

0.3 General Guidelines for the District

The following guidelines are recommended for managing change in the East Annex Heritage Conservation District. The intent of the guidelines is to ensure that physical changes in the area contribute to and strengthen the character of the East Annex. As guidelines they are not intended to be used as strict regulations but are to provide assistance in the design and decision-making process. Assistance in interpreting these guidelines can be given by staff of the Toronto Historical Board. The Board is also able to assist with technical advice on restoration and may be able to assist in specific circumstances with grants to property owners for restoration.

The interpretation of these guidelines can vary with the individual character of each avenue or road in the District. Neighbouring buildings referred to in these guidelines are defined as buildings in the heritage categories of "A" "B" or "C".

A. Guidelines for New Buildings

While there are almost no vacant lots within the District, valid arguments for some replacement of existing buildings will occur inevitably, and for that reason guidelines for new buildings, which may include accessory buildings, are recommended. Demolition of buildings within the District is discouraged.

New buildings should not replicate existing buildings, but should contribute to the variety and character of the area.

look at neighbouring buildings to see how they contribute to the specific character of the street

clay brick is the common wall cladding throughout the East Annex, but some materials, such as stucco also relate to early buildings in the area

consider how the roof profile and location of the eave line affects the apparent height of the building in relation to its neighbours

compare the size and proportions of roof dormers with neighbouring buildings

avoid elaborate or 'fake' historical detailing on new buildings

1. Design new buildings in character with the neighbouring buildings, including consideration of height, depth, setback, and entry level, and in keeping with the character of the particular avenue or road as described within this report.
2. On the street facade of the new building use the neighbouring buildings as a guide, employing similar massing, proportion and level of detail. Use clay brick as the predominant exterior material on the street facade.
3. Use the roof type and profile of the neighbouring buildings as a precedent.
4. Avoid ramps to below grade located in the front yards, whether for car parking or access.
5. Protect existing mature trees during construction, according to the City's specification for the preservation of existing trees.
6. Keep composition of elements simple. Use few rather than many vernacular features. Use modest moulding profiles and details.

B. Guidelines for Additions and Alterations

Most change in the District will occur as additions and alterations to existing buildings. It is the intent of these guidelines to encourage the preservation of existing heritage buildings, and, when necessary, to aid sensitive and contextual design for new work.

Before commencing an alteration to an existing building examine it carefully to determine what changes have already occurred. If architectural elements have been removed from the building, such as a porch, or the original door or window sash, look at similar buildings in the area to see if there are clues to what these missing elements may have looked like..

with historic buildings, it is better to repair than to replace elements if you wish to keep the character of the building intact

avoid painting, parging or harsh cleaning of existing masonry

use soft lime-rich mortars for re-pointing old brick

notice that the proportions of even small elements, such as traditional window sash and panes, contribute to the overall character of the building

examine existing woodwork to see if you can determine the original paint colours used on the building (paint in the historically original colour whenever possible)

notice the early stuccos used in the area are 'rough cast' stucco

an addition should not visually overpower the existing building

1. Generally do not make alterations or additions to the street façade of the building, except where such alterations are intended to restore the original appearance of the building. Conceal new air-conditioning units, ducts, dormers, skylights, or chimney stacks from street view, if possible.
2. Use the neighbouring buildings and the existing building on the site as a guide, employing similar scale, proportion and level of detail. Use clay brick as the predominant exterior material on publicly visible façades. Paint exterior woodwork.
3. Use the height of the existing ridge of the roof as a limit for the height of the addition. The addition should be lower than the existing ridge. Use neutral roof colours and asphalt or slate shingles as roofing material.
4. In general, additions should be made at the rear of the property.
5. Avoid parking ramps to basement garages located in the front yards unless no other alternative is available.

hedge planting ameliorates the visual appearance of front yard parking and generally enhances the landscape of the street

6. Avoid front yard parking unless there is no other means for parking, including on-street parking. If front yard parking is constructed, leave at least half of the front yard unpaved. Plant hedges at a maximum of 1.2 metres or 4 feet running parallel to the parking space along both property lines in order to help visually screen the parked vehicle. Follow all requirements of the City By-Law for front yard parking.
7. Protect existing mature trees during construction, according to the City's required specification for the preservation of existing trees.

