden Street
93	8 Charlotte Street (including 424, 426, 428 and 430 King Street West)
94	11 Charlotte Street (including 9 and 9R Charlotte Street)
95	36 Charlotte Street
96	46 Charlotte Street
97	26 Duncan Street
98	86 John Street
99	150 John Street
100	224 King Street West
101	317 King Street West
102	266 King Street West (including 268-270 King Street West)
103	276 King Street West (including 274 King Street West and 8 Duncan Street)
104	327 King Street West (including 333 King Street West)
105	335 King Street West (including 337 and 339 King Street West)
106	343 King Street West
107	350 King Street West (including 80 John Street, 330, 356, and 360 King Street West, 5 Widmer Street)
108	357 King Street West (including 363 King Street West)
109	365 King Street West
110	367 King Street West
111	369 King Street West
112	370 King Street West
113	373 King Street West (including 375 King Street West)
114	383 King Street West (including 381 King Street West)
115	393 King Street West (including 395 and 397 King Street West)

E. LIST OF NON-CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address
116	400 King Street West (including 408 and 420 King Street West, 3 Charlotte Street)
117	401 R King Street West
118	415 King Street West
119	438 King Street West (including 434, 436 and 456 King Street West, 69, 71, 73 and 75 Spadina Avenue)
120	464 King Street West
121	478 King Street West (including 476 and 480 King Street West)
122	499 King Street West (including 499 A King Street West)
123	533 King Street West
124	539 King Street West
125	540 King Street West
126	548 King Street West
127	555 King Street West
128	560 King Street West
129	577 King Street West
130	587 King Street West (including 68 Portland Street)
131	589 King Street West
132	595 King Street West (including 601 King Street West)
133	609 King Street West
134	620 King Street West (including 622 King Street West)
135	621 King Street West
136	622A King Street West
137	629 King Street West (including 623, 625, 627, 633 and 637 King Street West, 38 Stewart Street)
138	636 King Street West
139	645 King Street West
140	650 King Street West (including 95 Bathurst Street)
141	30 Maud Street
142	1 Morrison Street
143	7 Morrison Street (including 9 Morrison Street)
144	10 Morrison Street (including 455 Adelaide Street West)
145	10 Nelson Street (including 30, 32, 35 and 37 Duncan Street, 36 Nelson Street)
146	21 Nelson Street (including 11, 17 and 25 Nelson Street)
147	20 Niagara Street
148	30 Niagara Street
149	38 Niagara Street (including 33A and B, 35A, B, C, D and E Bathurst Street)
150	16 Oxley Street
151	25 Oxley Street
152	150 Pearl Street
153	81 Peter Street

E. LIST OF NON-CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address
154	87 Peter Street (including 93 Peter Street)
155	92 Peter Street
156	102 Peter Street (including 108 Peter Street)
157	108 Peter Street
158	111 Peter Street (including 281 Richmond Street West)
159	125 Peter Street (including 117 Peter Street, 287, 287 A, 289, 289 A, 291 and 291 A Richmond Street)
160	126 Peter Street
161	128 Peter Street
162	129 Peter Street (including 131 Peter Street, 342 Richmond Street West)
163	137 Peter Street (including 139 Peter Street)
164	50 Portland Street (including 60 Portland Street)
165	66 Portland Street (including 2 Stewart Street)
166	75 Portland Street (including 69, 71, 77 and 79 Portland Street)
167	83 Portland Street
168	85 Portland Street
169	100 Portland Street
170	101 Portland Street
171	104 Portland Street
172	106 Portland Street
173	109 Portland Street
174	115 Portland Street
175	119 Portland Street
176	120 Portland Street
177	121 Portland Street
178	122 Portland Street
179	123 Portland Street
180	125 Portland Street
181	132 Portland Street
182	137 Portland Street
183	147 Portland Street
184	156 Portland Street (including 585, 589, 591, 593 and 601 Queen Street West, 568 and 572 Richmond Street West)
185	163 Portland Street
186	199 Richmond Street West (including 181, 185, 195, 201 and 203 Richmond Street West)
187	218 Richmond Street West (including 220 Richmond Street West)
188	222 Richmond Street West
189	224 Richmond Street West
190	229 Richmond Street West (including 233 Richmond Street West, 76, 78 and 86 Nelson Street)

