



 **TORONTO**
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King-Spadina
Heritage Conservation District Plan

King-Spadina Heritage Conservation District

HCD Plan
2017

City of Toronto, City Planning

with

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Archaeological Services Inc.

DTAH

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The Purpose of the Plan

The purpose of the King-Spadina HCD Plan is to establish a framework that will conserve the District's 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 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 are intended to support the conservation of the District's cultural heritage value. The conservation of contributing properties and re-development of 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 response to the impacts the proposed development will have on the District. In addition to the review of all development applications by the Toronto Preservation Board, proposed changes may be subject to the City of Toronto Design Review Panel process, an independent review that can help ensure a design contributes to the surrounding context and public realm while achieving design excellence in the present.

How to Read This Plan

The King-Spadina Heritage Conservation District Plan (the Plan) is intended to provide information for those seeking to better understand the King Spadina Heritage Conservation District's (the District) 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 10 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, character sub-area, 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 – Statement of Objectives provides 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, character sub-areas and other heritage resources within the District, including the methodology for their identification and evaluation.

Sections 6 through 10 – Policies and Guidelines provide the policies and guidelines for managing change within the District in order to meet the objectives of the Plan.

Section 11 – 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 12 – 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 in Sections 6 through 10 of this document have been defined; definitions can be found in Appendix A.



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 Preservation Services and other City departments in the development of Secondary Plans, Official Plan amendments, Site and Area Specific Policies and Zoning By-law amendments 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 enhance 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 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 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 attributes.

A Statement of Cultural Heritage Value 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.

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.

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,

- information relating to the proposed heritage conservation district plan, including a copy of the plan, is made available to the public;
- at least one public meeting is held with respect to the proposed heritage conservation district plan; and
- 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. 2005, c. 6, s. 31.

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 an excerpt of the historic overview of the District from the the King-Spadina HCD Study. The full text including references is available online at the City’s website. Minor revisions have been made to the HCD Study text, below.

1.5.1 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, 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 in 1828- 1830.

1.5.2 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 defense 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.

1.5.3 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.

1.5.4 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.

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.

1.5.5 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.

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

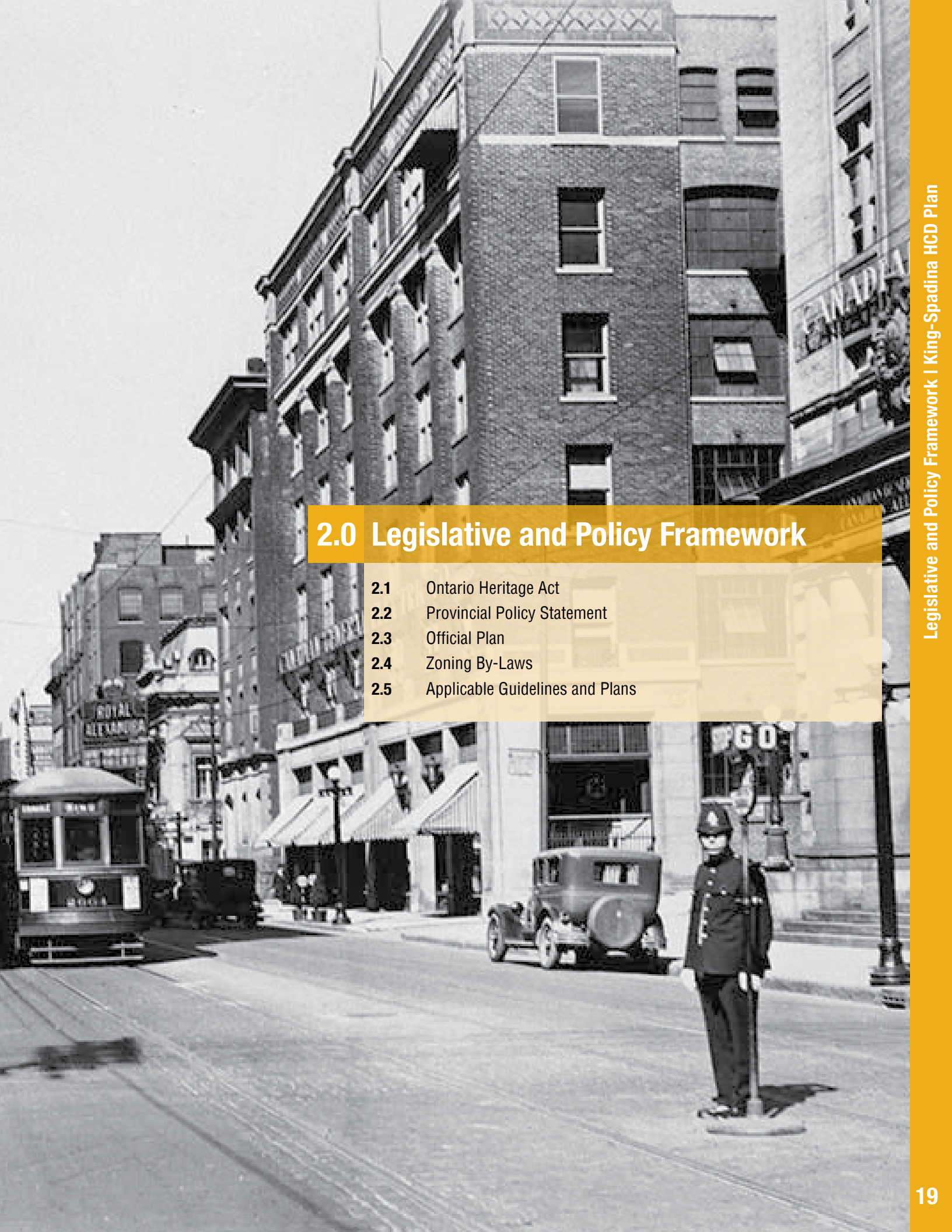
The King-Spadina neighbourhood experienced a renaissance during the late twentieth century as Toronto's premier Entertainment District. Entertainment venues such as theatres, restaurants, sports venues and nightclubs were concentrated in the area between University and Spadina Avenues.

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.



2.0 Legislative and Policy Framework

- 2.1 Ontario Heritage Act
- 2.2 Provincial Policy Statement
- 2.3 Official Plan
- 2.4 Zoning By-Laws
- 2.5 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) (RSO 1990, Amended 2005), 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 statement of the objectives to be achieved in designating the area as a heritage conservation district;
- a statement explaining the cultural heritage value or interest of the heritage conservation district;
- a description of the heritage attributes of the heritage conservation district and of properties in the district;
- policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- 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. 2005, c. 6, s. 31.

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 Tourism, Culture and Sport to assist municipalities in the identification and designation of HCDs in their communities. The Ontario Heritage Toolkit provides guidance on how to conduct HCD studies and plans, identify cultural heritage value and heritage attributes, determine district boundaries, and prepare a statement of objectives. The toolkit can be accessed at the following link: http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

2.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement, 2014 (PPS) is issued under Section 3 of the Planning Act, and it 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. It is effective April 30, 2014 and applies to planning decisions made on or after that date. It replaces the Provincial Policy Statement, 2005 (PPS 2005).

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.

Like PPS 2005, 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. Changes in the PPS strengthen policies and definitions relating to cultural heritage and archaeology.

The PPS connects heritage conservation to economic development and prosperity. Policy 1.7.1 (d) 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 resources, can support long term economic prosperity. Policy 1.7.1 (c) relates the

maintenance and enhancement of downtowns and main streets to economic development. Both policy statements support urban heritage conservation and cultural planning, recognizing the economic value of built heritage resources in defining character and place-making.

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 on has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

2.3 OFFICIAL PLAN

The City of Toronto Official Plan (OP) addresses the designation of HCDs and the authority of the OHA in Section 3.1.5 (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 (3.1.5.21.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 revised 2015 OP policies (OPA 199) require 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.

Section 3.5.3 of the OP addresses retail activity within the City, including retail development and commercial heritage conservation districts. This section states in part that:

In commercial heritage conservation districts where the prevailing floorplate size is an important feature of the district's heritage character, the zoning regulations for ground floor commercial retail uses in new buildings must provide for a maximum store or commercial unit size based on the foregoing considerations, and consistent with the heritage conservation district plan.

In Section 4.7 Regeneration Areas, policy 4.7.2.e 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."

2.3.1 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 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 Review

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, revisions are being made to the 1996 Secondary Plan, with a revised Secondary Plan expected to be brought forward in 2017.

Building on the success of the 1996 Plan, the proposed revised King Spadina Secondary Plan will update the policies to manage development with a contextually and historically sensitive approach and maintain a livable mixed use area while accommodating positive growth. The revised Secondary Plan will address the following considerations:

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

The revised Secondary Plan will recognize 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 revised Secondary Plan will also recognize 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 revised Secondary Plan will reinforce the original 1996 Secondary Plan objectives for King Spadina.

The revised King Spadina Secondary Plan will also recognize that the area will continue to grow and change, and that it must do so in a way that positively contributes to liveability, 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 and its character.

2.3.2 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.

2.3.3 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.

2.4 Zoning By-laws

2.4.1 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) zoning in most cases. The category permits a broad range of residential, commercial and employment uses, and regulates built form rather than setting density limits. West of Spadina Avenue, the predominant height limit is 23 metres, 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.

Section 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 the lot line. 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.

Section 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 HCD Study Area, 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°

At the time of writing, zoning by-law 569-2013 was under appeal at the Ontario Municipal Board. As such, for the purpose of issuing building permits, both the new and previous zoning by-laws (below) are in effect, with the more stringent of the two being applicable where there is a conflict. However, there are also a number of properties to which only the former City of Toronto zoning by-law 438-86, as amended, applies, which are represented by a “hole” in the 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.

2.4.2 Zoning By-law 438-86 RA

The Reinvestment Area (RA) zone does not include density limits but instead focuses on built form provisions. Though it is broadly permissive with respect to land use – including residential, parks, CS&F, retail/service, entertainment/restaurants, office, warehouse, industrial - it includes detailed regulations to address heritage resources. Section 7(3) Part I refers to heritage buildings in RA districts and states that new buildings can only exceed height limits on lots with heritage buildings if the owner of the lot enters into agreement that permits additional height in exchange for preservation of heritage building on the same lot.

Subsections II.(i)A –D – Includes provisions to regulate the “heritage envelope” of additional building volume permitted beyond the zoning height limit, for each type of conservation listed below:

- a) The conservation of facades;
- b) The conservation of a portion of the heritage building;
- c) The conservation of heritage building with new construction setback; and
- d) additional building volume for space adjacent to a heritage building

To maintain the visual prominence of heritage buildings, Section 7(3) Part II, subsection 4 states that no part of a building within 3 metres of the streetwall of a heritage building on the same lot may exceed the height of that streetwall. Subsection 5 requires additional building volume of the heritage envelope to be set back according to the angular plane requirements set out in Section 12 (2) 260, described in Section 3.4.1 above. Where Section

12 (2) 260 does not apply, the setback must be a minimum of 3 metres from any exterior wall of the highest storey located below the heritage envelope, except in a party wall situation.

2.5 APPLICABLE GUIDELINES AND PLANS

2.5.1 Urban Design Guidelines: King-Spadina Area

The Urban Design Guidelines for the King-Spadina Area reinforce the physical character and identity of King-Spadina and provide a framework for reviewing proposed development. The guidelines correspond to the King-Spadina Secondary Plan, adding more detail about specific character elements of the area.

Guidelines seek to ensure that new development is compatible with adjacent heritage buildings through appropriate massing, height, setbacks and step backs, , and should relate to key elements such as cornices, rooflines, and setbacks from the property line. New development should reinforce the character and scale of the existing street wall, the base of the building should respond proportionally to the width of the street, and development should reference the articulation of the historic building facades.

Areas of Special Identity

The Urban Design Guidelines provide direction for the Areas of Special Identity identified in the King-Spadina Secondary Plan: Clarence Square; Wellington Street (between Clarence and Victoria Squares); Victoria Square; Draper Street; and St. Andrew's Playground.

For each area the Design Guidelines identify existing Important Characteristics (including specific historic buildings) and design guidelines within the following categories:

- General Site Plan Issues
- Pedestrian Routes
- Setback

- Open Space
- Servicing
- Height and Massing
- Streetscape
- Address and Grade Related Uses
- Special Streets

The Design Guidelines provide direction for the Special Streets identified in the King-Spadina Secondary Plan: The east side of Bathurst Street; Spadina Avenue (Queen to Front Streets West); John, Peter and Duncan Streets; King Street West (west of John Street); and Front Street West (between John and Bathurst Streets).

For each Special Street, the Design Guidelines identify the existing conditions and apply a set of design guidelines according to the following categories:

- General Site Plan Issues
- Setback
- Open Space
- Grade-Related Uses
- Height and Massing

City Council adopted the King-Spadina Urban Design Guidelines in 2006.

2.5.2 City of Toronto Archaeological Management Plan

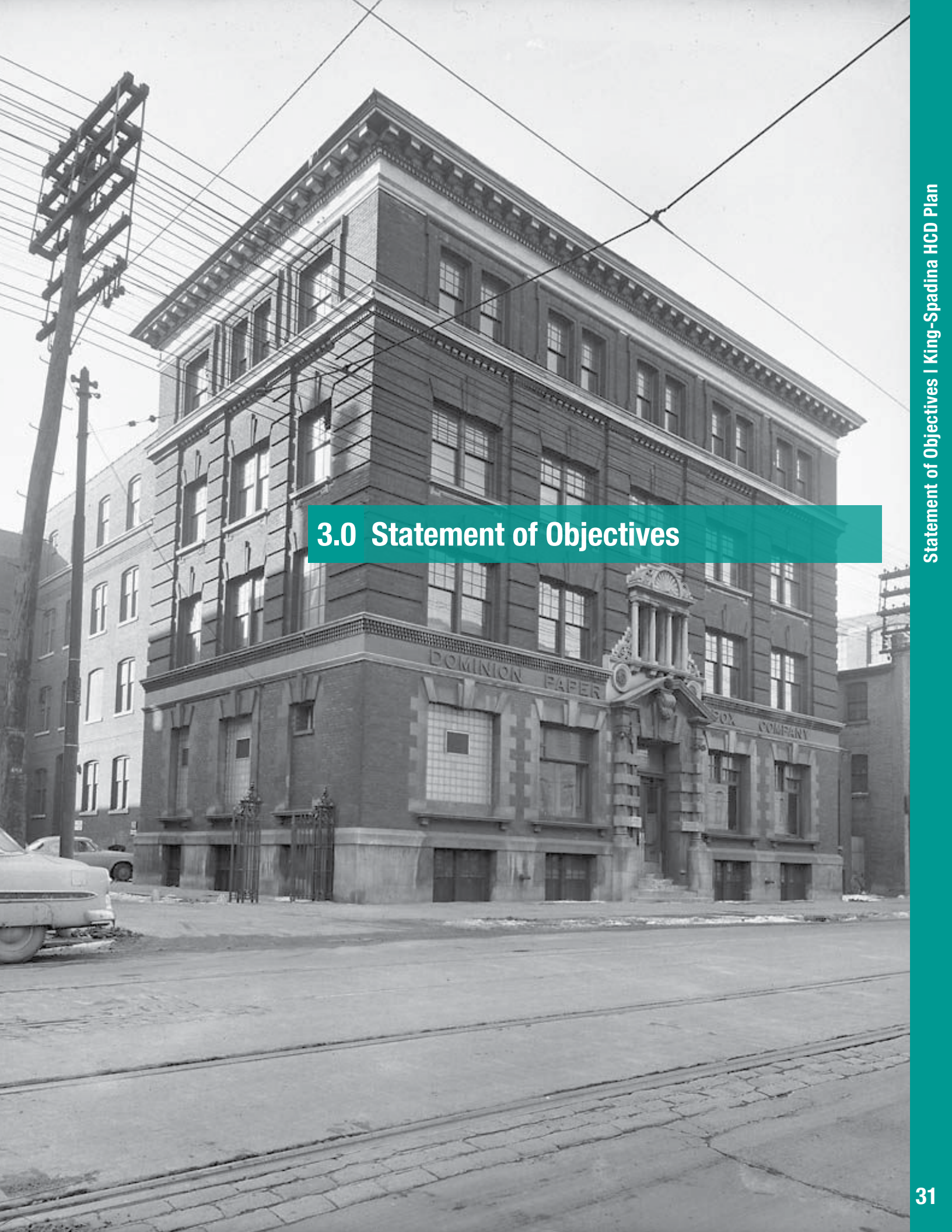
The City of Toronto's Archaeological Management Plan is a more detailed means of identifying general areas of archaeological potential than is possible through application of generic Provincial criteria. The intent of the management plan is to ensure that archaeological sites are adequately considered and studied prior to any form of development or land use change that may affect them. The management plan also identifies specific areas of known archaeological sites referred to as Archaeologically Sensitive Areas (ASAs). These represent concentrations of interrelated features of considerable scale and complexity, some of which are related to 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 and therefore constitute an array of overlapping but potentially discrete deposits.

Typically, when redevelopment is proposed for any lands that incorporate areas of archaeological potential, it triggers an assessment and 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 survive.

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 test is 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 remains and to develop any required 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 remains, 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 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 HCD Plan area. For a list of development/alteration types and alterations requiring assessment see Section 10.1.



3.0 Statement of Objectives

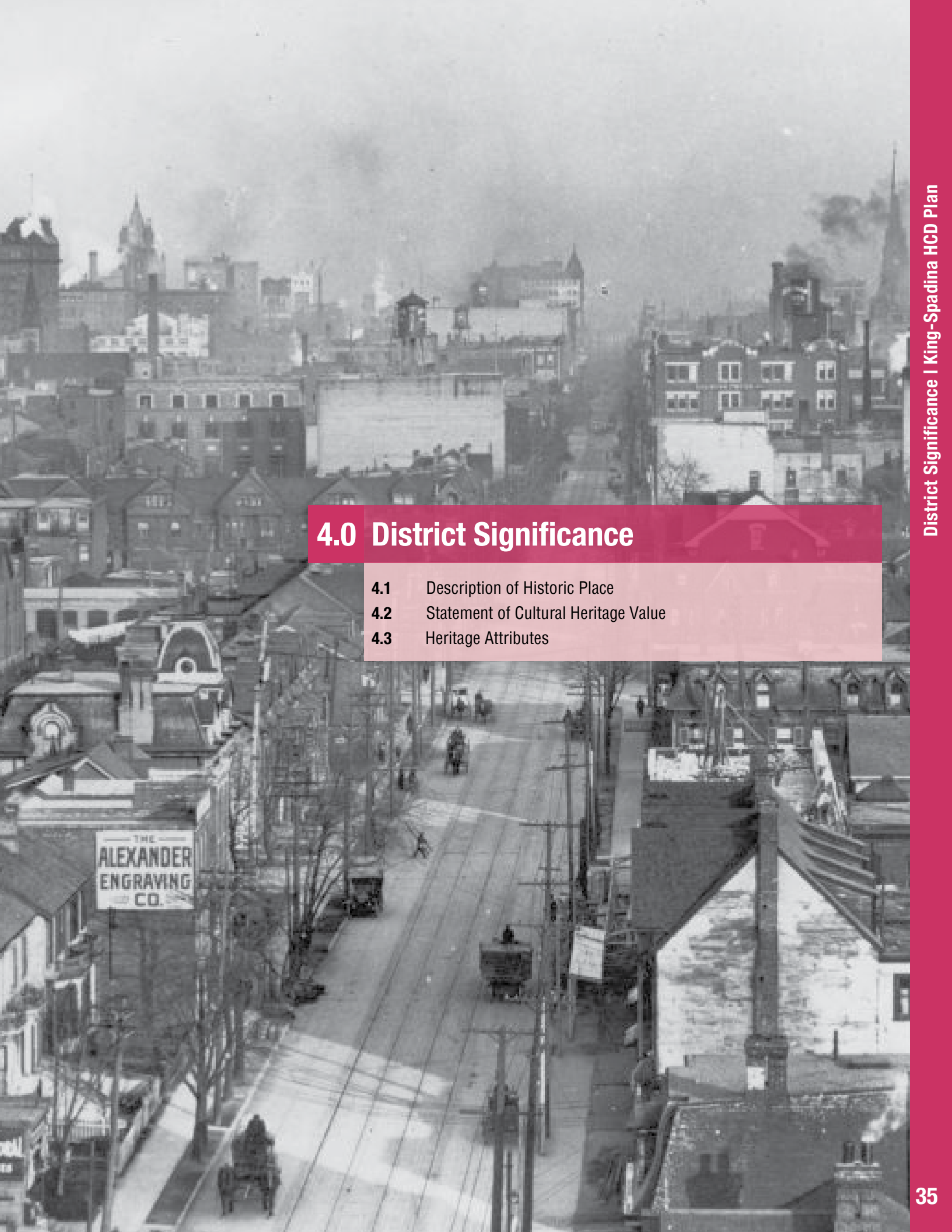
STATEMENT OF OBJECTIVES

The overall objective for the King-Spadina HCD is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term. The cultural heritage value of the District consists of its historic, 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, maintain, and enhance the cultural heritage value* of the District as expressed through its *heritage attributes, contributing properties, building typologies, character sub-areas, public realm and archaeological resources*.
2. *Conserve* the legibility of the District's period of significance, particularly the early phase of residential development, and the later commercial phase of development.
3. *Conserve* the historic form and scale of the District's building typologies.
4. *Conserve and enhance contributing properties, Part IV designated properties, listed properties and National Historic Sites*.
5. *Conserve and enhance the historic scale and public realm* of the Spadina Avenue Character Sub-Area, and its significance as a formal boulevard and major artery within Toronto.
6. *Conserve and enhance the historic scale and mixed-use character* of the St. Andrew Character Sub-Area, including its fine-grained streetscape and rows of *contributing Residential properties* that reflect its history as a residential neighbourhood.
7. *Conserve and enhance the commercial and manufacturing character* of the Duncan Street Character Sub-Area as a representative example of the District's warehouse and manufacturing area history, reflected by its collection of *contributing Commercial Detached properties*.