C. Guidelines for Streetscapes

Landscaped open spaces, particularly front gardens, are an important part of the street character of the District. The following landscape and streetscape guidelines are recommended when municipal approvals are required. The landscape guidelines may be considered during a permit application, but generally they are non-mandatory and are for property owners who wish to contribute to the over-all appearance of their street in the heritage district.

hard surfaces limit the number of locations for street trees

landscape materials should relate to the building; use stone or brick in keeping with the materials on the building

a solid board fence is not recommended on the front property lines.

1. Design front garden landscaping in character with the avenue or road. Generally, pave with hard surfaces no more than half the area of the front yard, with the remainder of the yard being comprised of trees, shrubs, ground covers and grass in combination. Avoid paving areas immediately around existing trees, leaving an open area of 1.22 metres in diameter or greater depending on the size of the tree.
2. Make front yard garden walls low, generally not greater than a half a metre in height. Use stone or a masonry material in keeping with the character of the building. Where planters are required to accommodate changes in grade, masonry or stone wall planters are recommended. Non-destructive vines growing on the front facade of the buildings or on trellises should be permitted, particularly on Tranby Street.
3. Use hedges as a pattern along the residential side of the sidewalk to provide some subtle separation between private and public area. If hedges are used, parallel to the sidewalk, they should generally be a maximum of 1.0 metre tall.
4. Use fences along the front property line or parallel to the sidewalk as a pattern along the streets. Fences should generally be a maximum of 1.0 metre tall and should be of the picket variety. Metal or painted wood is appropriate as are some brick or stone elements within the fence providing that it is primarily open.
5. Generally, do not remove existing mature trees, in either front and rear yards, unless shown to be diseased or a hazard. Existing City street trees must not be removed for new construction or alterations unless proven to be dead, dying, diseased or a hazard and can not be maintained in healthy condition. Removal is undertaken by the City Urban Forestry Section.

6. Avoid front yard parking unless there is no other means for parking, including on-street parking. If front yard parking is constructed, no more than about half of the front yard should be paved. Plant lower growing hedges running parallel to the parking space along both property lines in order to help visually screen the parked vehicle. Follow all requirements of the City By-Law for front yard parking.
7. On the boulevard streets, pave only the area of the boulevard that is required for a driveway. The paved driveway should be no closer than 1.25 metres from an existing tree. Greater distances are encouraged for larger trees so that roots will not be damaged. It is recommended that the remainder of the boulevard be sodded or seeded by the Department of Public Works and the Environment or be landscaped with a ground cover plant or other low growing and low maintenance plant by the adjacent homeowner.
8. Avoid new bollards in favour of more subtle landscape treatments, such as additional planting and low retaining walls. Where bollards are essential to control parking, use the new existing City standard rather than large boulders or concrete and timber obstacles.

consideration should be given to replacing existing concrete bollards such as those on Prince Arthur, but it understood that cost for replacement would be shared with property owners

D. Guidelines for Commercial Signage

1. Commercial signs are permitted in the District where permitted by zoning. Commercial signs should be seen as a potential to contribute to, rather than detract from, the character of the area, and they should comply with the existing City of Toronto Sign By-law.
2. Make the commercial signs compatible and in scale with the building and avoid obscuring architectural building details with signs or awnings used as signs. Avoid neon, backlit or third-party signs.

compatibility refers to the size, proportions, and colours of the sign

awnings used as signs should fit within the window or door opening and not conceal the lintel or arch building design

E. Guidelines for Interiors

1. Interiors of buildings are not covered by Heritage Conservation District designations under the Ontario Heritage Act, and therefore no guidelines regulating them are given.
2. Alterations to interiors which may affect the exterior of the building should be reviewed as a general alteration or addition.

intact historic interiors greatly contribute to the character of the area, and whenever possible they should be retained