E. LIST OF NON-CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address
191	230 Richmond Street West
192	300 Richmond Street West
193	318 Richmond Street West (including 306, 308, 310, 316, 320 and 322 Richmond Street West)
194	330 Richmond Street West (including 324, 326, 328 and 332 Richmond Street West)
195	388 Richmond Street West (including 380 and 400 Richmond Street West)
196	435 Richmond Street West (including 431, 441 and 443 Richmond Street West)
197	444 Richmond Street West
198	445 Richmond Street West
199	446 Richmond Street West
200	448 Richmond Street West
201	450 Richmond Street West
202	451 Richmond Street West
203	452 Richmond Street West (including 458 Richmond Street West)
204	465 Richmond Street West
205	471 Richmond Street West
206	477 Richmond Street West (including 483 Richmond Street West)
207	500 Richmond Street West (including 480, 484, 486, 488, 490 494, 496 and 498 Richmond Street West)
208	520 Richmond Street West
209	525 Richmond Street West
210	529 Richmond Street West
211	530R Richmond Street West
212	533 Richmond Street West
213	543 Richmond Street West
214	546 Richmond Street West
215	548 Richmond Street West
216	548 A Richmond Street West
217	550 R Richmond Street West
218	552 Richmond Street West
219	555 Richmond Street West (including 549 and 553 Richmond Street West)
220	556 Richmond Street West
221	582 Richmond Street West
222	586 Richmond Street West
223	589 Richmond Street West
224	590 Richmond Street West (including 588 Richmond Street West)
225	591 Richmond Street West
226	592 Richmond Street West
227	594 Richmond Street West
228	596 Richmond Street West

E. LIST OF NON-CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address
229	598 Richmond Street West
230	600 Richmond Street West
231	602 Richmond Street West
232	604 Richmond Street West
233	604R Richmond Street West
234	608 Richmond Street West
235	610 Richmond Street West
236	612 Richmond Street West
237	614 Richmond Street West
238	616 Richmond Street West
239	618 Richmond Street West
240	116 Simcoe Street
241	126 Simcoe Street (including 128 Simcoe Street)
242	140 Simcoe Street (including 132, 134, 136, 138, 142, 144, 146, 148 and 150 Simcoe Street, 165, 167 and 169 Richmond Street)
243	168 Simcoe Street (including 214 Richmond Street West)
244	38 Spadina Avenue
245	55 Spadina Avenue
246	57 Spadina Avenue
247	58 Spadina Avenue (including 60 Spadina Avenue)
248	62 Spadina Avenue
249	64 Spadina Avenue
250	78 Spadina Avenue WW
251	101 Spadina Avenue (including 101A Spadina Avenue)
252	105 Spadina Avenue (including 113 Spadina Avenue)
253	123 Spadina Avenue
254	125 Spadina Avenue
255	127 Spadina Avenue
256	139A Spadina Avenue
257	141 Spadina Avenue (including 405, 409, and 409 A Richmond Street, 143 Spadina Avenue)
258	147 Spadina Avenue (including 412 Richmond Street West)
259	150 Spadina Avenue (including 426, 430, 432, 434 and 438 Richmond Street West, 146, 148, 152 and 154 Spadina Avenue)
260	161 Spadina Avenue
261	7 Stewart Street (including 524 Wellington Street West)
262	20 Stewart Street
263	32 Stewart Street
264	2 Waterloo Terrace
265	8 Waterloo Terrace

E. LIST OF NON-CONTRIBUTING PROPERTIES; CONT.

No.	Primary Address
266	378 Wellington Street West
267	380 Wellington Street West
268	400 Wellington Street West (including 412 Wellington Street West)
269	432 Wellington Street West
270	456 Wellington Street West
271	474 Wellington Street West
272	485 Wellington Street West
273	489 Wellington Street West
274	496 Wellington Street West
275	500 Wellington Street West
276	504 Wellington Street West (including 506 Wellington Street West)
277	508 Wellington Street West (including 510, 512 and 516 Wellington Street West)
278	535 Wellington Street West
279	8 Widmer Street
280	11 Widmer Street (including 7 Widmer Street)
281	21 Widmer Street (including 27 and 31 Widmer Street, 299 and 301 Adelaide Street West)
282	30 Widmer Street (including 309 Adelaide Street West)
283	40 Widmer Street
284	42 Widmer Street
285	44 Widmer Street
286	46 Widmer Street
287	48 Widmer Street
288	50 Widmer Street
289	52 Widmer Street
290	54 Widmer Street
	56 Widmer Street (including 58 Widmer Street)