8. *Conserve* and enhance the Wellington Place Character Sub-Area 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 *complementary alterations to contributing properties* and prevent the removal of *heritage attributes* from *contributing properties* within the District.
10. Ensure that *new development and additions* *conserve* and enhance the *cultural heritage value* of the District in general, as well as the *character sub-area* in which it is located, particularly with respect to historic scale, *public realm* and the general pattern of the built form.
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 *complementary* to the District's *cultural heritage value*.
13. *Conserve* and enhance the District's *network of laneways*, both public and private, to support an understanding of their historic and contemporary uses.
14. *Conserve* and enhance identified views that contribute to an understanding of the District's *cultural heritage value*.
15. *Conserve* Clarence Square, Victoria Memorial Square and St. Andrew's Playground, and their relationships to *adjacent contributing properties*.
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 commercial, cultural and community-based activities.
17. Ensure *new development and alterations adjacent* to the District *conserve* the District's *cultural heritage value*.



4.0 District Significance

- 4.1 Description of Historic Place
- 4.2 Statement of Cultural Heritage Value
- 4.3 Heritage Attributes

4.1 DESCRIPTION OF HISTORIC PLACE

The King-Spadina Heritage Conservation 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, 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 includes three City-owned 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 May 2017, the King-Spadina Heritage Conservation District contained 73 properties listed on the City’s Heritage Register, 55 properties designated under Part IV of the OHA, 17 properties with the intention to designate under Part IV of the OHA, and 4 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.

4.2 STATEMENT OF CULTURAL HERITAGE VALUE

The King-Spadina Heritage Conservation District contains a concentration of late 19th and early to mid-20th century residential and 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 commercial building typologies. The District retains residential buildings dating from 1880 – 1900, 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 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 employer. These commercial 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 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 Street 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 and 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 Districts' historic value as it signalled 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.

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. 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 streets and laneways 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 streets and laneways 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 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 commercial 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 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.

The evolution of the District through the period of significance from primarily residential to commercial mixed-use resulted in the development of discrete character sub-areas whose built form and public realm have been informed by and reflect micro-factors that influenced the growth of the District. These character sub-areas support the District's contextual value, containing interrelated resources that, as a whole, define, support and maintain the District's history and sense of place. The evolution of the district can be ascertained through these sub-areas.

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 tangible and navigable links that provide opportunities for pedestrians to experience and understand the history and evolution of the District from residential through manufacturing and commercial use. The range of uses that the network of laneways facilitates, including servicing adjacent buildings and providing mid-block connections, contribute to the District's contextual value and support a sense of place, providing opportunities for the interpretation of the intact and lost historic buildings around which the network of laneways developed.

4.3 HERITAGE ATTRIBUTES

The cultural heritage value of the King-Spadina HCD is expressed by the following heritage attributes:

BUILT FORM

- The juxtaposition of lower-scale residential and commercial contributing properties with mid-rise commercial contributing properties
- The fine-grained streetscape pattern achieved through a combination of long and narrow historic lots and vertical articulation on commercial contributing properties
- The irregular streetwalls, with commercial contributing properties often built to the front lot lines juxtaposed with residential contributing properties that are generally setback from street
- The interruptions in streetwalls as a result of side lot setbacks between buildings
- The organization of residential and commercial properties into row, semi-detached or detached buildings
- The predominant use of brick masonry (red and buff), stone and terra cotta on the primary elevations of both residential and commercial contributing properties
- The predominant use of brick, stone, terracotta, metal and wood detailing around door and window openings, bays, roof lines, horizontal and vertical architectural features
- The **Residential Building Typology**, and its associated heritage attributes:
 - The use of the Toronto Bay-N-Gable, Second Empire, Queen Anne, and High Victorian Gothic architectural styles and their associated stylistic features
 - Rectangular plans, with narrow frontages and deep lots
 - A general 2 – 3 storey height
 - Primary elevations facing the street, generally setback from the front lot line
 - A general tripartite design, with defined base, mid-section and top
 - Entrances raised a quarter to a half storey above street level, with stairs, railings, porches and bays
 - The use of masonry ornamentation around door and window openings, often in polychromatic brick
 - The use of wood trim around door and window openings, porches, railings, bargeboard and rooflines
 - Early or original window and door features, including hardware, material, glazing, and the division of units
 - Gabled, mansard, and flat roofs, often with asphalt or slate cladding and structural and architectural features
 - Rear elevations backing onto laneways, setback from the rear property line
 - Historic paint colours

- The **Commercial Building Typology**, and its associated heritage attributes:
 - 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
 - Square and rectangular plans, with varying widths and depths
 - A range of heights from 2 – 12 storeys
 - Symmetrical, orderly composition
 - Primary elevations that generally meet the front lot line, with visible side elevations that are setback from side lot lines and which may include fenestration
 - A general tripartite design, with defined base, middle and top
 - Vertical articulation, expressed through bays, window alignments, piers, and projections
 - Flat roofs with structural and architectural features
 - Entrances raised a quarter to a half-storey above street level
 - Regular rhythm of windows on all elevations visible from the public realm
 - Windows that are designed on visible elevations to express the functional purpose of each floor, and which may be embellished in shape, style or design
 - The solid-to-void ratio of window to wall
 - Early or original window and door features, including hardware, material, glazing, and the division of units
 - Painted signage on side elevations, often directly on the masonry walls

PUBLIC REALM

- 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
- The variation in the widths of right-of-ways, which reflect both grand civic designs and the evolution of the District from a residential area to a commercial and manufacturing district
- The District’s archaeological resources
- 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
- 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
 - The view east from Victoria Memorial Square at Portland Street to Clarence Square, inclusive of the streetwall of contributing Commercial properties on the north side of Wellington Street West

- The view west from Victoria Memorial Square at Portland Street to the War of 1812 memorial, mounted headstones, trees and plantings
- The view west from the centre of Clarence Square to Victoria Memorial Square
- The view north from the centre of Clarence Square to the row of houses at 5-16 Clarence Square
- The view west from the southeast and northeast corners of Adelaide Street West and Portland Street to St. Mary's Church
- The view north from Duncan Street and King Street West of the commercial contributing properties on the east and west sides of Duncan Street
- The view north on Spadina Avenue from King Street West of the commercial contributing properties on the east and west sides of Spadina Avenue
- **Victoria Memorial Square**, a registered cemetery, and its associated heritage attributes:
 - The grassed, open space bounded by Wellington, Portland and Niagara Streets
 - Its pathways which provide access from all four corners of the park
 - Its public amenities, such as seating and tables
 - The War of 1812 Memorial designed by Walter Seymour Allward
 - The headstones, which have been conserved and mounted
- **Clarence Square**, and its associated heritage attributes:
 - The placement of the park on the east side of Spadina Avenue, which forms its boundary, with roadways named “Clarence Square” around the north, east and south perimeters
 - Its intact historic boundaries
 - Its relationship to the residential row of buildings adjacent to the north side of the park
 - Its frontage on Spadina Avenue
 - The mature deciduous tree canopy
 - The grassed, open spaces adjoining the pathways
 - The series of axial pathways across Clarence Square to Spadina Avenue (west) and Wellington Street West (east)
 - Its public amenities, such as seating
 - The provincial plaque commemorating Alexander Dunn near the west entrance to the park on Spadina Avenue
- **St. Andrew's Playground**, and its associated heritage attributes:
 - Its relationship to 505 Richmond Street West
 - its frontage on Adelaide Street West and Brant Street
 - the mature deciduous tree canopy
 - the grassed, open space

- Its pathways, providing a shortcut between Adelaide Street West and Brant Street
- its public amenities such as seating and playground structures

CHARACTER SUB-AREAS

St. Andrew's

- The general 2 – 5 storey scale of contributing properties
- The transition of historic building scale from mid-rise commercial properties in the east to low-rise residential properties in the west
- The concentration of residential row properties on Portland Street, Adelaide Street West, Richmond Street West and Adelaide Place
- The former Brant Street Public School and its relationship to the adjacent school yard
- The former Waterworks building and its relationship to St. Andrew's Playground
- The remnants of the 1837 Hawkins Plan, as evidenced in the remaining residential properties, the network of laneways and undivided blocks.
- The setback of residential row properties from the front lot lines
- St. Andrew's Playground

Wellington Place

- The general 2-6 storey scale of contributing Commercial properties along Wellington Street West, with 2-3 storey residential properties on Clarence Square and Stewart Street
- The narrow deep lots on the north side of Wellington Street West, with frontages of 15 – 20 metres and depths of 65 – 70 metres
- The deep setbacks of residential properties on Wellington Street West, reflective of its historic and original use as a residential promenade
- The predominant use of red and buff brick masonry with stone or precast detailing
- The wide (46 metre) right-of-way of Wellington Street West, reflective of the grand Georgian civic design for Wellington Place as a connection between the two parks
- The landscaped front yards of the residential properties on Clarence Square, which contribute to the park edge
- Clarence Square and Victoria Memorial Square

Spadina Avenue

- Commercial detached properties with streetwalls that meet the front property line but are generally setback from side property lines, with windows visible on all four elevations
- The general ratio of streetwall height to the right-of-way, with most streetwalls lower than the right-of-way
- The visibility of side elevations in angular street views
- Large floor-to-floor heights, with extra large ground floor heights expressed through the articulation and embellishment of building elevations
- Distinct tripartite design, with articulated bases at street level with formal entrances
- The two landmark buildings at the corner of Spadina Avenue and Adelaide Street West, ten to twelve storeys tall, capped with masonry penthouse structures with steep sloped pyramidal roofs that act as a portal landmark at the centre of the “Garment District” and define the character sub-area
- The wide right-of-way on Spadina Avenue (40.2 metres) reflective of grand civic designs and the historic importance of Spadina Avenue

Duncan Street

- The concentration of commercial properties on Duncan Street, with a consistent streetwall defined by a general height of 4 – 8 storeys, strong horizontal articulation created by regular floor-to-floor dimensions, rooflines with defined parapets and cornices, and side walls visible from the public realm
- The view north from north of King Street West to the terminus of Duncan Street at Queen Street West



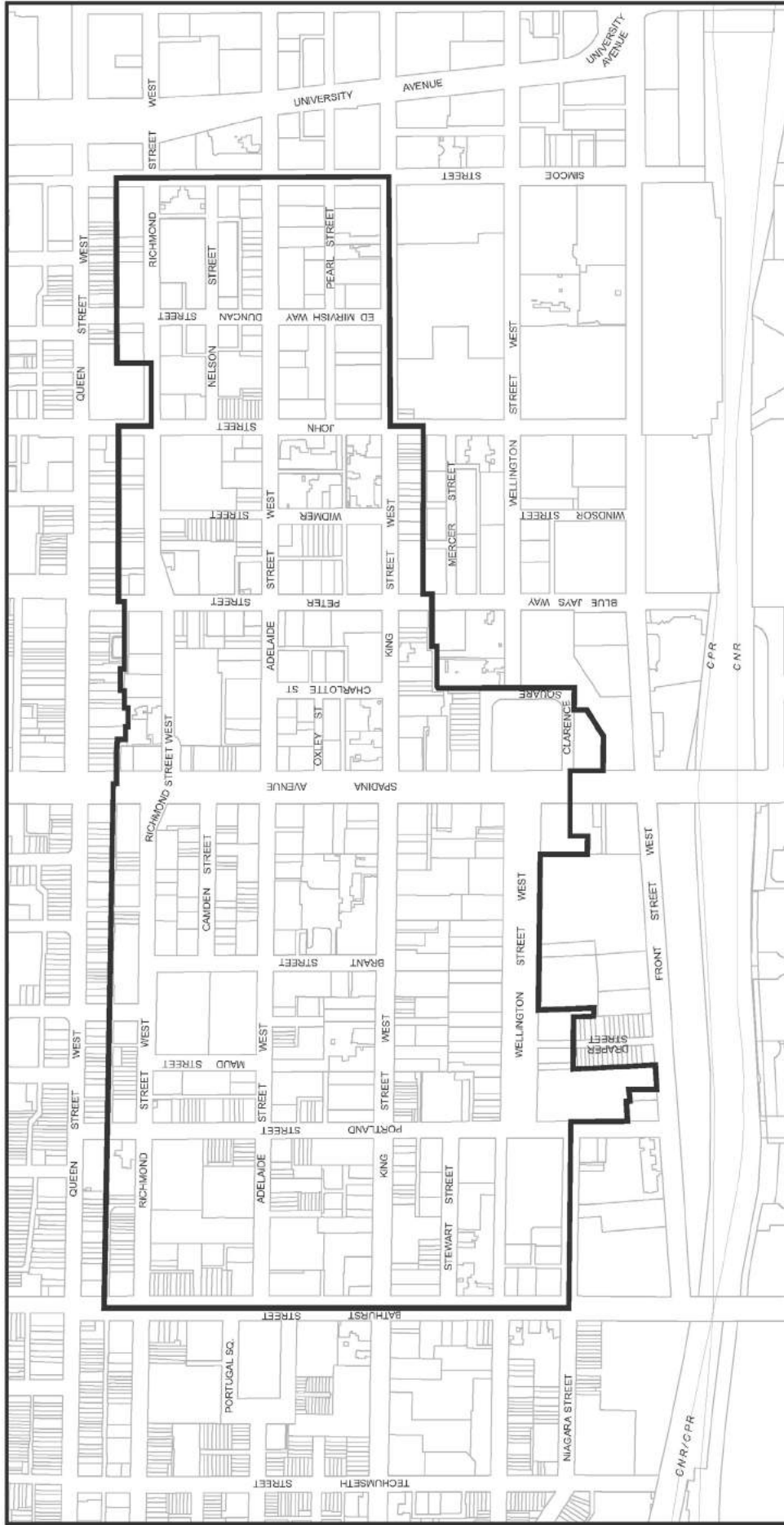
5.0 District Boundary and Resources

- 5.1 District Boundary
- 5.2 Building Typologies
- 5.3 Contributing and Non-Contributing Properties
- 5.4 Network of Laneways
- 5.5 Character Sub-Areas
- 5.6 Parks
- 5.7 Archaeological Resources

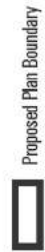
5.1 DISTRICT BOUNDARY

The delineation of the District boundary has been informed by the findings of the Study, community consultation, and the identification and refinement of the District's cultural heritage value. The boundary has increased from the initial Study Area to include both sides of Bathurst Street and Adelaide Street West. At the conclusion of the Study, it was recommended to proceed with two HCDs – an 'entertainment' district, and a 'cultural' district. Through the course of the Plan phase the two districts were combined. The boundary for the District includes:

- The 4 Character Sub-Areas, which contribute to an understanding of the District's evolution and cultural heritage value
- Properties that contain buildings that reflect the District's Building Typologies
 - Residential Building Typology
 - Commercial Building Typology, including two sub-categories:
 - Detached
 - Row
- 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



Proposed Plan Area



Proposed Plan Boundary

Proposed King-Spadina Heritage Conservation District



Not to Scale
June 2017

5.2 BUILDING TYPOLOGIES

The King-Spadina HCD Study identified two building typologies – Row and Industrial / Commercial buildings.

For the purposes of clarity 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, the final HCD Plan recognizes two Building Typologies – Residential and Commercial. The Commercial Building Typology was sub-divided into two sub-categories – detached and row.

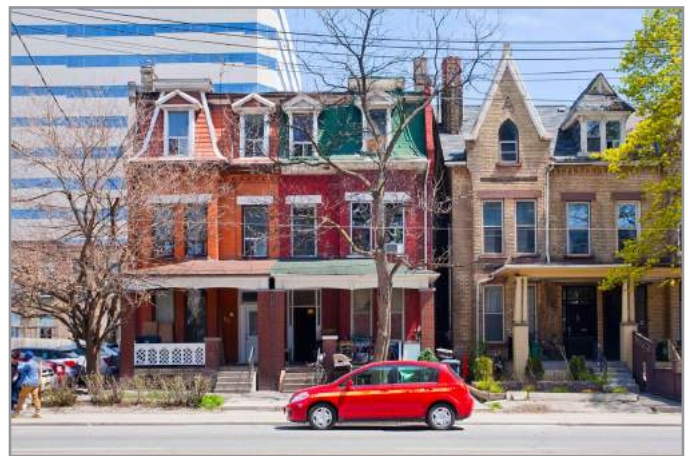
The naming convention for the Building Typologies is based on the original use of the building that informed its built form.

5.2.1 Residential Building

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.



Representative example of the residential building typology



Toronto
Residential Properties

-  Proposed Plan Boundary
-  Residential Properties

Proposed King-Spadina
Heritage Conservation District

↑
Not to Scale
June 2017

5.2.2 Commercial Building

Commercial properties 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 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. The Commercial Building Typology has been categorized based on built form as row or detached.

Commercial Row properties with storefronts along King Street West dating from 1858 to 1910 are significant to the District’s cultural heritage value and reflect the District’s early commercial “main street” development. They contain important heritage attributes including masonry detailing and colour, window placement and shape, and roof profile.

Commercial Detached properties date from 1833 through the 1950s. Some are modest, while others were designed to reflect the prestige of the owner and/or attract tenants through their scale, massing, form, architectural design and craftsmanship. The stylistic influences range from Second Empire, Renaissance Revival, Edwardian Classical, Queen Anne, Commercial style, and Art Moderne. The conservation of the Commercial Detached properties within the District as whole buildings, including their three-dimensional integrity, is key in ensuring the ability to understand their historic use, contribution to the streetscape and the District’s cultural heritage value.



Representative example of the commercial row building typology



Representative example of the commercial detached building typology



TORONTO
Commercial Detached Properties

Proposed King-Spadina
Heritage Conservation District

Proposed Plan Boundary
 Commercial Detached Properties

Not to Scale
June 2017



TORONTO
Commercial Row Properties

Proposed King-Spadina
Heritage Conservation District

Proposed Plan Boundary
 Commercial Row Properties

Not to Scale
June 2017

5.3 CONTRIBUTING & 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 culture heritage values, character 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 values, character 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, 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 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:

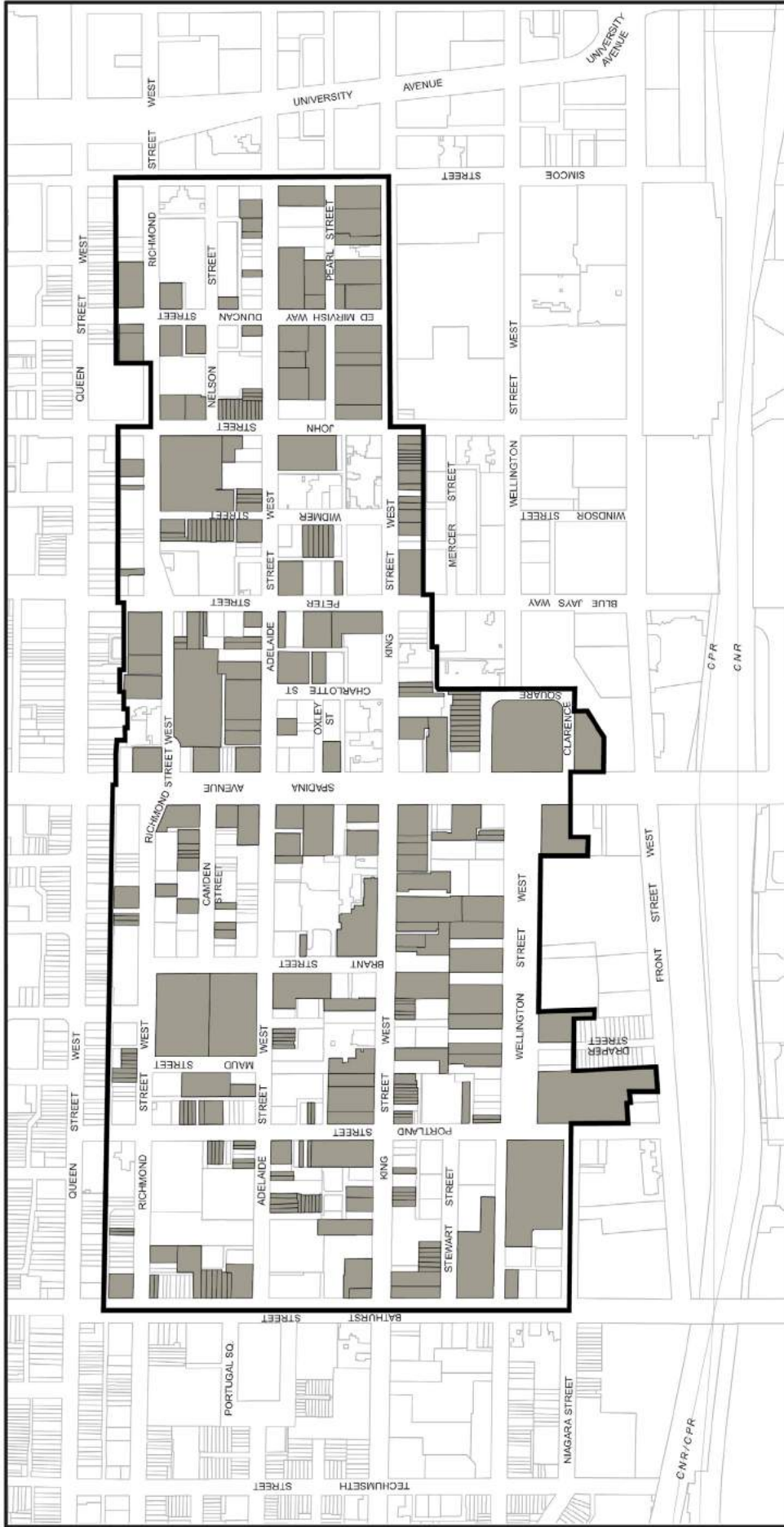
- If there were properties outside the period of significance that supported the Statement of Cultural Heritage Value

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.

5.3.1 Field Survey Review

In August 2016, City Staff re-examined the study area against the survey work completed in 2013/2014, updating property photos where necessary and confirming the integrity of contributing properties. Since the initial survey was completed, three properties identified as contributing had been demolished. They were subsequently removed from the Index of Contributing Properties. The review also included research and a survey of the network of laneways in order to update the map and inform the development of policies and guidelines.

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.



Toronto
Contributing Properties



Proposed King-Spadina
Heritage Conservation District



Not to Scale
June 2017

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 narrow tertiary streets such as Oxley and Pearl Streets.

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 supports to the cohesiveness of the District. This Plan recognizes the importance of ensuring that laneways continue to facilitate service access as well as other activities where appropriate.



Laneway in King-Spadina, used as a mid-block connection



Laneway in King-Spadina, adapted for commercial use



Network of Laneways



Proposed Plan Boundary



Laneways

Proposed King-Spadina Heritage Conservation District



Not to Scale
June 2017

5.5 CHARACTER SUB-AREAS

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.

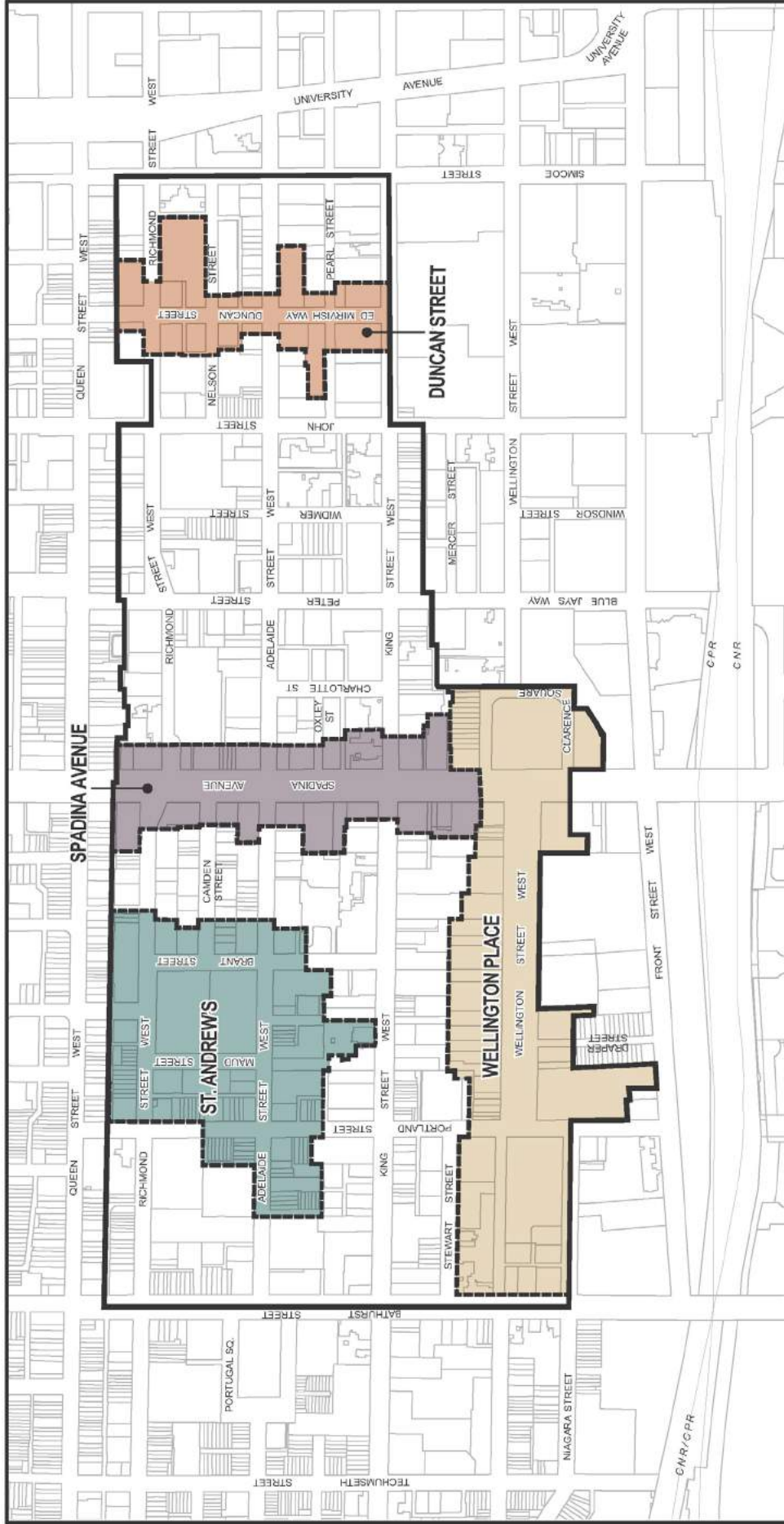
Within the district four Character Sub-Areas have been identified as being representative of these periods of change, and are central in understanding and appreciating the cultural heritage value of the District.

Each Character Sub-Area has a distinct character rooted in its historical evolution and which continues to be evident today, however they all contribute to the District's integrity, and when combined convey the District's cultural heritage value.

Policies and guidelines within this HCD Plan have been developed to pay particular attention to the specific characteristics that define these Character Sub-Areas, and to ensure new development is compatible with and enhances their heritage value.

The four Character Sub-Areas identified within the King-Spadina HCD are:

- St. Andrew's
- Wellington Place
- Spadina Avenue
- Duncan Street



TORONTO
Character Sub-Areas

Proposed Plan Boundary



Character Sub-areas

**Proposed King-Spadina
 Heritage Conservation District**



Not to Scale
 June 2017

5.5.1 St. Andrew's

The St. Andrew's Character Sub-Area is located within the former Military Reserve lands, 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 within the 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 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 St. Andrew's Character Sub-Area generally consists of low- to mid-rise Commercial Detached 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 sub-area's historic built form includes several generations of contributing Residential and Commercial detached properties, as well as significant historical institutional and public properties such as the

Brant Street Public School, the Richmond Street waterworks building, and St. Andrew's Playground. The close proximity of residential and commercial properties adds to the diversity of built form and the sub-area's mixed-use character, as well as a unique historic streetscape. Residential properties are generally setback from the front property line with landscaped front yards, while Commercial properties meet the front property line with a solid streetwall. The Commercial properties vary in scale, floor plate size and date of construction, however they are generally visible from four sides, predominantly brick (buff and red), and have extensive fenestration.

St. Andrew's Playground is at the centre of the sub-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 sub-area and District, and is closely related to the residential character of the sub-area, evidenced through the proximity of contributing Residential properties.



3-7 Adelaide Place



TORONTO
St. Andrew's Character Sub-Area

Proposed King-Spadina
Heritage Conservation District

 Proposed Plan Boundary

 St. Andrews Character Sub-area

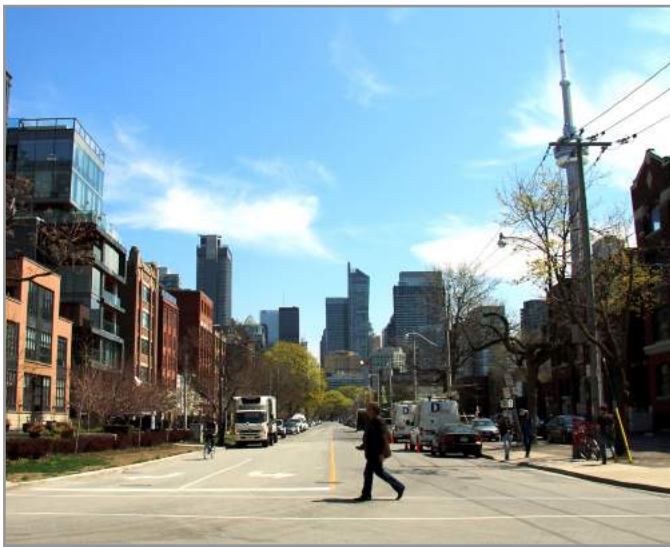

Not to Scale
June 2017

5.5.2 Wellington Place

The Wellington Place Character Sub-Area is an important historic landscape within the District, valued for the interrelationship between built form and public realm envisioned in the 1837 Hawkins Plan. The area is bookended by two public parks – Victoria Memorial Square and Clarence Square – between which the axial road of Wellington Street West was laid out. 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 a residential public realm adjacent to Commercial properties.

The Wellington Place Character Sub-Area primarily consists of low- to mid-rise 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.

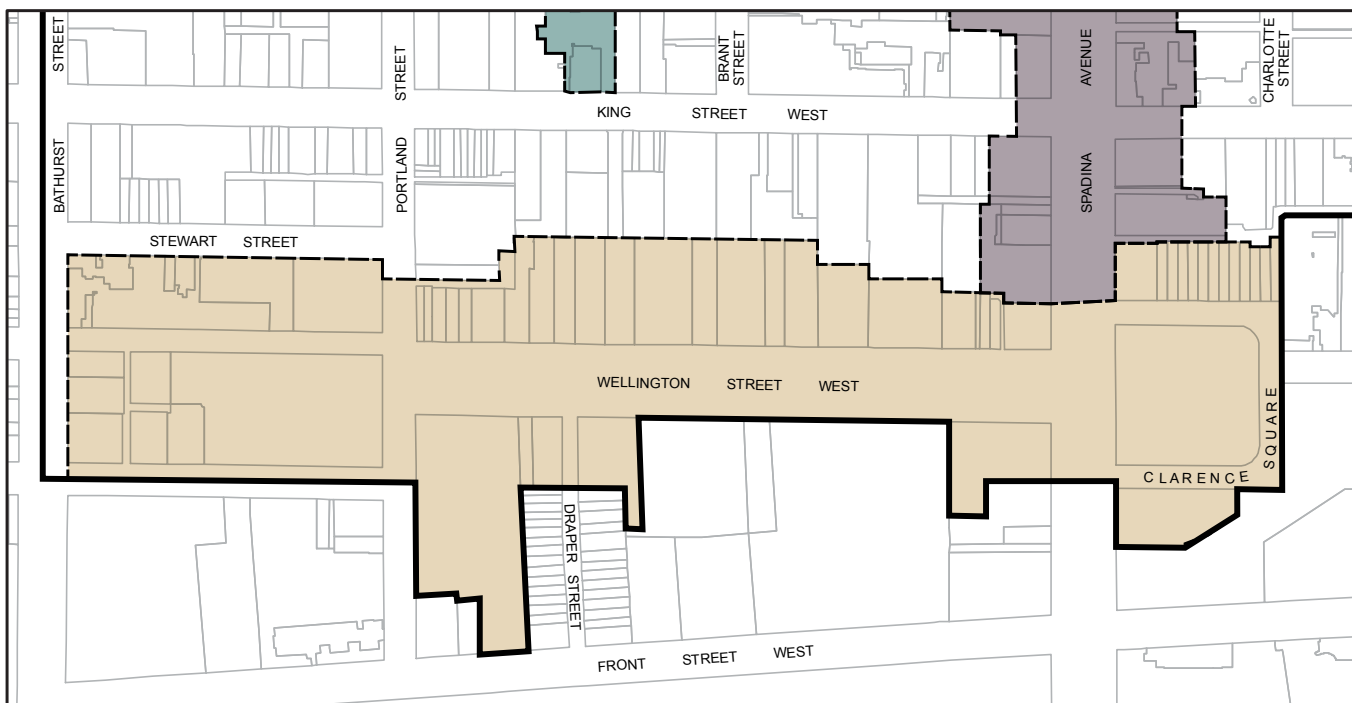
Views between Clarence Square and Victoria Memorial Square contribute to the public realm of the sub-area, and are enhanced by the setback of properties on Wellington Street West, the wide sidewalks with landscaped boulevards, and the mature tree canopy of both parks.



Wellington Street West towards Spadina Avenue from Victoria Memorial Park



Clarence Square, north side



TORONTO
Wellington Place Character Sub-Area

Proposed King-Spadina
Heritage Conservation District

 Proposed Plan Boundary

 Wellington Place Character Sub-area


Not to Scale
June 2017

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 located within the area.

The built form of the Spadina Avenue Character Sub-Area is generally defined by Commercial Detached properties with large floorplates and in a range of architectural styles. Many of these buildings have visible side walls, a 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 south on Spadina Avenue from Richmond Street West



117 Spadina Avenue



TORONTO
Spadina Avenue Character Sub-Area

Proposed King-Spadina
Heritage Conservation District

 Proposed Plan Boundary  Spadina Avenue Character Sub-area


Not to Scale
June 2017

5.5.4 Duncan Street

The Duncan Street Character Sub-Area is an intact artery of Commercial Detached 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 Commercial Detached properties generally between 5-8 storeys contributes to a defined sense of place. The sub-area'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 the sub-area's contribution to the District's cultural heritage value as a relatively intact corridor of Commercial Detached properties, and is enhanced by the strong streetwall and horizontal articulation of the sub-area's 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.

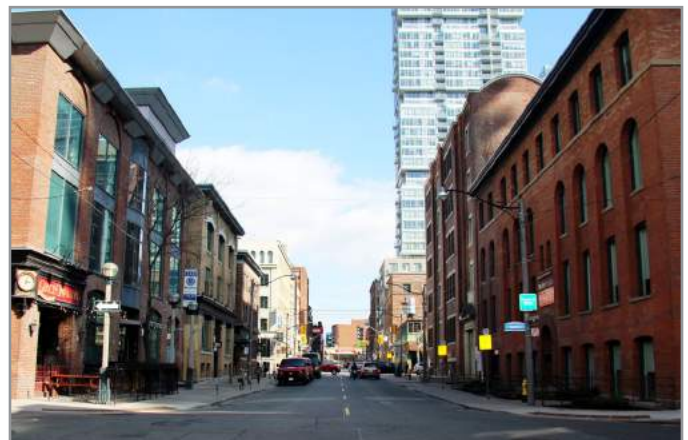
Buildings within the Character Sub-Area vary in architectural style, with most dating from the District's period of significance. The area contains a few examples of contemporary development that has largely been sympathetic to the historic streetwall and pedestrian experience.



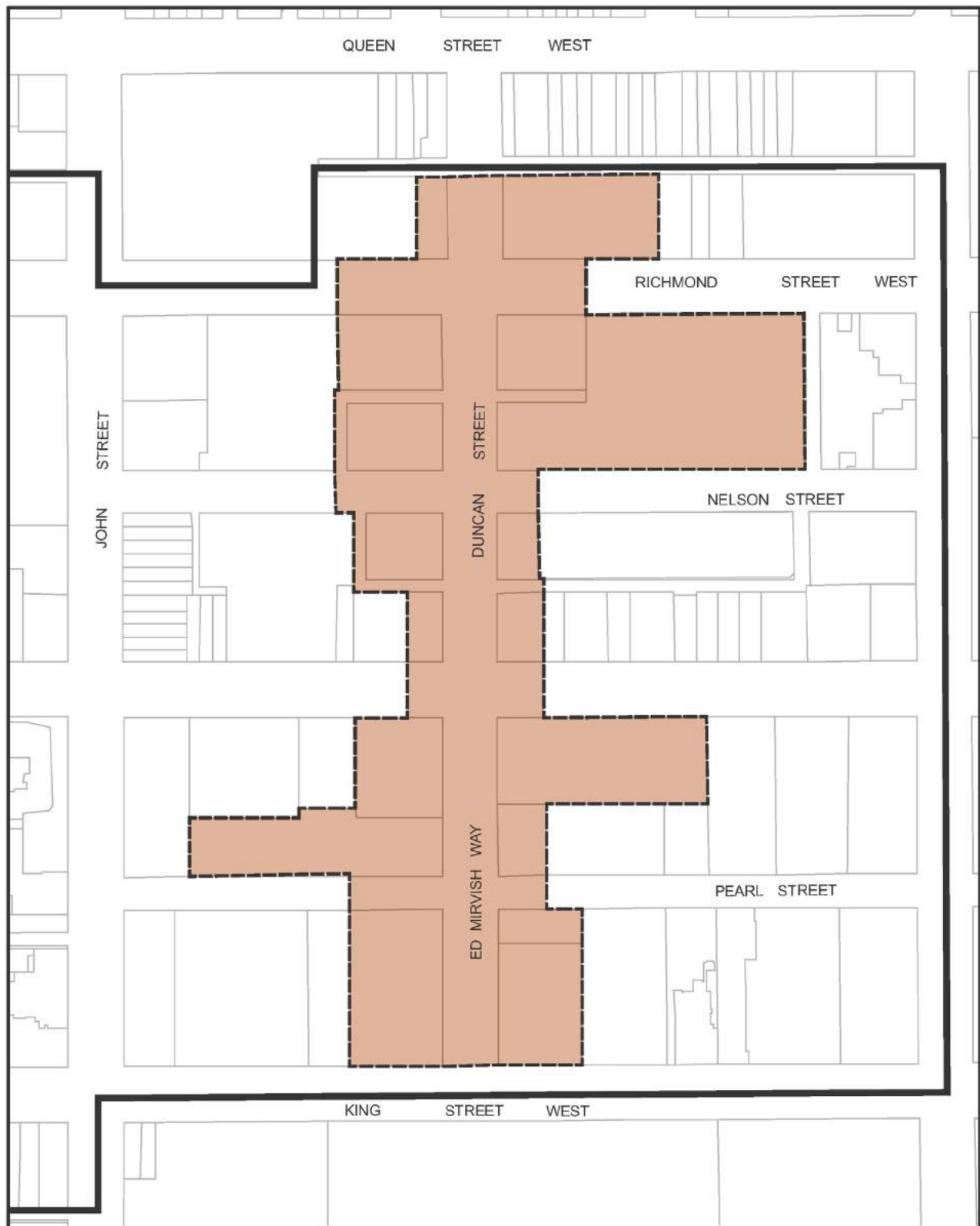
15 Duncan Street



11 Duncan Street



View north on Duncan Street from Pearl Street



Duncan Street Character Sub-Area

Proposed King-Spadina Heritage Conservation District

 Proposed Plan Boundary

 Duncan Street Character Sub-area


Not to Scale
June 2017

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.

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 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.

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) 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.



Victoria Memorial Square



Clarence Square



St. Andrew's Playground



5.7 ARCHAEOLOGICAL RESOURCES

5.7.1 Methodology for Identifying Archaeological Potential

Within the King-Spadina HCD, 135 properties represent—in whole or in part—areas of general archaeological potential.

In general, the City of Toronto Archaeological Management Plan assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. Research undertaken for the King-Spadina HCD Study and Plan has refined this approach for each of the 135 properties that exhibit archaeological potential by categorizing each property according to the types of activities that would likely require an archaeological assessment, or review of the need for an archaeological assessment on the part of City staff, prior to activities that will result in some form of ground disturbance that might not otherwise be subject to archaeological planning control outside of a designated HCD.

5.7.2 The HCD Plan and the 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. The extent of the ASA has since been reduced on the basis of additional archaeological assessments and analysis completed for this HCD Plan.

Nine properties are located within the Toronto General Hospital ASA, which is included as an attribute of the District.

5.7.3 The HCD Plan and the 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 ASA by the City of Toronto 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 meet the objectives of this Plan.

The policies (in **bold** font) describe what is required when undertaking work on a contributing property within the District. Policies are required components of the designating by-law and are not discretionary, unless otherwise indicated.

The guidelines (in regular font) provide suggested methods of satisfying associated policies, but do not carry the mandatory weight of policy. Guidelines recognize that there may be a variety of strategies that could satisfy any given policy.

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 must 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
 - Character Sub-Area
 - Architectural style
 - The intentions and design principles of the original architect or builder
 - 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 determined prior to planning any interventions to determine the appropriate scope of work and to *preserve* as much of the heritage fabric as possible

6.2 CONSERVATION

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 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

The District's *contributing properties* must be *conserved* in order ensure the long-term *conservation* of its *cultural heritage value*. Once an understanding of how a *contributing property* support's 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 in-kind *heritage attributes* that are missing or deteriorated beyond repair
- 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 addition to the other requirements of this Plan, properties designated under Part IV of the *Ontario Heritage Act* shall be *conserved* in accordance with their respective Part IV designating by-laws

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

6.5 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.

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 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 The *demolition* of buildings or structures on *contributing properties* shall not be permitted, unless:

- **The *integrity* of the *contributing property* for which the demolition application has been submitted has been lost; and**
 - **The loss of *integrity* of the *contributing property* is not the result of demolition by neglect, deferred *maintenance* or purposeful damage to the property**
- a. A peer review of the demolition application may be required at the expense of the applicant, if requested by the City

6.6.2 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* Commercial Detached properties, and the consistent *streetwall* of *contributing* Commercial row properties.

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* is a modest adjustment from its existing location and *preserves* the relationship of the 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 *preservation* of the District’s *heritage attributes*. *Alterations* may be supported when they meet the objectives, comply with the *policies* and maintain the intent of the *guidelines* of this Plan.