Total	291
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F. TRANSITION

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

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

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

Address & Application Number	Date of Decision	File/Item Number	By-law
217 Adelaide Street West (15 177189 STE 20 OZ)	2020/02/18 (LPAT)	PL151030	
224-240 Adelaide Street West (20 226357 STE 10 OZ)	2022/07/19 (City Council)	TE34.31	1042-2022
263-267 Adelaide Street West (12 152660 STE 20 OZ)	2017/05/24 (City Council) 2021/12/22 (OLT)	CC29.7 PL160318	105-2022(OLT)
353 - 355 Adelaide Street West, 46 Charlotte Street and 16 Oxley Street (20 160837 STE 10 OZ)	2024/03/20 (City Council) 2024/06/28 (OLT)	CC16.22 OLT-22-004590	
149 – 157 Bathurst Street (16 191733 STE 20 OZ)	2021/10/01 (OLT)	PL170294	841-2021(OLT) 842-2021(OLT)
8-18 Camden Street (23 177928 STE 10 OZ)	2023/12/13 (City Council)	TE9.8	1305-2023
35-47 Camden Street (21 235947 STE 10 OZ)	2024/03/20 (City Council) 2024/05/24 (OLT)	CC16.15 OLT-22-003265	
49-51 Camden Street (15 209675 STE 20 OZ)	2016/07/12 (City Council)	TE17.6	697-2016 698-2016
19 Duncan Street, 219-223 Ad- elaide Street West (15 164825 STE 20 OZ)	2018/01/22 (LPAT) 2018/07/04 (City Council)	PL160684 MM31.49	0170-2018(OMB) 0171-2018(OMB)
400 Front Street West (15 136961 STE 20 OZ)	2019/10/03 (LPAT)	PL160685	1210-2022(OLT)

Address & Application Number	Date of Decision	File/Item Number	By-law
126, 132 and 142 John Street, 259, 261, 263 and 267 Richmond Street West and 41 to 59 Widmer Street (19 144266 STE 10 OZ)	2019/11/9-12 (City Council)	TE23.10	949-2022
156-160 John Street (18 226869 STE 10 OZ)	2023/08/16 (OLT) 2023/02/07 (City Council)	OLT-22-003516 CC3.9	302-2024(OLT)
212-220 King Street West (20 227738 STE 10 OZ)	2023/06/12 (OLT) 2023/03/29 (City Council)	OLT-22-002097 CC5.30	
260-270 King Street West and 274-322 King Street West (12 276890 STE 20 OZ)	2014/10/2 (LPAT)	PL130629	1480-2017(OMB) 1481-2017(OMB)
301-319 King Street West (13 144733 STE 20 OZ)	2020/08/05 (OLT) 2020/02/26 (City Council)	OLT-22-003344 CC16.6	0087-2023(OLT)
321-333 King Street West (10 182677 STE 20 OZ)	2019/11/18 (LPAT)	PL110554	122-2020(LPAT)
357-363 King Street West and 62 Peter Street (16 231281 STE 20 OZ)	2017/07/04 (City Council)	TE25.5	812-2017
400-420 King Street West (17 190839 STE 20 OZ)	2019/07/09 (City Council) 2021/10/07 (OLT)	CC9.24 PL180387	757-2021(OLT)
401-415 King Street West (10 197695 STE 20 OZ)	2017/03/01 (LPAT)	PL151158	
489-539 King Street West (16 159483 STE 20 OZ)	2019/10/04 (LPAT)	PL171227	365-2020(LPAT) 366-2020(LPAT)
540-544 King Street West & 1-7 Morrison Street (18 125163 STE 20 OZ)	2019/12/17 (City Council)	TE11.2	243-2020 244-2020
578-580 King Street West (18 225642 STE 20 OZ)	2020/10/27 (City Council) 2021/02/02 (LPAT)	TE19.7 PL190124	
582-590 King Street West, 471-473 Adelaide Street West and 115 Portland Street (17 215103 STE 20 OZ)	2022/07/26 (OLT) 2020/07/28 (City Council)	OLT-22-002457 (PL171510) CC23.8	1116-2022(OLT)
600 King Street West (21 120904 STE 10 OZ)	2023/12/13 (City Council)	TE9.10	