6.10.1 The *alteration of contributing properties* shall be *complementary and subordinate* to the District’s *cultural heritage value and heritage attributes*

- a. *Complementary 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 *complementary* to the materials of the *contributing property*

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

- a. *Preserve* 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 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 – 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 *complementary 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*, 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, complementary to and distinguishable from the contributing property*

6.11.3 *Additions to contributing properties shall not be permitted on any street-facing elevation*

- a. *Additions* for the purposes of *accessibility*, fire and life safety and 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 the visibility of fenestrated side elevations from the public realm*

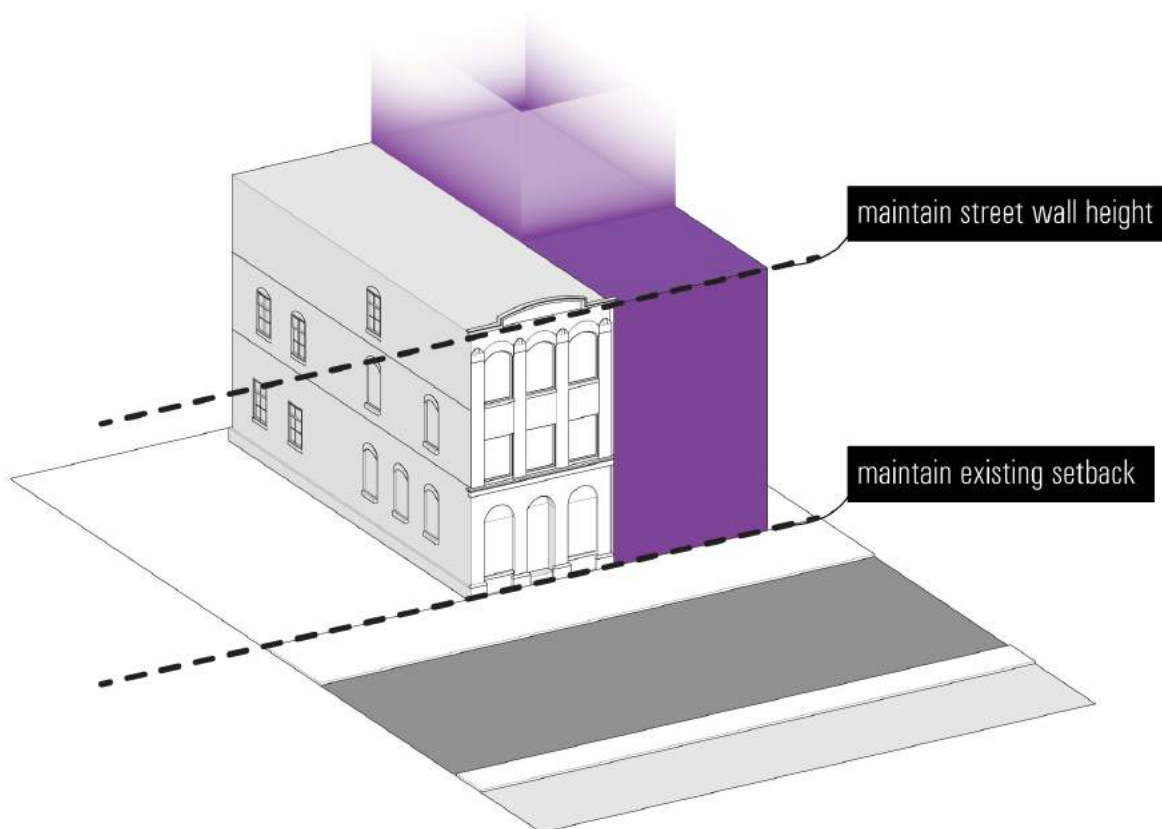
- a. The design, scale and massing of side *additions* should be *complementary* to and distinguishable from the *contributing property*
- b. Physically and/or visually separate side *additions* from the *primary structure* through the use of reveals, transparent materials, *setbacks*, the incorporation of publically-accessible space, or other design methods

6.11.5 The *streetwall* height of side *additions* shall match the *streetwall* height of the *primary structure* on a *contributing property*

- Additional height above the *streetwall* must *step back*. *Step back* distances will be determined based upon the design, scale and massing of the proposed *addition*, the *contributing property*, and other applicable *policies*

6.11.6 The *setback* of side *additions* shall match the *setback* of the *primary structure* on a *contributing property*

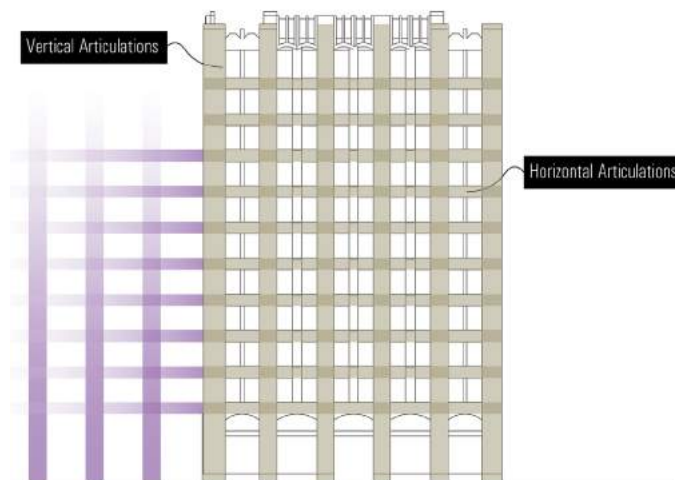
- a. Where the *primary structure* is *setback* from the front property line, *setback additions* the same distance from the front property line to *conserve* the visibility of the *primary structure* from the *public realm*
- b. Minor *setbacks* for the purposes of accessibility, recessed entranceways 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*



6.11.7 Cantilevered portions of *additions to contributing properties* shall not be permitted above any required *step back* or *setback*

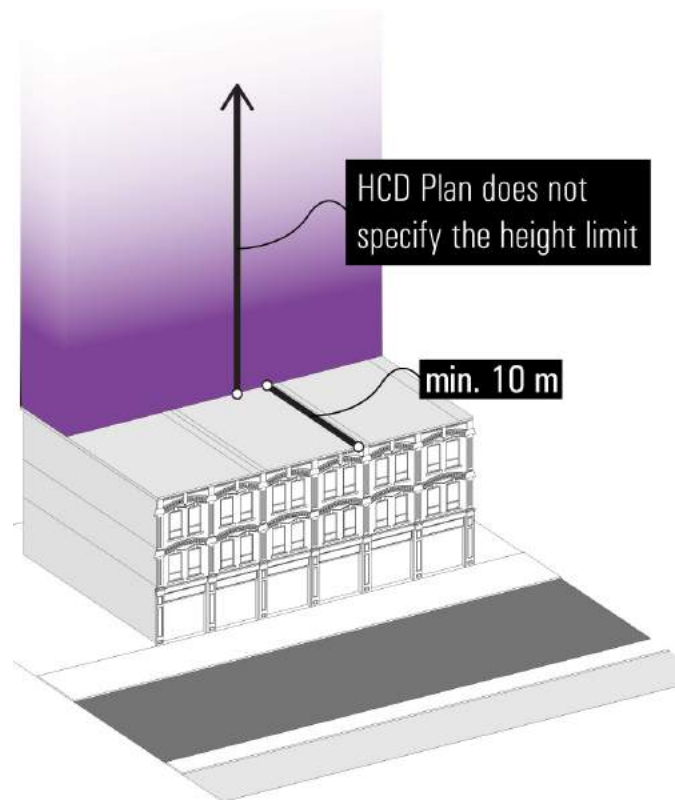
6.11.8 *Additions* shall be designed to maintain the primary horizontal and vertical articulation of the *primary structure* on a *contributing property*

- 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*



Commercial Row Building Typology

6.11.11 *Additions to contributing Commercial Row properties* shall *step back* a minimum of 10 metres from all elevations facing the *public realm*

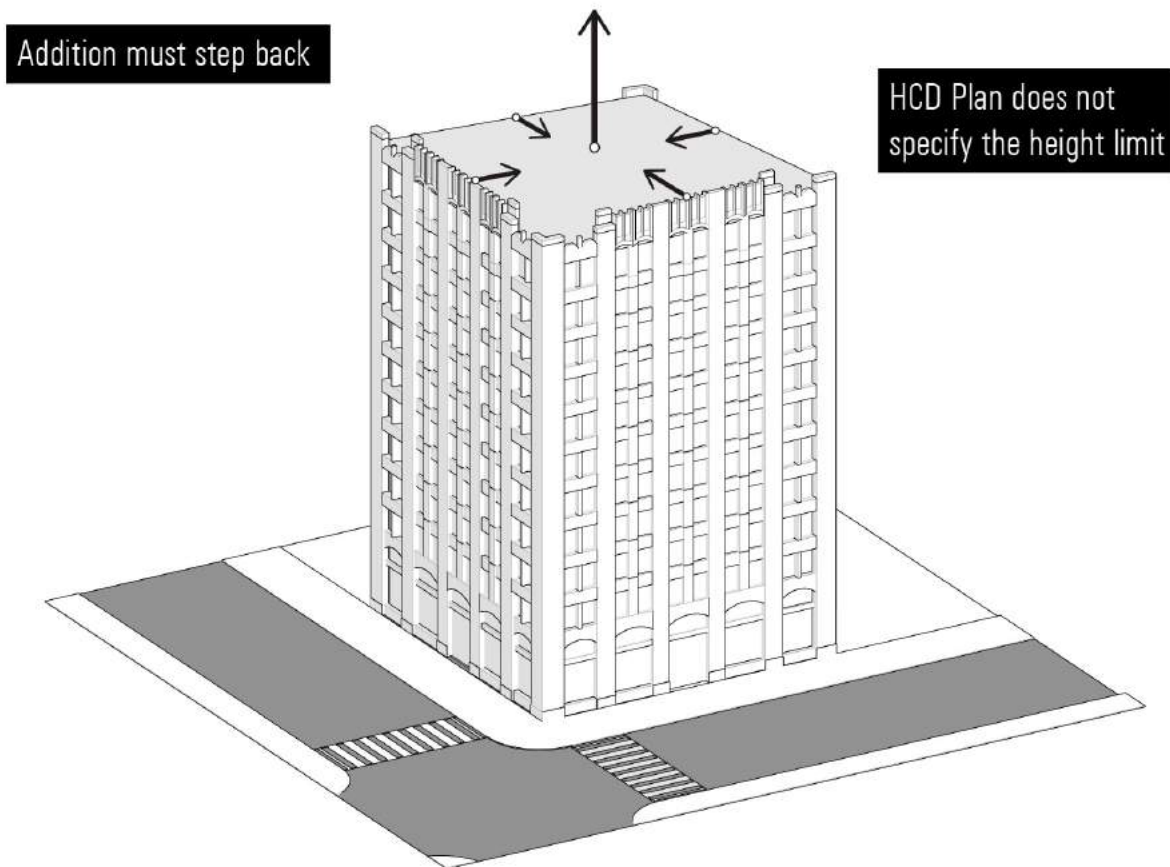


Commercial Detached Building Typology

6.11.9 Additions to contributing Commercial Detached properties shall only be permitted when the proposed *addition conserves the whole building*

6.11.10 Additions to contributing Commercial Detached properties shall *step back* from all elevations of the *primary structure*, notwithstanding elevations that are blank

- ***Step back* distances will be determined based upon the design, scale and massing of the proposed *addition*, the *contributing property*, and other applicable *policies***



Residential Building Typology

6.11.12 Rooftop *additions* to *contributing*

Residential properties shall not be permitted, except for rooftop *additions* which comply with all of the following requirements:

- the proposed *addition* is located behind the rear eaves line
- the proposed *addition* is no greater than $\frac{2}{3}$ the height of the *primary structure**
- The proposed *addition* has been demonstrated to have minimal impact upon the *three-dimensional integrity* of the *contributing property*



* The height of the primary structure will be measured from the ground plane to the eaves line

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 *Conserve the original or restored roof form and profile of contributing properties*

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle
- b. The design, massing and placement of *alterations* should *conserve* the original or restored roof form and profile of the building, 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*

6.12.2 *Conserve the original or restored structural and architectural roof components of contributing properties*

- 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* of the *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 *Conserve the form, placement, rhythm and style of original or restored windows and doors of contributing properties*

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle

6.13.2 *Conserve structural and architectural features of original or restored windows and doors of contributing properties*

- 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 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 *Do not introduce new window or door openings on contributing properties 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 *complementary* to the *contributing property*

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 *Conserve the original or restored exterior wall form, detail and materiality of contributing properties*

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle
- 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 *Conserve original or restored exterior wall features and details of contributing properties*

- 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 complementary to 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 Conserve the form, placement and style of original or *restored* entrances, porches and balconies of *contributing properties*

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle
- b. *Alterations* should *conserve* the form, placement, and style of original or *restored* entrances, porches and balconies 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*

6.15.2 Conserve the features and details of original or *restored* entrances, porches and balconies of *contributing properties*

- 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 *complementary to 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 *policies* and *guidelines* 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.

6.17.1 Signage shall be designed and placed to be *complementary to the design of the contributing property*

- a. Do not block, obscure or negatively impact the windows, doors, roofline, or architectural features of the *contributing property*
- b. Storefront signage should use the existing historic signage fascia boards, where they exist or are being restored

6.17.2 Signage shall 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*

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

6.17.3 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.**
 - a. Do not mount window signs on the exterior of a window
 - b. 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**
 - c. Locate fascia signs on storefront fascias only
- **Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall**
 - d. Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance
 - e. Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest part of the sign
 - f. Ensure that projecting signs do not project more than 1m from the exterior wall of a building, and have a sign face no greater than 1m²
 - g. Where it is not feasible to install a project 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**

6.17.4 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**

6.17.5 The installation of any signage type not listed in the previous two policies 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*

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

6.17.7 Signage on *contributing properties* shall comply with the City of Toronto's Sign By-Law



7.0 POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

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

7.1 UNDERSTANDING

This section contains *policies* and *guidelines* intended to manage change within the District in order to meet the objectives of this Plan.

The policies (in **bold** font) describe what is required when undertaking work on a *non-contributing property* within the District. *Policies* are required components of the designating by-law and are not discretionary, unless otherwise indicated.

The *guidelines* (in regular font) provide suggested methods of satisfying associated *policies*, but do not carry the mandatory weight of *policy*. *Guidelines* recognize that there may be a variety of strategies that could satisfy any given *policy*.

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

New development should be designed to *conserve* and enhance 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 complementary to 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 complementary* to but not replicate the architectural style of *adjacent contributing properties*

7.2 ADJACENCY TO CONTRIBUTING PROPERTIES

The City of Toronto's Official Plan requires that proposed *alterations*, *new development* and public works *adjacent* to properties on the Heritage Register ensure that the *integrity* of the *adjacent* properties' *cultural heritage value* and *heritage attributes* be retained, prior to work commencing and to the satisfaction of the City. All properties within the District are include on the Heritage Register; therefore, any *alteration* to a property within or *adjacent* to the District must *conserve* the District's *cultural heritage value* and *heritage attributes*, which includes its *contributing properties*.

7.2.1 *Alterations to a non-contributing property or properties adjacent to the District shall conserve the District's cultural heritage value and heritage attributes*

7.3 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*.

7.3.1 *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*

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

7.4 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 enhancing the predominant built form, *streetwall* and rhythm of buildings, structures and *character sub-areas* 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.

7.4.1 The *demolition of buildings or structures on non-contributing properties* may be permitted, upon satisfaction of policy 7.4.2 of this Plan

7.4.2 The demolition permit for a building or structure on a *non-contributing property* shall not be issued until plans for the *new development* have been submitted and approved by City Council, and a heritage permit for the demolition issued by the City. Such plans shall comply with the *policies and guidelines* of this Plan

- a. Substantial progress should be made in the construction of the replacement building(s) within two years of the demolition of the previous building
- b. If construction of the replacement building(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site
- c. Additional planning approvals may be required prior to the issuance of a demolition permit

7.5 NEW DEVELOPMENT AND ADDITIONS

New development and additions to non-contributing properties are reviewed for their impact on *adjacent contributing properties* and the District.

7.5.1 *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

7.5.2 *New development and additions to a non-contributing property* shall be complementary to the District's *cultural heritage value and heritage attributes*

7.5.3 *New development and additions to non-contributing properties* shall not negatively impact the District's *cultural heritage value and heritage attributes*, including any *adjacent contributing properties*

7.6 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 King-Spadina 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 *complementary new development* that *conserve's* the District's *cultural heritage value* 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*.

7.6.1 *New development on non-contributing properties shall be designed to be complementary to the design, scale, form and massing of adjacent contributing properties*

7.6.2 *New development on non-contributing properties shall be setback the same distance as the primary structure on adjacent contributing properties*

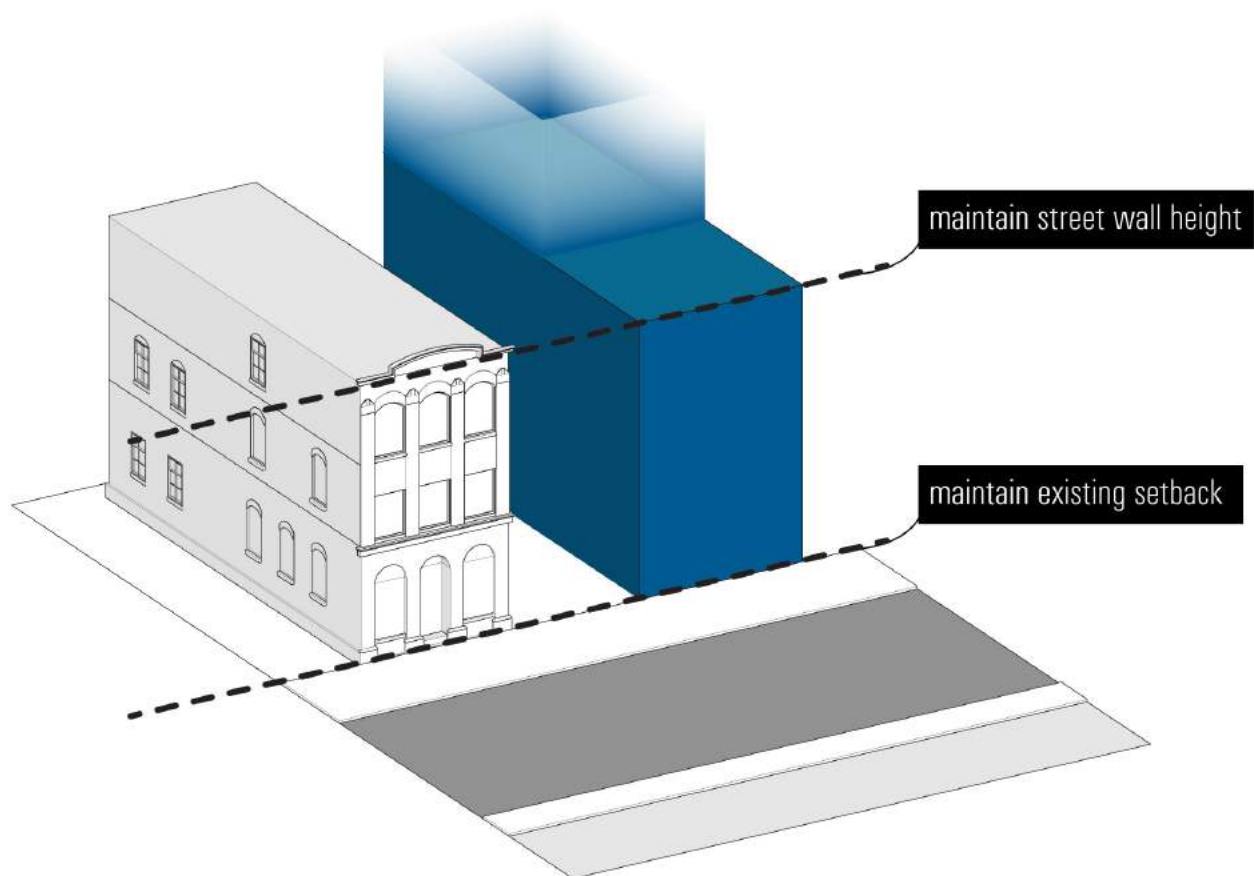
- a. The *setback* of *new development* may transition from the *setback* of the *primary structure* of *adjacent contributing properties* a distance to be determined based on the scale, form and massing of the *new development* and *adjacent contributing properties*
- b. *Conserve* the view of *adjacent 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*

7.6.3 *New development on non-contributing properties shall be designed with a streetwall not to exceed 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*

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

- a. *Step back* distances will be determined based upon the design, scale and massing of the proposed *new development* and *adjacent contributing properties*
- b. Where there are no *adjacent contributing properties*, the *step back* for *new development* will be informed by other applicable *policies*



7.7 ARTICULATION AND PROPORTIONS

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

- Align first floor heights with the first floor heights of *adjacent contributing properties*
- 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

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

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

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

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

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

7.8 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* must *conserve* and enhance the District's *cultural heritage value* and *heritage attributes* with materials and finishes that are *complementary* to the exterior walls of *adjacent contributing properties*. 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.

7.8.1 *The exterior walls of new development on non-contributing properties visible from the public realm shall be designed in a manner that anticipates their visibility and is complementary to the District's cultural heritage value and heritage attributes*

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

7.8.3 *Materials used in the design of the exterior walls of new development on non-contributing properties shall be complementary to adjacent contributing properties*

7.9 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*.

7.9.1 The roof design of *new development 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*

7.9.2 New rooftop elements on *non-contributing properties*, including but not limited to mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks shall be located out of view from the *public realm*

- 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 *complementary* to the District's *heritage attributes*

7.10 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*.

7.10.1 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*

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

7.11 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 *policies* and *guidelines* 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.

7.11.1 New signage on *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*

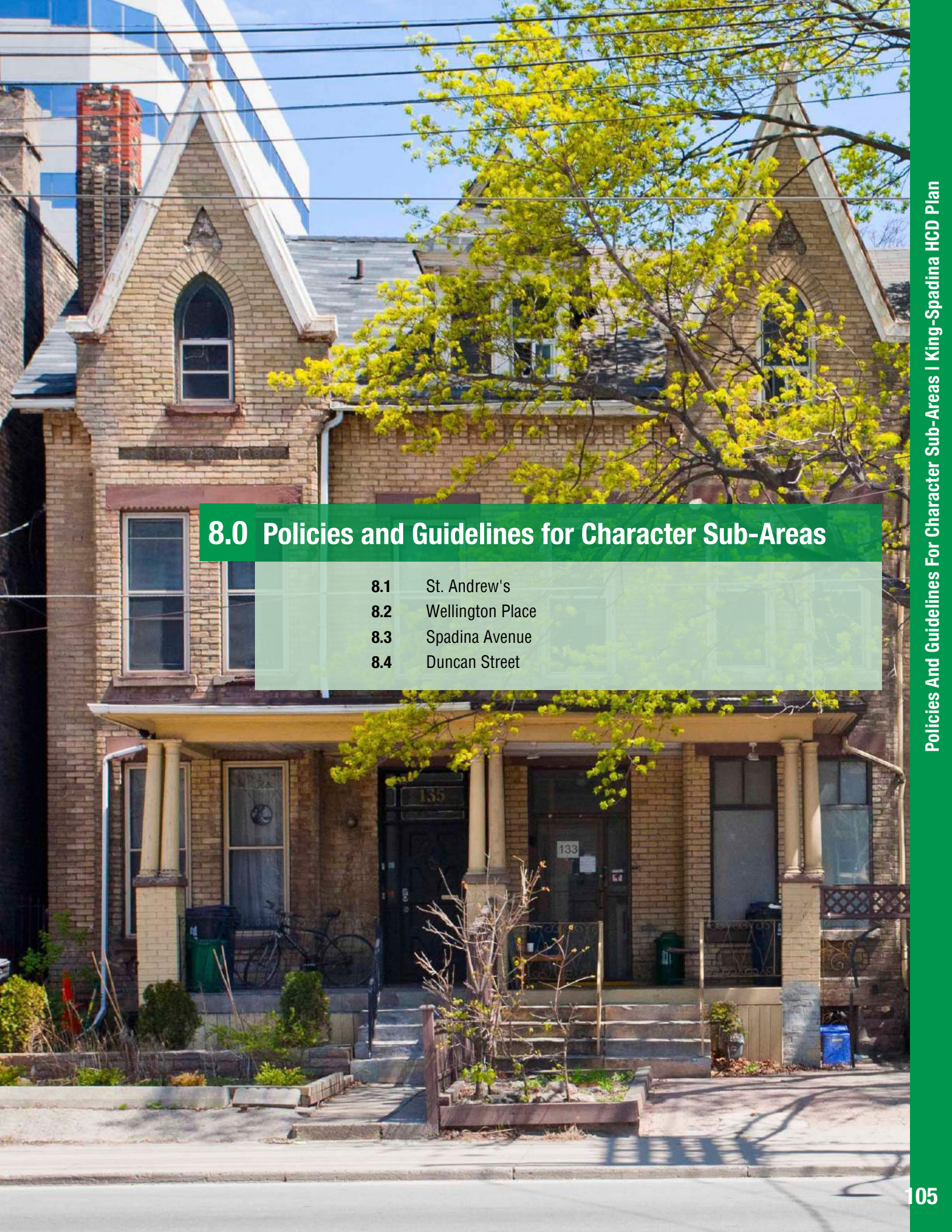
- a. Design the location, scale, design and materials of new signage to be *complementary to adjacent contributing properties*

7.11.2 New signage on *non-contributing properties* shall comply with the City of Toronto's Sign By-Law

7.12 PARKING AND SERVICE AREAS

7.12.1 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 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 Character Sub-Areas

- 8.1 St. Andrew's
- 8.2 Wellington Place
- 8.3 Spadina Avenue
- 8.4 Duncan Street

8.1 ST. ANDREW'S

8.1.1 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

8.1.2 *Public realm* improvements should be informed by and reflect the history of the expansion of the Town of York into the Military Reserve

8.1.3 *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*

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

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

8.2 WELLINGTON PLACE

8.2.1 *New development on non-contributing properties and additions to contributing properties* shall respect the *integrity* of the unique civic composition of Wellington Place, 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

8.2.2 *New development on non-contributing properties and public realm improvements* 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

8.2.3 *Additions to contributing Commercial properties on Wellington Street West* shall *step back* 10 metres from all elevations facing Wellington Street West

8.2.4 *New development on non-contributing properties and additions to contributing properties* shall *conserve* the *cultural heritage value* and *heritage attributes* identified in the Part IV designation by-laws for Clarence Square and Victoria Memorial Square

8.3 SPADINA AVENUE

8.3.1 The concentration of mid-rise *contributing* Commercial properties on both sides of Spadina Avenue is a significant *heritage attribute* of the *character sub-area* and the District, and shall be *conserved*

8.3.2 *New development on non-contributing properties, additions to contributing properties and public realm* improvements 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

8.3.3 *Additions to contributing properties* shall step back 10 metres from all elevations facing Spadina Avenue

8.3.4 *New development on non-contributing properties* should *conserve* and enhance the historic scale of Spadina Avenue, particularly the massing and scale of *contributing* Commercial detached properties that are over 5 storeys

- a. Where there are no *adjacent contributing* 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*

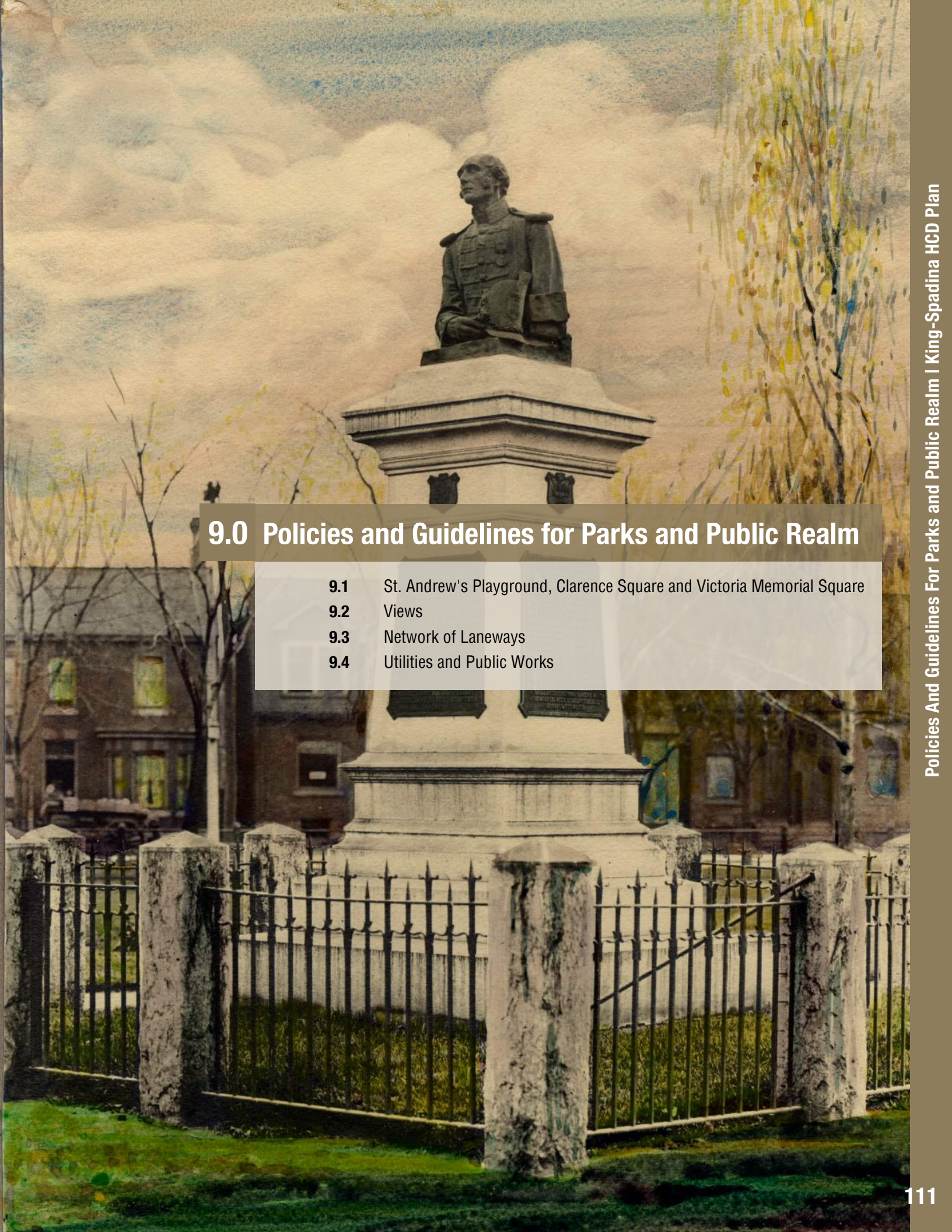
8.3.5 *New development on non-contributing properties* should reference the materiality and articulation of *contributing* Commercial properties within the Spadina Avenue Character Sub-Area, generally defined by 1.5 storey ground floors, the use of stone masonry at the base with brick above, window bays separated by masonry piers, and articulated rooflines

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

8.4 DUNCAN STREET

8.4.1 *Additions to contributing properties* shall *step back* a minimum of 10 metres from all elevations facing Duncan Street

8.4.2 The base building of *new development* on *non-contributing properties* and *additions to contributing properties* should reference the materiality and articulation of *contributing properties* within the Duncan Street Character Sub-Area, generally defined by the use of brick masonry with stone detailing, window bays separated by masonry piers, and cornices



9.0 Policies and Guidelines for Parks and Public Realm

- 9.1 St. Andrew's Playground, Clarence Square and Victoria Memorial Square
- 9.2 Views
- 9.3 Network of Laneways
- 9.4 Utilities and Public Works

9.1 ST. ANDREW'S PLAYGROUND, CLARENCE SQUARE AND VICTORIA MEMORIAL SQUARE

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.

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

9.1.2 *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*

9.1.3 *New development on non-contributing properties and additions to contributing properties shall limit new net shadows on St. Andrew's Playground, Clarence Square and Victoria Memorial Square*

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

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

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

9.1.7 *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*

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

9.1.9 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

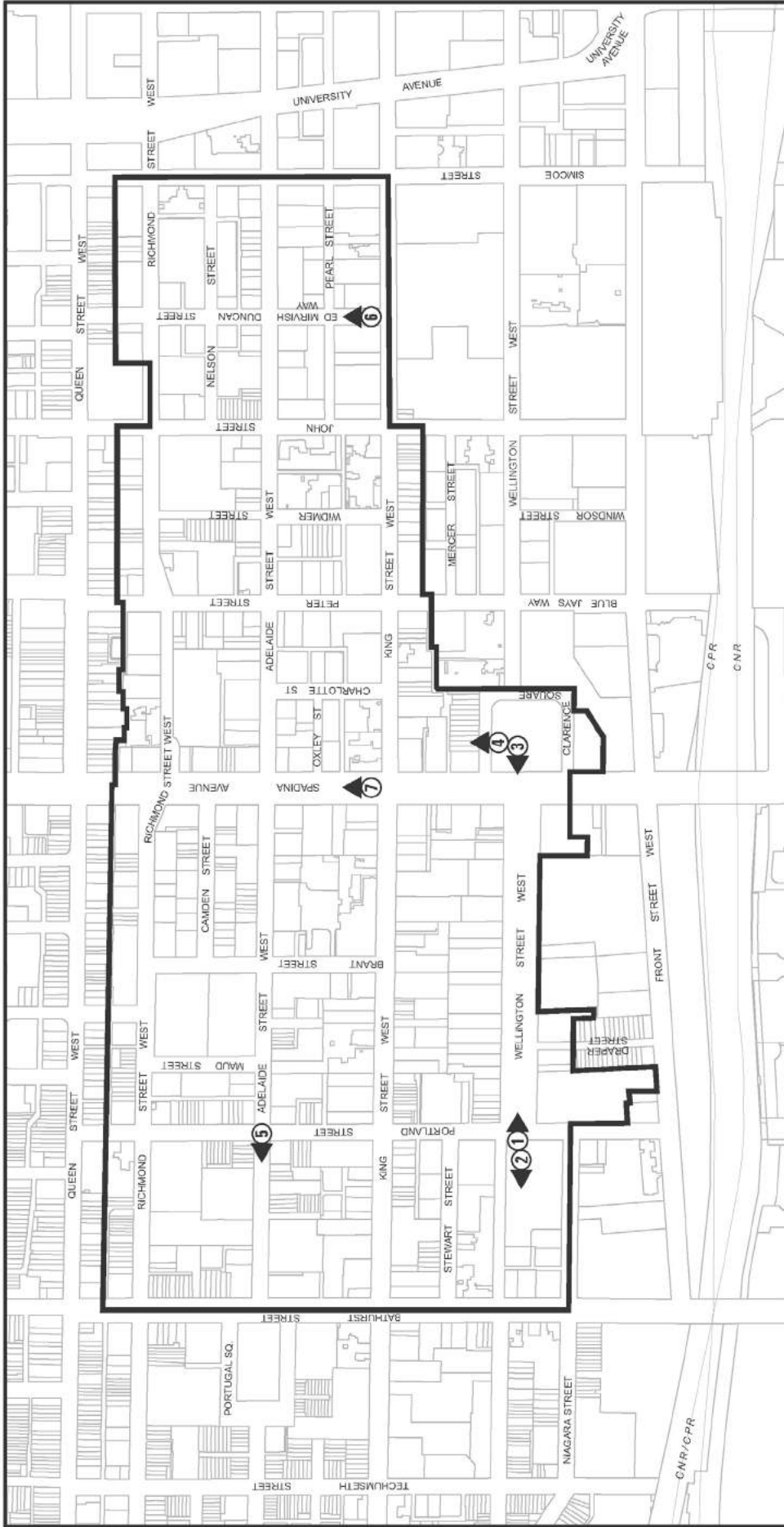
9.1.10 *New development* at the northeast corner of Spadina Avenue and Clarence Square, and to the east and southeast of Clarence Square, shall respect the *integrity* and significance of Clarence Square, particularly the orientation and organization of this civic space and the historic scale and pattern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

9.1.11 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

9.2 VIEWS

9.2.1 Views identified in this Plan (Views map, page 115) express the District's *cultural heritage value*, and shall be *conserved*. *New development on non-contributing properties and additions to contributing properties* should be undertaken to be *complementary* to and not obstruct these views



Proposed King-Spadina Heritage Conservation District



Proposed Plan Boundary

- 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



Not to Scale
June 2017

9.3 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.

9.3.1 The *network of laneways* shall be *conserved, extended and 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

9.3.2 Laneways owned by the City shall be *conserved, maintaining their location, alignment, 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

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

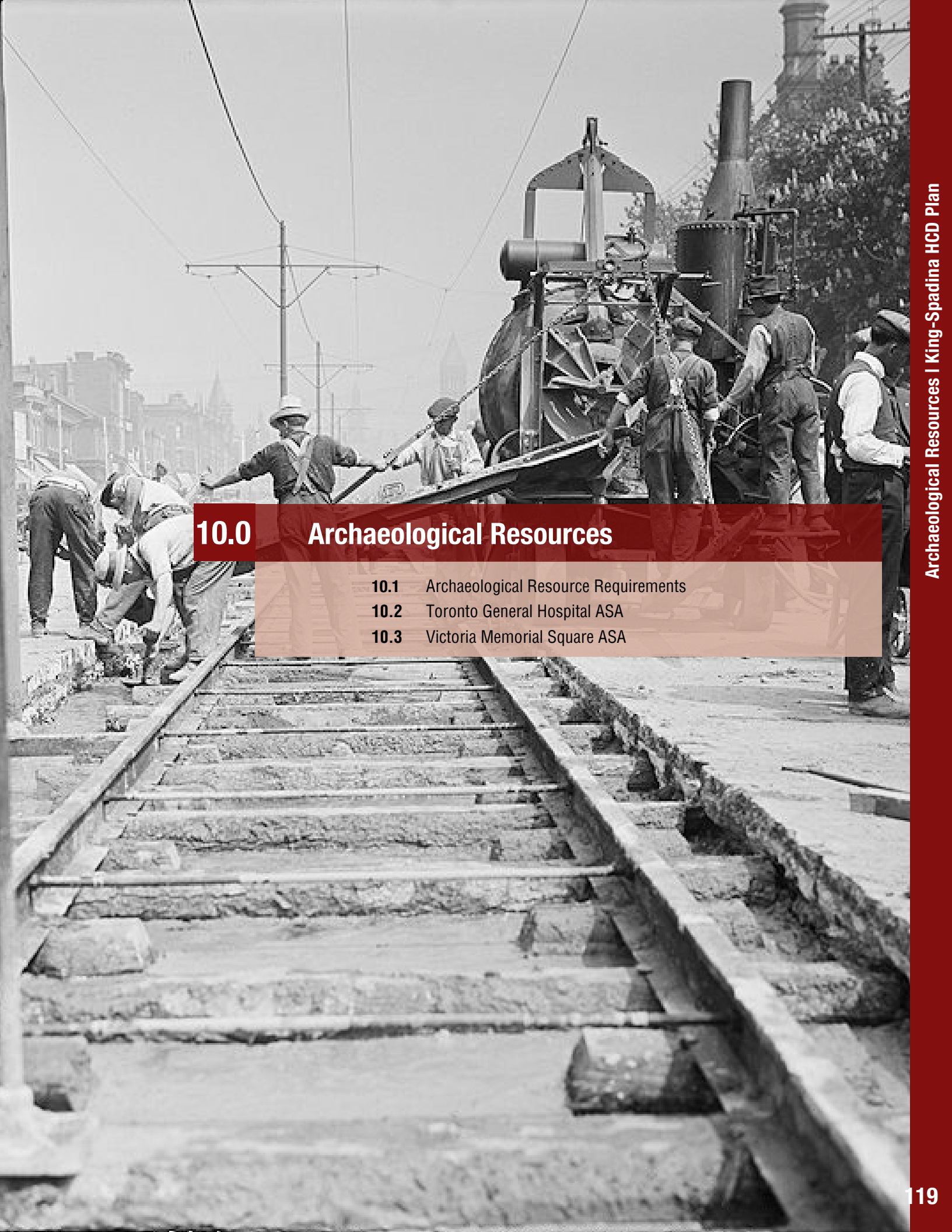
- a. Do not obstruct views of laneways with installations, including impermeable fencing, walls, infrastructure, or signage
- b. The current functions of laneways should be respected and integrated with any proposed improvements and/or *new development*
- c. Enhance laneways with pavement treatments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

9.5 UTILITIES AND PUBLIC WORKS

9.5.1 On-going requirements for public works and utility upgrades shall be met within the District

9.5.2 Utility companies and relevant City departments shall advise Heritage Preservation Services staff prior to works being undertaken within or *adjacent* to the District

- a. Where public works projects are undertaken within the District, relevant proponents should take into account that preferred project solutions should be developed in consideration of the objectives of this Plan
- b. Installation of gas connections, ground services, and other utility infrastructure should be undertaken to avoid non-reversible and visible interventions with building fabric on contributing properties, and to avoid the obstruction of or negative impacts on views identified in this Plan



10.0

Archaeological Resources

- 10.1 Archaeological Resource Requirements
- 10.2 Toronto General Hospital ASA
- 10.3 Victoria Memorial Square ASA

10.1 ARCHAEOLOGICAL RESOURCE REQUIREMENTS

In general, the City of Toronto Archaeological Management Plan assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. Research undertaken for the King-Spadina HCD Study and Plan has refined this approach for each of the properties that exhibit archaeological potential by categorizing each property according to the types of activities that would likely require an archaeological assessment, or review of the need for an archaeological assessment on the part of City staff, prior to activities that will result in some form of ground disturbance that might not otherwise be subject to archaeological planning control outside of a designated HCD.