Address & Application Number	Date of Decision	File/Item Number	By-law
647 King Street West, 58-60 Stewart Street, 663-665 King Street West, 69-73 Bathurst Street, 367-369 King Street West and 689 King Street West (16 270239 STE 20 OZ)	2019/03/06 (LPAT)	PL170914	
147 Spadina Avenue (21 208078 STE 10 OZ)	2023/11/08 (City Council) 2024/01/19 (OLT)	TE8.7 OLT-22-003744	
150-158 Pearl Street, 15 Duncan Street (16 269407 STE 20 OZ)	2018/07/23 (City Council) 2019/01/31 (LPAT)	CC44.41 PL170831	1192-2022(OLT)
92 Peter Street	2017/10/11 (Committee of Adjustment)	A0683/17EY	
102-118 Peter Street and 350-354 Adelaide Street West (16 183537 STE 20 OZ)	2017/11/07 (City Council)	TE27.1 TE27.20 PL180086	1470-2017 1471-2017
120, 122-124, 128 Peter Street, 357-359 Richmond Street West (15 255425 STE 20 OZ)	2020/05/28 (City Council) 2018/07/23-30 (City Council) 2022/08/11 (OLT)	CC21.18 CC44.27 PL180086	1164-2022(OLT) 1165-2022(OLT)
135-143 Portland Street (17 213544 STE 20 OZ)	2019/07/16 (City Council) 2022/01/07 (OLT)	CC9.27 PL180067	34-2022(OLT)
241 Richmond Street West and 133 John Street (21 171253 STE 10 OZ)	2022/07/19 (City Council)	TE34.44	851-2022
444-450 Richmond Street West (17 192881 STE 20 OZ)	2020/02/26 (City Council) [DATE] (LPAT)	PL171261 CC16.6	679-2023(OLT)
451-457 Richmond Street West	2019/06/10 (LPAT)	PL170832	397-2022(OLT)
452-458, 590-598 and 602 Richmond Street West (15 223802 STE 20 OZ)	2020/03/06 (LPAT)	PL160081	1007-2020(LPAT) 1008-2020 (LPAT)
462 Wellington Street West (19 133227 STE 10 OZ)	2022/07/19 (City Council)	TE34.37	1047-2022
465-471 Richmond Street West and 38 Camden Street (19 182800 STE 10 OZ)	2021/03/10 (City Council) 2021/10/05(LPAT)	CC30.6 PL200082	792-2023(OLT)
520-530 Richmond Street West (12 279689 STE 20 OZ)	2018/07/23-30 (City Council)	TE34.12	1265-2018

Address & Application Number	Date of Decision	File/Item Number	By-law
543-553 Richmond Street (14 267424 STE 20 OZ)	2019/09/06	PL160263	1615-2019(LPAT)
90 and 100 Simcoe Street, 130 Pearl Street, and 203, 207 and 211 Adelaide Street West (16 192792 STE 20 OZ)	2022/08/16 (OLT) 2021/05/5 (City Council)	OLT-22-004035 CC32.14	1219-2023 (OLT)
49 Spadina Ave, 2 Clarence Square (17 122573 STE 20 OZ)	2019/10/03 (LPAT) 2018/06/26 (City Council)	PL170820 CC43.18	
96 Spadina Avenue and 379, 383, 385 and 391 Adelaide Street West (17 275276 STE 20 OZ)	2019/10/29-30 (City Council)	TE9.9	96-2022
101-105 Spadina Avenue and 363 Adelaide Street West (21 249603 STE 10 OZ)	2023/05/10 (City Council)	TE4.8	588-2023
28-30 Widmer Street, 8-20 Widmer Street (16 118450 STE 20 OZ, 14 235297 STE 20 OZ)	2017/04/05 (LPAT) 2017/03/09, 2017/12/5, 2018/06/28 (City Council) 2018/02/12 (LPAT)	PL151191 CC26.10 CC35.7 MM43.47 PL161031	74-2019 (LPAT) 75-2019 (LPAT)
40-58 Widmer Street (12 188716 STE 20 OZ)	2016/02/03 (City Council) 2019/10/21 (Committee of Adjustment)	TE13.3 A0315/19TEY	273-2016
462 Wellington Street West (19 133227 STE 10 OZ)	2022/07/19 (City Council)	TE34.37	1047-2022
467-479 Wellington Street West and 33 Draper Street (22 179828 STE 10 OZ)	2024/07/24 (City Council) 2024/08/19 (OLT)	CC20.18 OLT-23-001250	
470-474 Wellington Street West (16 261191 STE 20 OZ) and 482-488 Wellington Street West (16 270154 STE 20 OZ)	2019/03/27 (City Council) 2021/06/08 (City Council) 2021/11/12 (OLT)	CC5.12 CC34.8 PL170893; PL171231	1148-2022(OLT)
485-489 Wellington Street West (16 114472 STE 20 OZ)	2019/02/07	PL170348	1247-2022(OLT)
495-517 Wellington Street West, 31 Portland Street, 510 Front Street (17 256142 STE 20 OZ)	2018/07/23 (City Council)	TE34.13	592-2019 593-2019
504 Wellington Street West (16 270147 STE 20 OZ)	2019/07/16 (City Council) 2019/08/13 (LPAT)	CC9.26 PL171178	236-2023(OLT)