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

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

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern		
Address	Contributing Status	Alterations Requiring Assessment/Review
217 Adelaide St W	Non-contributing	not applicable
260 Adelaide St W	Non-contributing	1, 2, 5 (from north or south), 6
266 Adelaide St W	Contributing	1, 2, 6
268 Adelaide St W	Contributing	1, 2, 6
270 Adelaide St W	Contributing	1, 2, 6
280 Adelaide St W	Non-contributing	1, 2, 6
302 Adelaide St W	Contributing	1, 2, 6
304 Adelaide St W	Contributing	1, 2, 6
306 Adelaide St W	Contributing	1, 2, 6
308 Adelaide St W	Contributing	1, 2, 6
342 Adelaide St W	Contributing	1, 2, 6
350 Adelaide St W	Contributing	1, 2, 6
352 Adelaide St W	Contributing	1, 2, 6
353 Adelaide St W, 46 Charlotte St	Non-contributing	not applicable (Stage 1 if redeveloped)
354 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
363 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
424 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
450 Adelaide St W	Contributing	1, 2, 3, 4, 5, 6
480 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
487 Adelaide St W	Contributing	(Stage 1 if redeveloped)
501 Adelaide St W	Non-contributing	1, 2, 6
504 Adelaide St W	Contributing	1, 2, 6
505 Adelaide St W	Contributing	1, 2, 6
506 Adelaide St W	Contributing	1, 2, 6 (Stage 1 if redeveloped)
507 Adelaide St W	Contributing	1, 2, 6
508 Adelaide St W	Non-contributing	1, 2, 6
509 Adelaide St W	Contributing	1, 2, 6
510 Adelaide St W	Non-contributing	1, 2, 6 (St. Mary's/Cholera Cemetery)
511 Adelaide St W	Contributing	1, 2, 6
512 Adelaide St W	Contributing	1, 2, 6

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern		
Address	Contributing Status	Alterations Requiring Assessment/Review
514 Adelaide St W	Contributing	1, 2, 6
64 Bathurst St	Contributing	1, 2, 6
66 Bathurst St	Contributing	1, 2, 6
68 Bathurst St	Non-contributing	1, 2, 6 (Stage 1 if redeveloped)
70 Bathurst St	Non-contributing	1, 2, 6
74 Bathurst St	Non-contributing	1, 2, 6
125 Bathurst St	Contributing	2, 5, 6
141 Bathurst St	Contributing	1, 2, 5, 6
147 Bathurst St	Non-contributing	1, 2, 6
149 Bathurst St	Non-contributing	1, 2, 6
151 Bathurst St	Non-contributing	1, 2, 6
152 Bathurst St	Non-contributing	1, 2, 6
153 Bathurst St	Non-contributing	1, 2, 6
155 Bathurst St	Non-contributing	1, 2, 6
157 Bathurst St	Non-contributing	1, 2, 6
159 Bathurst St	Contributing	1, 2, 6
160 Bathurst St	Non-contributing	1, 2, 6
161 Bathurst St	Contributing	1, 2, 6
162 Bathurst St	Contributing	1, 2, 6
164 Bathurst St	Contributing	1, 2, 6
20 Brant St	Contributing	1, 2, 5 (from south, north), 6
13-19 Camden St	Non-contributing	not applicable (Stage 1 if redeveloped)
18 Camden St	Contributing	1, 2, 6 (Stage 1 if redeveloped)
23 ½ Camden St	Non-contributing	1, 2, 6
23.5 Camden St	Non-contributing	1, 2, 6
15 Duncan St	Contributing	1, 2, 5 (from east), 6
19 Duncan St	Contributing	1, 2, 5 (from east), 6
122 John St	Contributing	2, 6
220 King St W	Contributing	1, 2, 5 (from north), 6
369 King St W	Non-contributing	not applicable
387 King St W	Contributing	1, 2, 6

Address	Contributing Status	Alterations Requiring Assessment/Review
389 King St W	Contributing	1, 2, 6
391 King St W	Contributing	1, 2, 6
460 King St W	Contributing	1, 2, 6
461 King St W	Contributing	1, 2, 6
464 King St W	Non-contributing	not applicable (Stage 1 if redeveloped)
495 King St W	Contributing	1, 2, 6
499 King St W	Non-contributing	1, 2, 6
533 King St W	Non-contributing	not applicable (Stage 1 if redeveloped)
582 King St W	Contributing	Not applicable (stage 1 if redeveloped)
20 Maud St	Contributing	1, 2, 5 (from south), 6
30 Maud St	Non-contributing	1, 2, 5 (from east), 6
10 Niagara St (Victoria Memorial Square)	Contributing	1, 2, 3, 4, 5, 6
30 Niagara St	Non-contributing	not applicable (Stage 1 if redeveloped)
16 Oxley St	Non-contributing	not applicable (Stage 1 if redeveloped)
158 Pearl St	Contributing	1, 2, 5 (from east), 6
82 Peter St	Contributing	1, 2, 6
81-87 Peter St	Non-contributing	not applicable
118 Peter St	Contributing	2, 6
120 Peter St	Contributing	2, 6
122 Peter St	Contributing	2, 6
124 Peter St	Contributing	2, 6
128 Peter St	Non-contributing	2, 6 (Stage 1 if redeveloped)
115 Portland St	Non-contributing	not applicable (Stage 1 if redeveloped)
120 Portland St	Non-contributing	2, 6
121 Portland St	Non-contributing	2, 6
122 Portland St	Non-contributing	2, 6
123 Portland St	Non-contributing	2, 6
124 Portland St	Contributing	2, 6
125 Portland St	Non-contributing	not applicable(Stage 1 if redeveloped)
126 Portland St	Contributing	2, 6

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern		
Address	Contributing Status	Alterations Requiring Assessment/Review
127 Portland St	Contributing	1, 2, 3, 6
128 Portland St	Contributing	2, 6
130 Portland St	Contributing	2, 6
132 Portland St	Non-contributing	2, 6
9 Portugal Sq	Contributing	1, 2, 3, 4, 5, 6
229, 233 Richmond St W, 76, 78, 86 Nelson St	Non-contributing	not applicable
260 Richmond St W	Contributing	1, 2, 5 (from north), 6
269 Richmond St W	Contributing	1, 2, 6
275 Richmond St W	Contributing	1, 2, 6
300 Richmond St W	Non-contributing	1, 2, 6
304 Richmond St W	Contributing	1, 2, 6
401 Richmond St W	Contributing	1, 2, 6
451 Richmond St W	Non-contributing	not applicable (Stage 1 if redeveloped)
465 Richmond St W	Non-contributing	not applicable (Stage 1 if redeveloped)
542 Richmond St W	Contributing	1, 2, 6
544 Richmond St W	Contributing	1, 2, 6
555 Richmond St W	Non-contributing	1, 2, 5 (from east), 6 (Stage 1 if redeveloped)
589 Richmond St W	Non-contributing	1, 2, 6
591 Richmond St W	Non-contributing	1, 2, 6
592 Richmond St W	Non-contributing	1, 2, 6
594 Richmond St W	Non-contributing	1, 2, 6
596 Richmond St W	Non-contributing	1, 2, 6
598 Richmond St W	Non-contributing	1, 2, 6
600 Richmond St W	Contributing	1, 2, 6
602 Richmond St W	Contributing	1, 2, 6
604 Richmond St W	Non-contributing	1, 2, 6
604R Richmond St W	Non-contributing	1, 2, 6
25 Spadina Ave (Clarence Square)	Contributing	1, 2, 3, 4, 5, 6

Address	Contributing Status	Alterations Requiring Assessment/Review
78 Spadina Ave	Non-contributing	not applicable (Stage 1 if redeveloped)
126 Spadina Ave	Contributing	not applicable (Stage 1 if redeveloped)
129 Spadina Ave	Contributing	Stage 1 if redeveloped
374 Wellington St W	Contributing	1, 2, 5 (from south), 6
376 Wellington St W	Contributing	1, 2, 5 (from south), 6
432 Wellington St W	Non-contributing	1, 2, 6
436 Wellington St W	Contributing	1, 2, 6
462 Wellington St W	Contributing	1, 2, 6
485 Wellington St W	Non-contributing	1, 2, 6
489 Wellington St W	Non-contributing	1, 2, 6
488 Wellington St W	Contributing	1, 2, 6
517 Wellington St W	Contributing	1, 2, 6
535 Wellington St W	Non-contributing	not applicable (Stage 1 if redeveloped)



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10.2 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. The extent of the Archaeologically Sensitive Area has since been reduced on the basis of additional archaeological assessments and analysis completed for this HCD Plan.

Nine properties (seven *contributing* and two *non-contributing*) are located within the Toronto General Hospital Archaeologically Sensitive Area (Table 3), which is included as a *heritage attribute* of the District.

Table 3: Properties within the Toronto General Hospital Archaeologically Sensitive Area

Address	Contributing or Non-contributing	Alterations Requiring Assessment/Review
8 Widmer St	Non-contributing	1, 2, 3, 4, 5, 6
10 Widmer St	Contributing	1, 2, 3, 4, 5, 6
11 Widmer St	Non-contributing	1, 2, 3, 4, 5, 6
12 Widmer St	Contributing	1, 2, 3, 4, 5, 6
14 Widmer St	Contributing	1, 2, 3, 4, 5, 6
16 Widmer St	Contributing	1, 2, 3, 4, 5, 6
18 Widmer St	Contributing	1, 2, 3, 4, 5, 6
20 Widmer St	Contributing	1, 2, 3, 4, 5, 6
86 John St	Contributing	1, 2, 3, 4, 5, 6

10.3 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 Archaeological Management Plan. It may also be noted that Victoria Memorial Square forms part of the Fort York National Historic Site.

11.0 Procedures

- 11.1 Heritage Permits Deemed to be Issued
- 11.2 Heritage Permit Process
- 11.3 Heritage Impact Assessment
- 11.4 Archaeological Assessment



11.1 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. 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 (ie. '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 spirit and intent of the Plan for all work undertaken on their properties.

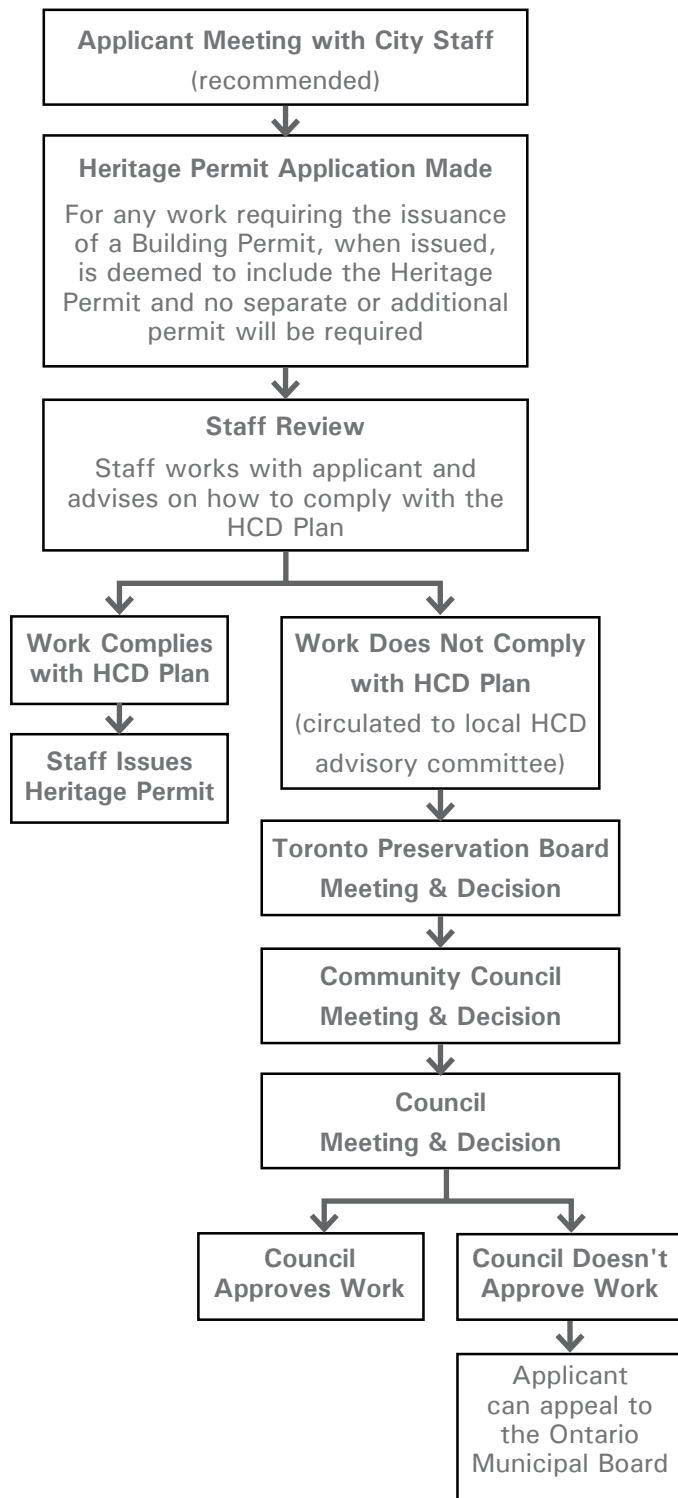
11.2 HERITAGE PERMIT PROCESS

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, this Plan does not apply to the alteration of interiors or to exteriors that cannot be seen from the public realm.

Section 11.1 of this Plan includes a list of minor alterations that do not require a heritage permit within the District.

11.3 HERITAGE IMPACT ASSESSMENT

Heritage Permit Process



The City of Toronto’s Official Plan states that a Heritage Impact Assessment may be requested for development proposals on any property that is listed on the Heritage Register; this includes any property within the District. A Heritage Impact Assessment will be required to accompany any applications for a zoning by-law amendment, Official Plan amendment, consent to sever or site plan agreement. The Heritage Impact Assessment must be prepared by a qualified heritage professional. The purpose of a Heritage Impact Assessment is to describe and assess the existing physical condition of a heritage resource, the potential for the restoration and reuse of the heritage resource, and how the proposed alteration or development conserves the heritage resource.

For additions to contributing and non-contributing properties:

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

For demolitions:

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

For new development:

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

11.4 ARCHAEOLOGICAL ASSESSMENT

11.4.1 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 prior to any on-site work.

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

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

Not all properties necessarily require review and/or assessment for all types of identified alterations (see Section 10.1).

11.4.2 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 City of Toronto's 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.

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

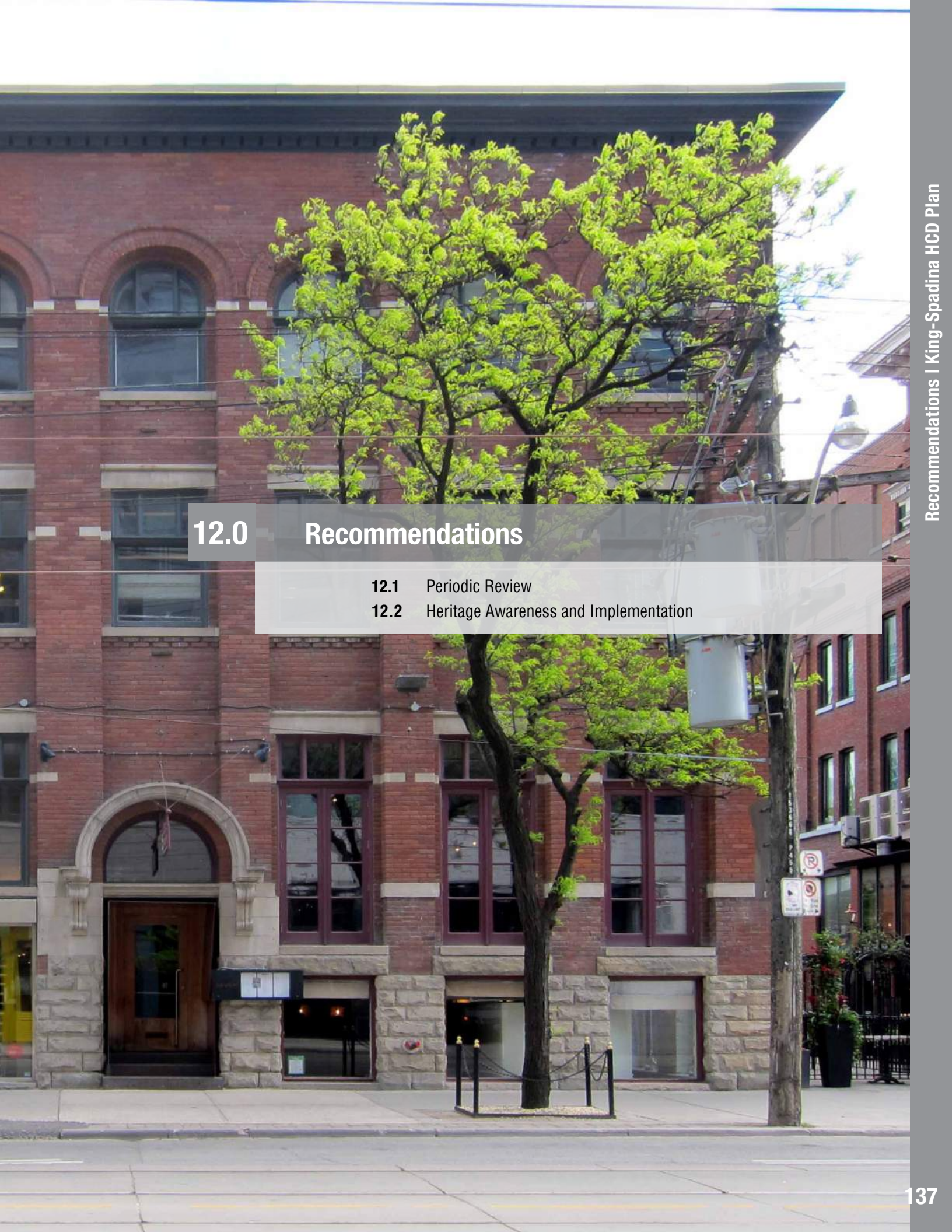
11.4.3 Victoria Memorial Square Archaeologically Sensitive Area

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 City of Toronto's HCDs in Toronto, actions within the ASA 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.

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



12.0 Recommendations

- 12.1 Periodic Review
- 12.2 Heritage Awareness and Implementation

12.1 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 the intensive review.

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

12.2 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 the HCD Plan 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 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

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

Character Sub-Area: A geographic area within the District that is a component part of the District and that contributes to the District's cultural heritage value while retaining unique heritage attributes that reflects a distinct character.

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.

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 attribute 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: Recommended methods of achieving an associated policy.

Heritage Attributes: In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value. 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 preserve its cultural heritage value. They also includes 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 value and heritage attributes of a contributing property or the District.

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 the District that does not reflect the District's cultural heritage value, heritage attributes and integrity.

Policy: A rule for managing change on properties in order to conserve the District's cultural heritage value and heritage attributes.

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

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.

Property: real property, including all buildings and structures thereof.

Public realm: Any public space, including but not limited to: streets, sidewalks, laneways, parks, and privately owned publically-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.

Removal: The complete and permanent dislocation of a building or structure from its property to another property.

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

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.

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

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 attributes in a Heritage Easement Agreement. Revisions to the program in 2015 updated eligibility to include commercial or industrial properties exclusively, including properties within Heritage Conservation Districts. This update included revisions that recalculate rebates to provide matching funds for eligible conservation work. The provincial government shares the cost of rebates with the City according to the education portion of the property taxes.

C. INDEX OF CONTRIBUTING PROPERTIES

#	Primary Address	Character Sub-Area	Heritage Status
1	1 Adelaide Place	St. Andrew's	Intention to designate
2	3 Adelaide Place	St. Andrew's	Intention to designate
3	5 Adelaide Place	St. Andrew's	Intention to designate
4	7 Adelaide Place	St. Andrew's	Intention to designate
5	9 Adelaide Place	St. Andrew's	Intention to designate
6	11 Adelaide Place	St. Andrew's	Intention to designate
7	200 Adelaide Street West		Listed
8	208 Adelaide Street West		
9	212 Adelaide Street West		
10	224 Adelaide Street West		
11	244 Adelaide Street West	Duncan Street	
12	257 Adelaide Street West		
13	263 Adelaide Street West		Listed
14	266 Adelaide Street West		Part IV
15	268 Adelaide Street West		Part IV
16	270 Adelaide Street West		Part IV
17	295 Adelaide Street West		Part IV
18	302 Adelaide Street West		
19	304 Adelaide Street West		
20	306 Adelaide Street West		
21	308 Adelaide Street West		
22	312 Adelaide Street West		
23	317 Adelaide Street West		Part IV
24	331 Adelaide Street West		Listed
25	342 Adelaide Street West		Listed
26	345 Adelaide Street West		Listed
27	350 Adelaide Street West		
28	352 Adelaide Street West		
29	355 Adelaide Street West		
30	358 Adelaide Street West		Listed
31	366 Adelaide Street West		Listed
32	379 Adelaide Street West		Listed
33	380 Adelaide Street West		

#	Primary Address	Character Sub-Area	Heritage Status
34	383 Adelaide Street West	St. Andrew's	
35	384 Adelaide Street West		Listed
36	445 Adelaide Street West	St. Andrew's	
37	447 Adelaide Street West	St. Andrew's	
38	449 Adelaide Street West	St. Andrew's	
39	450 Adelaide Street West	St. Andrew's	
40	451 Adelaide Street West	St. Andrew's	
41	453 Adelaide Street West	St. Andrew's	
42	487 Adelaide Street West	St. Andrew's	
43	490 Adelaide Street West	St. Andrew's	
44	497 Adelaide Street West	St. Andrew's	Part IV
45	499 Adelaide Street West	St. Andrew's	Part IV
46	504 Adelaide Street West	St. Andrew's	
47	505 Adelaide Street West	St. Andrew's	Intention to designate
48	506 Adelaide Street West	St. Andrew's	
49	507 Adelaide Street West	St. Andrew's	Intention to designate
50	509 Adelaide Street West	St. Andrew's	Intention to designate
51	511 Adelaide Street West	St. Andrew's	Intention to designate
52	512 Adelaide Street West	St. Andrew's	
53	514 Adelaide Street West	St. Andrew's	
54	47 Bathurst Street		Listed
55	51 Bathurst Street		Part IV
56	125 Bathurst Street		Part IV
57	129 Bathurst Street		
58	131 Bathurst Street		
59	133 Bathurst Street		
60	135 Bathurst Street		
61	137 Bathurst Street		
62	139 Bathurst Street		
63	141 Bathurst Street		
64	159 Bathurst Street		
65	161 Bathurst Street		
66	20 Brant Street	St. Andrew's	Listed

Index of Contributing Properties

#	Primary Address	Character Sub-Area	Heritage Status
67	25 Brant Street		
68	8 Camden Street		
69	12 Camden Street	St. Andrew's	
70	18 Camden Street	St. Andrew's	
71	20 Camden Street	St. Andrew's	
72	35 Camden Street	St. Andrew's	
73	38 Camden Street	St. Andrew's	
74	45 Camden Street	St. Andrew's	
75	47 Camden Street	St. Andrew's	
76	19 Charlotte Street		
77	5 Clarence Square	Wellington Place	Listed
78	6 Clarence Square	Wellington Place	Listed
79	7 Clarence Square	Wellington Place	Listed
80	8 Clarence Square	Wellington Place	Listed
81	9 Clarence Square	Wellington Place	Listed
82	10 Clarence Square	Wellington Place	Listed
83	11 Clarence Square	Wellington Place	Listed
84	12 Clarence Square	Wellington Place	Listed
85	13 Clarence Square	Wellington Place	Listed
86	14 Clarence Square	Wellington Place	Listed
87	15 Clarence Square	Wellington Place	Listed
88	16 Clarence Square	Wellington Place	Listed
89	11 Duncan Street	Duncan Street	
90	14 Duncan Street	Duncan Street	Listed
91	15 Duncan Street	Duncan Street	Listed
92	19 Duncan Street	Duncan Street	Part IV
93	20 Duncan Street	Duncan Street	Listed
94	30 Duncan Street	Duncan Street	
95	109 John Street		Part IV
96	111 John Street		Part IV
97	113 John Street		Part IV
98	115 John Street		Part IV
99	117 John Street		Part IV

#	Primary Address	Character Sub-Area	Heritage Status
100	119 John Street		Part IV
101	121 John Street		Part IV
102	122 John Street		
103	123 John Street		Part IV
104	125 John Street		Part IV
105	127 John Street		Part IV
106	129 John Street		Part IV
107	133 John Street		
108	212 King Street West		Part IV
109	214 King Street West		Part IV
110	220 King Street West		Part IV
111	260 King Street West		Part IV
112	266 King Street West	Duncan Street	Part IV
113	276 King Street West	Duncan Street	Part IV
114	284 King Street West		Part IV
115	287 King Street West		Part IV
116	291 King Street West		Part IV
117	293 King Street West		Part IV
118	295 King Street West		Part IV
119	297 King Street West		Part IV
120	299 King Street West		Part IV
121	300 King Street West		Part IV
122	301 King Street West		Part IV
123	305 King Street West		
124	315 King Street West		Part IV
125	319 King Street West		Part IV
126	321 King Street West		Part IV
127	322 King Street West		Part IV
128	325 King Street West		Part IV
129	327 King Street West		Part IV
130	355 King Street West		Part IV
131	387 King Street West		
132	388 King Street West		

Index of Contributing Properties

#	Primary Address	Character Sub-Area	Heritage Status
133	389 King Street West		
134	391 King Street West		
135	401 King Street West		Listed
136	431 King Street West	Spadina Avenue	Listed
137	441 King Street West		Listed
138	445 King Street West		Listed
139	455 King Street West		Listed
140	460 King Street West	Spadina Avenue	Listed
141	461 King Street West		Listed
142	468 King Street West		Listed
143	469 King Street West		Listed
144	485 King Street West		Intention to designate
145	489 King Street West		Part IV
146	495 King Street West		
147	500 King Street West		Listed
148	511 King Street West		Part IV
149	519 King Street West		
150	521 King Street West		
151	523 King Street West		
152	527 King Street West		
153	529 King Street West		
154	544 King Street West		
155	545 King Street West		
156	557 King Street West		
157	565 King Street West		
158	567 King Street West		
159	569 King Street West		
160	570 King Street West		Part IV
161	571 King Street West		
162	573 King Street West		
163	578 King Street West		Listed
164	579 King Street West		
165	581 King Street West		

#	Primary Address	Character Sub-Area	Heritage Status
166	582 King Street West		Listed
167	583 King Street West		
168	600 King Street West		Listed
169	602 King Street West		Part IV
170	603 King Street West		
171	613 King Street West		
172	615 King Street West		
173	617 King Street West		
174	619 King Street West		
175	624 King Street West		
176	626 King Street West		
177	642 King Street West		
178	662 King Street West		Listed
179	663 King Street West		Listed
180	668 King Street West		Listed
181	20 Maud Street	St. Andrew's	
182	29 Nelson Street	Duncan Street	Listed
183	10 Niagara Street	Wellington Place	Listed
184	158 Pearl Street		Listed
185	77 Peter Street		
186	82 Peter Street		
187	118 Peter Street		
188	120 Peter Street		
189	122 Peter Street		Intention to designate
190	124 Peter Street		Intention to designate
191	134 Peter Street		
192	67 Portland Street		
193	98 Portland Street	St. Andrew's	
194	102 Portland Street	St. Andrew's	
195	105 Portland Street	St. Andrew's	
196	107 Portland Street	St. Andrew's	
197	124 Portland Street	St. Andrew's	
198	126 Portland Street	St. Andrew's	

Index of Contributing Properties

#	Primary Address	Character Sub-Area	Heritage Status
199	127 Portland Street	St. Andrew's	
200	128 Portland Street	St. Andrew's	
201	130 Portland Street	St. Andrew's	
202	135 Portland Street	St. Andrew's	
203	139 Portland Street	St. Andrew's	
204	141 Portland Street	St. Andrew's	
205	143 Portland Street	St. Andrew's	
206	145 Portland Street	St. Andrew's	
207	205 Richmond Street West	Duncan Street	
208	221 Richmond Street West	Duncan Street	
209	240 Richmond Street West	Duncan Street	
210	241 Richmond Street West		
211	250 Richmond Street West	Duncan Street	
212	259 Richmond Street West		Part IV
213	260 Richmond Street West		Part IV
214	269 Richmond Street West		
215	275 Richmond Street West		
216	277 Richmond Street West		
217	296 Richmond Street West		
218	304 Richmond Street West		
219	340 Richmond Street West		
220	357 Richmond Street West		Intention to designate
221	359 Richmond Street West		Intention to designate
222	364 Richmond Street West		
223	372 Richmond Street West		
224	401 Richmond Street West		Part IV
225	457 Richmond Street West	St. Andrew's	
226	460 Richmond Street West		
227	474 Richmond Street West		
228	476 Richmond Street West		
229	478 Richmond Street West		
230	497 Richmond Street West	St. Andrew's	Part IV
231	530 Richmond Street West		







#	Primary Address	Character Sub-Area	Heritage Status
232	532 Richmond Street West		
233	534 Richmond Street West		
234	536 Richmond Street West		
235	538 Richmond Street West		
236	540 Richmond Street West		Listed
237	542 Richmond Street West		Listed
238	544 Richmond Street West		
239	579 Richmond Street West	St. Andrew's	
240	600 Richmond Street West		
241	602 Richmond Street West		
242	620 Richmond Street West		
243	100 Simcoe Street		Listed
244	24 Spadina Avenue	Wellington Place	Listed
245	25 Spadina Avenue	Wellington Place	Intention to designate
246	46 Spadina Avenue	Wellington Place	Listed
247	49 Spadina Avenue	Wellington Place	Listed
248	57 Spadina Avenue	Spadina Avenue	
249	82 Spadina Avenue	Spadina Avenue	Listed
250	96 Spadina Avenue	Spadina Avenue	Listed
251	99 Spadina Avenue	Spadina Avenue	
252	110 Spadina Avenue	Spadina Avenue	Listed
253	116 Spadina Avenue	Spadina Avenue	
254	117 Spadina Avenue	Spadina Avenue	Listed
255	126 Spadina Avenue	Spadina Avenue	Listed
256	129 Spadina Avenue	Spadina Avenue	
257	147 Spadina Avenue	Spadina Avenue	
258	46 Stewart Street		
259	48 Stewart Street		
260	50 Stewart Street		
261	52 Stewart Street		
262	54 Stewart Street		
263	56 Stewart Street		
264	60 Stewart Street		

Index of Contributing Properties








#	Primary Address	Character Sub-Area	Heritage Status
265	374 Wellington Street West	Wellington Place	
266	376 Wellington Street West	Wellington Place	
267	420 Wellington Street West	Wellington Place	
268	422 Wellington Street West	Wellington Place	Listed
269	424 Wellington Street West	Wellington Place	Listed
270	436 Wellington Street West	Wellington Place	Part IV
271	462 Wellington Street West	Wellington Place	Listed
272	467 Wellington Street West	Wellington Place	
273	468 Wellington Street West	Wellington Place	Listed
274	482 Wellington Street West	Wellington Place	Listed
275	488 Wellington Street West	Wellington Place	Listed
276	517 Wellington Street West	Wellington Place	Part IV
277	518 Wellington Street West	Wellington Place	Listed
278	520 Wellington Street West	Wellington Place	Listed
279	10 Widmer Street		Listed
280	12 Widmer Street		Listed
281	14 Widmer Street		Listed
282	16 Widmer Street		Listed
283	18 Widmer Street		Listed
284	20 Widmer Street		Listed








Total	284
Heritage Register	139
- Listed	70
- Part IV	53

D. STATEMENT OF CONTRIBUTION







KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	1 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	3 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	5 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	7 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	9 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	11 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	200 Adelaide Street West	Listed	Design Historical Contextual	1913		Commercial Detached	Commercial







Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	208 Adelaide Street West (including 210 Adelaide Street West)		Design Historical Contextual	1923		Commercial Detached	Edwardian Classical
	212 Adelaide Street West		Design Contextual	1855		Commercial Detached	Altered
	224 Adelaide Street West		Design Contextual	1880		Residential	High Victorian Gothic
	244 Adelaide Street West (including 24 Duncan Street)		Design Historical Contextual	1910	Duncan Street	Commercial Detached	Commercial
	257 Adelaide Street West (including 255, 259 and 261 Adelaide Street West)		Design Historical Contextual	1910		Commercial Detached	Commercial
	263 Adelaide Street West (including 263-267 Adelaide Street West)	Listed	Design Historical Contextual	1915		Commercial Detached	Commercial
	266 Adelaide Street West	Part IV	Design Contextual	1892		Residential	Queen Anne Revival








KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	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	Part IV	Design Contextual	1868		Residential	Gothic Revival
	302 Adelaide Street West		Design Contextual	1889		Residential	Toronto Bay-n-Gable
	304 Adelaide Street West		Design Contextual	1889		Residential	Toronto Bay-n-Gable
	306 Adelaide Street West (including 306A Adelaide Street West)		Design Contextual	1889		Residential	Toronto Bay-n-Gable
	308 Adelaide Street West (including 308B, 310 Adelaide Street West)		Design Contextual	1889		Residential	Toronto Bay-n-Gable








Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	312 Adelaide Street West (including 316, 320 Adelaide Street West)		Design Historical Contextual	1929		Commercial Detached	Commercial
	317 Adelaide Street West (including 325 Adelaide Street West)	Part IV	Design Historical Contextual	1929		Commercial Detached	Commercial
	331 Adelaide Street West (including 333 Adelaide Street West)	Listed	Design Historical Contextual	1912		Commercial Detached	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		Commercial Detached	Commercial
	350 Adelaide Street West		Design Historical Contextual	1940		Commercial Detached	Art Moderne








KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	352 Adelaide Street West		Design Historical Contextual	1930		Commercial Detached	Conservative Renaissance Revival
	355 Adelaide Street West		Design Historical Contextual	1920		Commercial Detached	Commercial
	358 Adelaide Street West (including 360 Adelaide Street West)	Listed	Design Historical Contextual	1925		Commercial Detached	Commercial
	366 Adelaide Street West	Listed	Design Historical Contextual	1920		Commercial Detached	Commercial
	379 Adelaide Street West (including 379A, 379C and 381 Adelaide Street West)	Listed	Design Historical Contextual	1912		Commercial Detached	Commercial
	380 Adelaide Street West		Design Historical Contextual	1929		Commercial Detached	Art Moderne









Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	383 Adelaide Street West (including 385 Adelaide Street West)		Design Contextual	1945	St. Andrew's	Commercial Detached	Art Moderne
	384 Adelaide Street West	Listed	Design Historical Contextual	1922		Commercial Detached	Edwardian Classical
	445 Adelaide Street West		Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	447 Adelaide Street West		Design Contextual	1905	St. Andrew's	Residential	Altered
	449 Adelaide Street West		Design Contextual	1906	St. Andrew's	Residential	Altered
	450 Adelaide Street West (St. Andrew's Playground)		Historical Contextual Social/Community	1909	St. Andrew's		
	451 Adelaide Street West		Design Contextual	1906	St. Andrew's	Residential	Altered



KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	453 Adelaide Street West		Design Contextual	1906	St. Andrew's	Residential	Altered
	487 Adelaide Street West (including 493 Adelaide Street West)		Design Contextual	1951	St. Andrew's	Commercial Detached	Mid-Century Modern
	490 Adelaide Street West		Design Contextual	1910	St. Andrew's	Commercial Detached	Conservative Renaissance Revival
	497 Adelaide Street West	Part IV	Design Contextual	1905	St. Andrew's	Residential	Toronto Bay-n-Gable
	499 Adelaide Street West	Part IV	Design Contextual	1905	St. Andrew's	Residential	Toronto Bay-n-Gable
	504 Adelaide Street West (including 116 Portland Street)		Design Contextual	1880	St. Andrew's	Commercial Row	Altered
	505 Adelaide Street West	Intention to designate	Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic









Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	506 Adelaide Street West		Design Contextual	1870	St. Andrew's	Residential	Altered
	507 Adelaide Street West	Intention to designate	Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	509 Adelaide Street West	Intention to designate	Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	511 Adelaide Street West	Intention to designate	Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	512 Adelaide Street West		Design Contextual	1880	St. Andrew's	Residential	Queen Anne Revival
	514 Adelaide Street West		Design Contextual	1880	St. Andrew's	Residential	Queen Anne Revival
	47 Bathurst Street (including 49 Bathurst Street)	Listed	Design Historical Contextual	1912		Commercial Detached	Conservative Renaissance Revival









KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	51 Bathurst Street	Part IV	Design Contextual	2013		Commercial Detached	Contemporary
	125 Bathurst Street	Part IV	Design Contextual	1869		Residential	Edwardian Classical
	129 Bathurst Street		Design Contextual	1890		Residential	Queen Anne Revival
	131 Bathurst Street		Design Contextual	1890		Residential	Queen Anne Revival
	133 Bathurst Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	135 Bathurst Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	137 Bathurst Street		Design Contextual	1890		Residential	Second Empire
	139 Bathurst Street		Design Contextual	1890		Residential	Second Empire

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	141 Bathurst Street (Including 581 Richmond Street West)		Design Historical Contextual	1910		Commercial Detached	Conservative Renaissance Revival
	159 Bathurst Street		Design Contextual	1870		Residential	Toronto Bay-n-Gable
	161 Bathurst Street		Design Contextual	1870		Residential	Toronto Bay-n-Gable
	20 Brant Street	Listed	Design Contextual	1926	St. Andrew's	N/A	Edwardian Classical
	25 Brant Street		Design Historical Contextual	1920		Commercial Detached	Conservative Renaissance Revival
	8 Camden Street		Design Historical Contextual	1950		Commercial Detached	Mid-Century Modern
	12 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	18 Camden Street		Design Historical Contextual	1900	St. Andrew's	Residential	Altered





KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	20 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	35 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	38 Camden Street (including 40 Camden Street)		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	45 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	47 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	19 Charlotte Street		Design Historical Contextual	1909		Commercial Detached	Conservative Renaissance Revival
	5 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	6 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire








Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	7 Clarence Square	Listed	Historical Contextual	1880	Wellington Place	Residential	Second Empire
	8 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	9 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	10 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	11 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	12 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	13 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	14 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire







KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	15 Clarence Square (including 15A Clarence Square)	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	16 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	11 Duncan Street		Design Historical Contextual	1925	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	14 Duncan Street (including 180, 184 and 188 Pearl Street)	Listed	Design Historical Contextual	1899	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	15 Duncan Street (including 166 Pearl Street)	Listed	Design Historical Contextual	1900	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	19 Duncan Street (including 219 and 223 Adelaide Street West)	Part IV	Design Historical Contextual	1908	Duncan Street	Commercial Detached	Commercial
	20 Duncan Street (including 18 and 22 Duncan Street)	Listed	Design Historical Contextual	1833	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	30 Duncan Street (including 34 Duncan Street)		Design Historical Contextual	1926	Duncan Street	Commercial Detached	Commercial




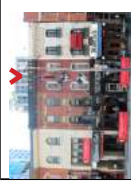




Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	109 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	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
	122 John Street (including 118 John Street and 284 Adelaide Street West)		Design Contextual	1885		Residential	Second Empire



KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	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		Design Contextual	1879		Residential	Second Empire
	212 King Street West		Design Contextual	1907		Commercial Detached	Commercial
	214 King Street West (including 218 King Street West)	Part IV	Design Contextual	1917		Commercial Detached	Commercial







Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	220 King Street West	Part IV	Design Historical Contextual	1909		Commercial Detached	Edwardian Classical
	260 King Street West	Part IV	Design Historical Contextual Social/Community	1907			Classical Revival
	266 King Street West (including 268-270 King Street West)	Part IV	Design Contextual	1904	Duncan Street	Commercial Detached	Commercial
	276 King Street West (including 274 King Street West and 8 Duncan Street)	Part IV	Design Contextual	1907	Duncan Street	Commercial Detached	Edwardian Classical
	284 King Street West (including 284A King Street West, 171 and 173 Pearl Street)	Part IV	Design Contextual	1915		Commercial Detached	Commercial
	287 King Street West (including 289 King Street West)	Part IV	Design Contextual	1880		Commercial Detached	Second Empire








KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	291 King Street West (including 291A King Street West)	Part IV	Design Contextual	1875		Commercial Row	Renaissance Revival
	293 King Street West	Part IV	Design Contextual	1875		Commercial Row	Renaissance Revival
	295 King Street West	Part IV	Design Contextual	1876		Commercial Row	Renaissance Revival
	297 King Street West	Part IV	Design Contextual	1876		Commercial Row	Renaissance Revival
	299 King Street West (including 299A King Street West)	Part IV	Design Contextual	1876		Commercial Row	Renaissance Revival
	300 King Street West	Part IV	Design Contextual Social/Community	1993			Contemporary
	301 King Street West (including 303 King Street West)	Part IV	Design Contextual	1886		Commercial Row	Renaissance Revival
	305 King Street West (including 309 and 311 King Street West)		Design Contextual	1940		Commercial Row	Mid-Century Modern








Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	315 King Street West	Part IV	Design Contextual	1884		Commercial Row	Renaissance Revival
	319 King Street West	Part IV	Design Contextual	1858		Commercial Row	Conservative Renaissance Revival
	321 King Street West	Part IV	Design Contextual	1858		Commercial Row	Conservative Renaissance Revival
	322 King Street West	Part IV	Design Historical Contextual	1903		Commercial Detached	Edwardian Classical
	325 King Street West (including 323 and 325A King Street West)	Part IV	Design Contextual	1858		Commercial Row	Conservative Renaissance Revival
	327 King Street West (including 333 King Street West)	Part IV	Design Contextual	1886		Commercial Detached	Renaissance Revival
	355 King Street West	Part IV	Design Historical Contextual	1927		Commercial Detached	Commercial








KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	387 King Street West		Design Contextual	1880		Residential	Second Empire
	388 King Street West (including 70 and 80 Peter Street)		Design Contextual	1940		Commercial Detached	Art Moderne
	389 King Street West		Design Contextual	1880		Residential	Second Empire
	391 King Street West		Design Contextual	1880		Residential	Second Empire
	401 King Street West (including 407 and 409 King Street West)	Listed	Design Historical Contextual	1905		Commercial Detached	Commercial
	431 King Street West (including 425, 433, 435 and 439 King Street West)	Listed	Design Historical Contextual	1908	Spadina Avenue	Commercial Detached	Commercial









Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	441 King Street West (including 443 King Street West)	Listed	Design Historical Contextual	1906		Commercial Detached	Edwardian Classical
	445 King Street West (including 447 King Street West)	Listed	Design Historical Contextual	1906		Commercial Detached	Edwardian Classical
	455 King Street West	Listed	Design Historical Contextual	1904		Commercial Detached	Edwardian Classical
	460 King Street West (including 72, 74 and 76 Spadina Avenue)	Listed	Design Contextual	1875	Spadina Avenue	Commercial Detached	Second Empire
	461 King Street West (including 463 King Street West and 418 Wellington Street West)	Listed	Design Historical Contextual	1901		Commercial Detached	Edwardian Classical
	468 King Street West (including 474 King Street West)	Listed	Design Historical Contextual	1913		Commercial Detached	Commercial
	469 King Street West (including 469A and 469B King Street West)	Listed	Design Historical Contextual	1907		Commercial Detached	Edwardian Classical








KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	485 King Street West	Intention to designate	Design Historical Contextual	1882		Commercial Detached	Renaissance Revival
	489 King Street West	Part IV	Design Historical Contextual	1920		Commercial Detached	Commercial
	495 King Street West		Design Historical Contextual	1900		Commercial Detached	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		Commercial Detached	Renaissance Revival
	511 King Street West	Part IV	Design Historical Contextual	1893		Commercial Detached	Renaissance Revival
	519 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	521 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival








Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	523 King Street West (including 525 King Street West)		Design Contextual	1885		Commercial Row	Renaissance Revival
	527 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	529 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	544 King Street West		Design Historical Contextual	1925		Commercial Detached	Conservative Renaissance Revival
	545 King Street West		Design Historical Contextual	1920		Commercial Detached	Conservative Renaissance Revival
	557 King Street West (including 563 King Street West)		Design Contextual	1885		Commercial Row	Renaissance Revival
	565 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival








KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	567 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	569 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	570 King Street West (including 572 King Street West)	Part IV	Design Contextual	1882		Commercial Detached	Georgian
	571 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	573 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	578 King Street West (including 580 King Street West)	Listed	Design Historical Contextual	1904		Commercial Detached	Period Revival
	579 King Street West		Design Contextual	1885		Commercial Row	Conservative Renaissance Revival
	581 King Street West		Design Contextual	1910		Commercial Row	Conservative Renaissance Revival



Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Listed	Design Contextual	1910		Commercial Detached	Edwardian Classical
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Listed	Design Contextual	1945		Commercial Detached	Art Moderne
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Listed	Design Historical Contextual	1902		Commercial Detached	Conservative Renaissance Revival
	583 King Street West (including 585 King Street West and 87 Portland Street)		Design Contextual	1910		Commercial Row	Conservative Renaissance Re-vival
	600 King Street West	Listed	Design Historical Contextual	1900		Commercial Detached	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		Commercial Detached	Period Revival
	603 King Street West		Design Contextual	1900		Commercial Detached	Renaissance Revival






KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	613 King Street West		Design Contextual	1919		Commercial Detached	Altered
	615 King Street West		Design Contextual	1880		Residential	Queen Anne Revival
	617 King Street West		Design Contextual	1880		Residential	Queen Anne Revival
	619 King Street West		Design Contextual	1930		Commercial Detached	Edwardian Classical
	624 King Street West		Design Historical Contextual	1915		Commercial Detached	Renaissance Revival
	626 King Street West (including 628 King Street West)		Design Historical Contextual	1925		Commercial Detached	Conservative Renaissance Revival
	642 King Street West (including 2 and 4 Adelaide Place)		Design Historical Contextual	1885		Commercial Detached	Renaissance Revival







Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	662 King Street West	Listed	Design Historical Contextual	1904		Commercial Detached	Renaissance Revival
	663 King Street West (including 69, 71 and 73 Bathurst Street, 663 King Street West)	Listed	Design Historical Contextual	1900		Commercial Detached	Edwardian Classical
	668 King Street West (including 91 Bathurst Street)	Listed	Design Contextual	1902		Commercial Detached	Edwardian Classical
	20 Maud Street (including 30 Maud Street)		Design Historical Contextual	1920	St. Andrew's	Commercial Detached	Conservative Renaissance Revival
	29 Nelson Street	Listed	Design Historical Contextual	1910	Duncan Street	Commercial Detached	Edwardian Classical
	10 Niagara Street (Victoria Memorial Square)	Listed	Design Historical Contextual Social/Community	1793	Wellington Place		Park
	158 Pearl Street (including 154 Pearl Street)	Listed	Design Historical Contextual	1900		Commercial Detached	Conservative Renaissance Revival







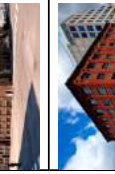

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	77 Peter Street		Design Historical Contextual	1920		Commercial Detached	Conservative Renaissance Revival
	82 Peter Street		Design Historical Contextual	1929		Commercial Detached	Commercial
	118 Peter Street		Design Contextual	1879		Residential	Second Empire
	120 Peter Street		Design Contextual	1879		Residential	Second Empire
	122 Peter Street	Intention to designate	Design Contextual	1879		Residential	High Victorian Gothic
	124 Peter Street	Intention to designate	Design Contextual	1879		Residential	High Victorian Gothic
	134 Peter Street (including 138 Peter Street)		Design Historical Contextual	1910		Commercial Detached	Commercial








Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	67 Portland Street (including 67A Portland Street)		Design Contextual	1880		Residential	High Victorian Gothic
	98 Portland Street		Design Contextual	1880	St. Andrew's	Residential	Toronto Bay-n-Gable
	102 Portland Street		Design Contextual	1880	St. Andrew's	Residential	Toronto Bay-n-Gable
	105 Portland Street		Design Contextual	1880	St. Andrew's	Commercial Row	Altered
	107 Portland Street		Design Contextual	1880	St. Andrew's	Commercial Row	Altered







KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	124 Portland Street		Design Contextual	1880	St. Andrew's	Residential	Toronto Bay-n-Gable
	126 Portland Street		Design Contextual	1880	St. Andrew's	Residential	Toronto Bay-n-Gable
	127 Portland Street		Design Historical Contextual	1920	St. Andrew's	Commercial Detached	Conservative Renaissance Revival
	128 Portland Street		Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	130 Portland Street		Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	135 Portland Street		Design Contextual	1870	St. Andrew's	Residential Semi-Detached	Altered







Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	139 Portland Street		Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	141 Portland Street		Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	143 Portland Street		Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	145 Portland Street		Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	205 Richmond Street West (including 215 Richmond Street West, 45 and 47 Duncan Street)		Design Historical Contextual	1925	Duncan Street	Commercial Detached	Commercial
	221 Richmond Street West (including 225 and 227 Richmond Street West)		Design Historical Contextual	1920	Duncan Street	Commercial Detached	Edwardian Classical
	240 Richmond Street West (including 57 Duncan Street)		Design Historical Contextual	1920	Duncan Street	Commercial Detached	Commercial
	241 Richmond Street West (including 137, 139, 141 and 145 John Street, 239 Richmond Street West)		Design Historical Contextual	1930		Commercial Detached	Art Moderne





KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	250 Richmond Street West		Design Historical Contextual	1909	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	259 Richmond Street West	Part IV	Design Contextual	1889		Commercial Detached	Conservative Renaissance Revival
	260 Richmond Street West	Part IV	Design Historical Contextual	1915		Commercial Detached	Commercial
	269 Richmond Street West (including 271 and 273 Richmond Street West, 62 Widmer Street)		Design Contextual	1885		Residential	Toronto Bay-n-Gable
	275 Richmond Street West		Design Contextual	1885		Residential	Toronto Bay-n-Gable
	277 Richmond Street West		Design Contextual	1885		Residential	Toronto Bay-n-Gable
	296 Richmond Street						





Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	304 Richmond Street West		Design Contextual	1885		Residential	Toronto Bay-n-Gable
	340 Richmond Street West		Design Historical Contextual	1920		Commercial Detached	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
	364 Richmond Street West (including 370 Richmond Street West)		Design Historical Contextual	1920		Commercial Detached	Commercial
	372 Richmond Street West						







KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	401 Richmond Street West (including 127A Spadina Ave)	Part IV	Design Historical Contextual Social/Community	1900		Commercial Detached	Conservative Renaissance Revival
	457 Richmond Street West		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	460 Richmond Street West		Design Contextual Historical	1925		Commercial Detached	Commercial
	474 Richmond Street West		Design Contextual	1890		Residential	Queen Anne Revival
	476 Richmond Street West		Design Contextual	1890		Residential	Queen Anne Revival
	478 Richmond Street West		Design Contextual	1890		Residential	Queen Anne Revival








Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	497 Richmond Street West (including 60 Brant Street, 17 Maud Street, 505 and 511 Richmond Street West)	Part IV	Design Contextual	1931	St. Andrew's		Art Moderne
	530 Richmond Street West		Design Contextual	1885		Residential	Toronto Bay-n-Gable
	532 Richmond Street West		Design Contextual	1885		Residential	Toronto Bay-n-Gable
	534 Richmond Street West		Design Contextual	1885		Residential	Toronto Bay-n-Gable







KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	536 Richmond Street West		Design Contextual	1885		Residential	Toronto Bay-n-Gable
	538 Richmond Street West		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





Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	544 Richmond Street West		Design Contextual	1890		Residential	Queen Anne Revival
	579 Richmond Street West		Design Historical Contextual	1920	St. Andrew's	Commercial Detached	Conservative Renaissance Revival
	600 Richmond Street West		Design Contextual	1875		Residential	High Victorian Gothic
	602 Richmond Street West		Design Contextual	1875		Residential	High Victorian Gothic
	620 Richmond Street West (including 165 and 167 Bathurst Street, 622, 624 and 626 Richmond Street West)		Design Historical Contextual	1911		Commercial Detached	Commercial
	100 Simcoe Street (including 203 Adelaide Street West, 130 Pearl Street West)	Listed	Design Historical Contextual	1909		Commercial Detached	Commercial







KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	24 Spadina Avenue (including 30 Spadina Avenue, 401 Wellington Street West)	Listed	Design Contextual	1905	Wellington Place	Commercial Detached	Conservative Renaissance Revival
	25 Spadina Avenue (Clarence Square)	Intention to Designate	Design Historical Contextual Social/Community	1860	Wellington Place		Park
	46 Spadina Avenue (including 40, 42, 44 and 50 Spadina Avenue)	Listed	Design Historical Contextual	1910	Wellington Place	Commercial Detached	Conservative Renaissance Revival
	49 Spadina Avenue (including 2 Clarence Square)	Listed	Design Historical Contextual	1911	Wellington Place	Commercial Detached	Commercial
	57 Spadina Avenue (including 59-63 Spadina Avenue)		Design Historical Contextual	1909	Spadina Avenue	Commercial Detached	Conservative Renaissance Revival
	82 Spadina Avenue (including 80 and 80A Spadina Avenue)	Listed	Design Historical Contextual	1905	Spadina Avenue	Commercial Detached	Conservative Renaissance Revival
	96 Spadina Avenue (including 373 and 375 Adelaide Street West, 100 and 104 Spadina Avenue)	Listed	Design Historical Contextual	1909	Spadina Avenue	Commercial Detached	Commercial





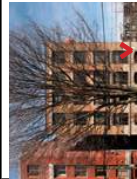


Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	99 Spadina Avenue (including 93, 93A, 95 and 97 Spadina Avenue)		Design Historical Contextual	1919	Spadina Avenue	Commercial Detached	Conservative Renaissance Revival
	110 Spadina Avenue (including 112 Spadina Avenue, 394 and 398 Adelaide Street West)	Listed	Design Historical Contextual	1927	Spadina Avenue	Commercial Detached	Commercial
	116 Spadina Avenue (including 124 Spadina Avenue)		Design Historical Contextual	1925	Spadina Avenue	Commercial Detached	Commercial
	117 Spadina Avenue (including 119, 121 and 121A Spadina Avenue)	Listed	Design Historical Contextual	1930	Spadina Avenue	Commercial Detached	Commercial
	126 Spadina Avenue (including 130, 134, 136, 140 and 140 Spadina Avenue, 423 and 425 Richmond Street West, 2 and 2B Camden Street)	Listed	Design Historical Contextual	1926	Spadina Avenue	Commercial Detached	Commercial
	129 Spadina Avenue (including 139 Spadina Avenue)		Design Historical Contextual	1919	Spadina Avenue	Commercial Detached	Commercial



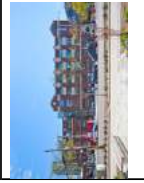



KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	147 Spadina Avenue (including 412 Richmond Street West)		Design Historical Contextual	1939	Spadina Avenue	Commercial Detached	Art Moderne
	46 Stewart Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	48 Stewart Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	50 Stewart Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable


Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	52 Stewart Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	54 Stewart Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	56 Stewart Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	60 Stewart Street (including 58 Stewart Street, 647 and 647A King Street West)		Design Historical Contextual	1900		Commercial Detached	Conservative Renaissance Revival
	374 Wellington Street West		Design Contextual	1888	Wellington Place	Residential	Toronto Bay-n-Gable
	376 Wellington Street West		Design Contextual	1888	Wellington Place	Residential	Toronto Bay-n-Gable


KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	420 Wellington Street West		Design Historical Contextual	1909	Wellington Place	Commercial Detached	Conservative Renaissance Revival
	422 Wellington Street West (including 424A Wellington Street East)	Listed	Design Contextual	1885	Wellington Place	Residential	Toronto Bay-n-Gable
	424 Wellington Street West (including 424A Wellington Street East)	Listed	Design Contextual	1885	Wellington Place	Residential	Toronto Bay-n-Gable
	436 Wellington Street West (including 438 Wellington Street West)	Part IV	Design Historical Contextual	1915	Wellington Place	Commercial Detached	Commercial
	462 Wellington Street West	Listed	Design Historical Contextual	1916	Wellington Place	Commercial Detached	Commercial
	467 Wellington Street West (including 479 Wellington Street West and 33 Draper Street)		Design Historical Contextual	1880	Wellington Place	Commercial Detached	Conservative Renaissance Revival
	468 Wellington Street West (including 470 and 472 Wellington Street West)	Listed	Design Historical Contextual	1915	Wellington Place	Commercial Detached	Commercial

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	482 Wellington Street West	Listed	Design Historical Contextual	1909	Wellington Place	Commercial Detached	Commercial
	488 Wellington Street West (including 490 Wellington Street West)	Listed	Design Historical Contextual	1907	Wellington Place	Commercial Detached	Commercial
	517 Wellington Street West (including 495 Wellington Street West, 31 Portland Street and 510 Front Street West)	Part IV	Design Historical Contextual	1909	Wellington Place	Commercial Detached	Period Revival
	518 Wellington Street West	Listed	Design Contextual	1891	Wellington Place	Residential	Queen Anne Revival
	520 Wellington Street West	Listed	Design Contextual	1891	Wellington Place	Residential	Queen Anne Revival
	10 Widmer Street	Listed	Design Contextual	1876		Residential	Toronto Bay-n-Gable

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	12 Widmer Street	Listed	Design Contextual	1876		Residential	Toronto Bay-n-Gable
	14 Widmer Street	Listed	Design Contextual	1876		Residential	Toronto Bay-n-Gable
	16 Widmer Street	Listed	Design Contextual	1876		Residential	Toronto Bay-n-Gable
	18 Widmer Street	Listed	Design Contextual	1876		Residential	Toronto Bay-n-Gable

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	20 Widmer Street	Listed	Design Contextual	1876		Residential	Toronto Bay-n-Gable

E. LIST OF NON-CONTRIBUTING PROPERTIES

#	Primary Address	Character Sub-Area
1	214 Adelaide Street West	
2	216 Adelaide Street West	
3	217 Adelaide Street West	
4	218 Adelaide Street West	
5	230 Adelaide Street West	
6	236 Adelaide Street West	
7	240 Adelaide Street West	Duncan Street
8	250 Adelaide Street West	
9	254 Adelaide Street West	
10	260 Adelaide Street West	
11	280 Adelaide Street West	
12	283 Adelaide Street West	
13	313 Adelaide Street West	
14	322 Adelaide Street West	
15	326 Adelaide Street West	
16	328 Adelaide Street West	
17	348 Adelaide Street West	
18	353 Adelaide Street West	
19	354 Adelaide Street West	
20	363 Adelaide Street West	
21	364 Adelaide Street West	
22	387 Adelaide Street West	
23	399 Adelaide Street West	
24	410 Adelaide Street West	
25	422 Adelaide Street West	
26	424 Adelaide Street West	
27	425 Adelaide Street West	St. Andrew's
28	426 Adelaide Street West	
29	428 Adelaide Street West	
30	430 Adelaide Street West	
31	432 Adelaide Street West	
32	434 Adelaide Street West	

List of Non-Contributing Properties

#	Primary Address	Character Sub-Area
33	438 Adelaide Street West	St. Andrew's
34	440 Adelaide Street West	St. Andrew's
35	443 Adelaide Street West	St. Andrew's
36	444 Adelaide Street West	St. Andrew's
37	461 Adelaide Street West	
38	480 Adelaide Street West	
39	495 Adelaide Street West	St. Andrew's
40	501 Adelaide Street West	St. Andrew's
41	502 Adelaide Street West	
42	508 Adelaide Street West	
43	510 Adelaide Street West	
44	525 Adelaide Street West	
45	530 Adelaide Street West	
46	552 Adelaide Street West	
47	575 Adelaide Street West	
48	552A Adelaide Street West	
49	552R Adelaide Street West	
50	37 Bathurst Street	
51	103 Bathurst Street	
52	143 Bathurst Street	
53	145 Bathurst Street	
54	147 Bathurst Street	
55	149 Bathurst Street	
56	151 Bathurst Street	
57	153 Bathurst Street	
58	155 Bathurst Street	
59	157 Bathurst Street	
60	12 Brant Street	
61	19 Brant Street	
62	5 Camden Street	
63	11 Camden Street	
64	15 Camden Street	
65	21 Camden Street	

#	Primary Address	Character Sub-Area
66	23 Camden Street	
67	29 Camden Street	
68	32 Camden Street	
69	39 Camden Street	
70	42 Camden Street	
71	49 Camden Street	St. Andrew's
72	50 Camden Street	St. Andrew's
73	51 Camden Street	St. Andrew's
74	8 Charlotte Street	
75	11 Charlotte Street	
76	36 Charlotte Street	
77	46 Charlotte Street	
78	26 Duncan Street	Duncan Street
79	86 John Street	
80	150 John Street	
81	224 King Street West	
82	317 King Street West	
83	335 King Street West	
84	343 King Street West	
85	350 King Street West	
86	357 King Street West	
87	365 King Street West	
88	367 King Street West	
89	369 King Street West	
90	370 King Street West	
91	373 King Street West	
92	383 King Street West	
93	400 King Street West	
94	415 King Street West	Spadina Avenue
95	438 King Street West	Spadina Avenue
96	464 King Street West	
97	478 King Street West	
98	499 King Street West	

List of Non-Contributing Properties

#	Primary Address	Character Sub-Area
99	533 King Street West	
100	539 King Street West	
101	540 King Street West	
102	548 King Street West	
103	555 King Street West	
104	560 King Street West	St. Andrew's
105	577 King Street West	
106	587 King Street West	
107	589 King Street West	
108	595 King Street West	
109	609 King Street West	
110	620 King Street West	
111	621 King Street West	
112	636 King Street West	
113	645 King Street West	
114	650 King Street West	
115	622A King Street West	
116	10 Morrison Street	St. Andrew's
117	21 Nelson Street	
118	20 Niagara Street	Wellington Place
119	30 Niagara Street	Wellington Place
120	38 Niagara Street	
121	16 Oxley Street	
122	25 Oxley Street	
123	150 Pearl Street	
124	81 Peter Street	
125	87 Peter Street	
126	92 Peter Street	
127	102 Peter Street	
128	108 Peter Street	
129	111 Peter Street	
130	117 Peter Street	
131	126 Peter Street	

#	Primary Address	Character Sub-Area
132	128 Peter Street	
133	129 Peter Street	
134	137 Peter Street	
135	50 Portland Street	Wellington Place
136	66 Portland Street	
137	79 Portland Street	
138	83 Portland Street	
139	85 Portland Street	
140	100 Portland Street	St. Andrew's
141	101 Portland Street	St. Andrew's
142	104 Portland Street	St. Andrew's
143	109 Portland Street	St. Andrew's
144	115 Portland Street	St. Andrew's
145	119 Portland Street	St. Andrew's
146	120 Portland Street	St. Andrew's
147	121 Portland Street	St. Andrew's
148	122 Portland Street	St. Andrew's
149	123 Portland Street	St. Andrew's
150	125 Portland Street	St. Andrew's
151	132 Portland Street	St. Andrew's
152	137 Portland Street	St. Andrew's
153	147 Portland Street	St. Andrew's
154	156 Portland Street	
155	163 Portland Street	St. Andrew's
156	181 Richmond Street West	Duncan Street
157	218 Richmond Street West	
158	222 Richmond Street West	
159	224 Richmond Street West	
160	229 Richmond Street West	
161	230 Richmond Street West	
162	300 Richmond Street West	
163	318 Richmond Street West	
164	324 Richmond Street West	

List of Non-Contributing Properties

#	Primary Address	Character Sub-Area
165	326 Richmond Street West	
166	328 Richmond Street West	
167	388 Richmond Street West	
168	431 Richmond Street West	
169	435 Richmond Street West	
170	438 Richmond Street West	
171	444 Richmond Street West	
172	445 Richmond Street West	
173	446 Richmond Street West	
174	448 Richmond Street West	
175	450 Richmond Street West	
176	451 Richmond Street West	
177	452 Richmond Street West	
178	465 Richmond Street West	
179	471 Richmond Street West	
180	477 Richmond Street West	St. Andrew's
181	500 Richmond Street West	St. Andrew's
182	520 Richmond Street West	St. Andrew's
183	525 Richmond Street West	
184	530R Richmond Street West	St. Andrew's
185	533 Richmond Street West	
186	546 Richmond Street West	St. Andrew's
187	548 Richmond Street West	St. Andrew's
188	552 Richmond Street West	St. Andrew's
189	555 Richmond Street West	St. Andrew's
190	556 Richmond Street West	St. Andrew's
191	582 Richmond Street West	
192	586 Richmond Street West	
193	589 Richmond Street West	
194	590 Richmond Street West	
195	591 Richmond Street West	
196	592 Richmond Street West	
197	594 Richmond Street West	

#	Primary Address	Character Sub-Area
198	596 Richmond Street West	
199	598 Richmond Street West	
200	604 Richmond Street West	
201	608 Richmond Street West	
202	610 Richmond Street West	
203	612 Richmond Street West	
204	614 Richmond Street West	
205	616 Richmond Street West	
206	618 Richmond Street West	
207	604R Richmond Street West	
208	116 Simcoe Street	
209	126 Simcoe Street	
210	142 Simcoe Street	
211	168 Simcoe Street	
212	38 Spadina Avenue	Wellington Place
213	55 Spadina Avenue	Wellington Place
214	58 Spadina Avenue	Spadina Avenue
215	64 Spadina Avenue	Spadina Avenue
216	78 Spadina Avenue	Spadina Avenue
217	101 Spadina Avenue	Spadina Avenue
218	105 Spadina Avenue	Spadina Avenue
219	123 Spadina Avenue	Spadina Avenue
220	125 Spadina Avenue	Spadina Avenue
221	127 Spadina Avenue	Spadina Avenue
222	141 Spadina Avenue	Spadina Avenue
223	161 Spadina Avenue	Spadina Avenue
224	139A Spadina Avenue	Spadina Avenue
225	20 Stewart Street	
226	32 Stewart Street	
227	380 Wellington Street West	Wellington Place
228	400 Wellington Street West	Wellington Place
229	432 Wellington Street West	Wellington Place

List of Non-Contributing Properties

#	Primary Address	Character Sub-Area
230	456 Wellington Street West	Wellington Place
231	474 Wellington Street West	Wellington Place
232	485 Wellington Street West	Wellington Place
233	489 Wellington Street West	Wellington Place
234	500 Wellington Street West	Wellington Place
235	504 Wellington Street West	Wellington Place
236	508 Wellington Street West	Wellington Place
237	535 Wellington Street West	Wellington Place
238	8 Widmer Street	
239	11 Widmer Street	
240	21 Widmer Street	
241	30 Widmer Street	
242	40 Widmer Street	
243	42 Widmer Street	
244	44 Widmer Street	
245	46 Widmer Street	
246	48 Widmer Street	
247	50 Widmer Street	
248	52 Widmer Street	
249	54 Widmer Street	
250	56 Widmer Street	
251	58 Widmer Street	

Total	251
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