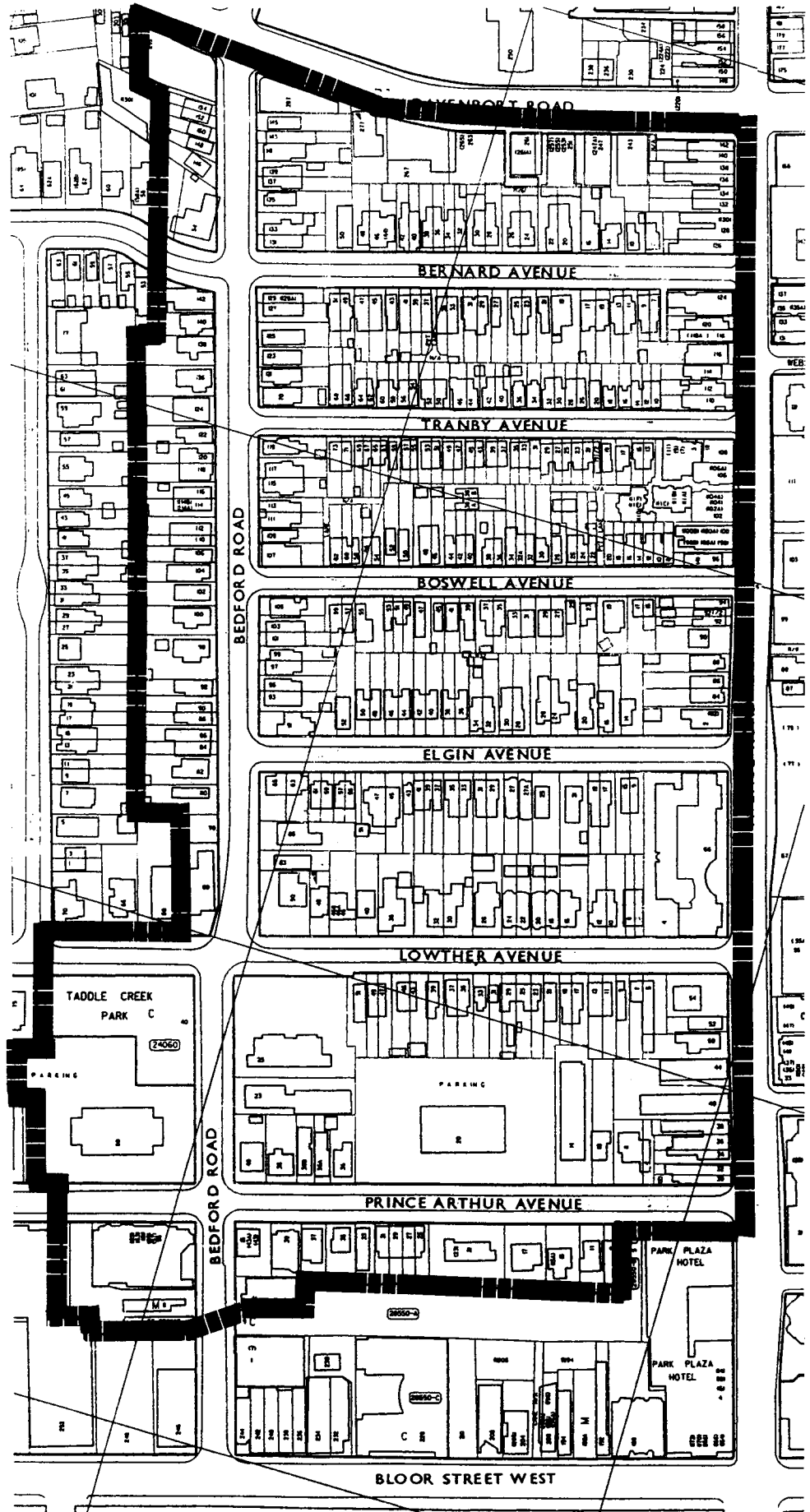
G. Guidelines for Demolition

The City of Toronto's control regarding demolition of heritage buildings is regulated by the Ontario Heritage Act and by the City of Toronto Act (PR57). The Ontario Heritage Act does not prohibit demolition in a District but limits demolition control to a period of 180 days, after which time, City Council is required to issue a demolition permit. This delay period allows time for the Toronto Historical Board to meet with the demolition permit applicant and to advise Council on any other possible alternatives to demolition. The amendment to the City of Toronto Act (PR57) extends the delay period beyond the 180 days, requiring Council to issue a demolition permit after a valid building permit for new construction has been issued.

1. Generally, do not demolish buildings within the district which are in the heritage categories "A", "B", or "C".
2. Generally, do not demolish a building which is semidetached or is part of a row.

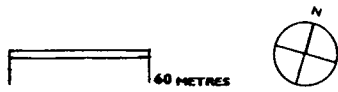
3. A demolition permit for any building will be permitted only on receipt of a building permit for an appropriate replacement structure.
4. For the partial demolition of a building, consider the demolition as an alteration; ie. generally do not make alterations to the street façade of the building, except where such alterations are intended to restore the original appearance of the building.

0.4 Plans of the Study Area, Study Precincts and the Proposed Heritage District Boundary

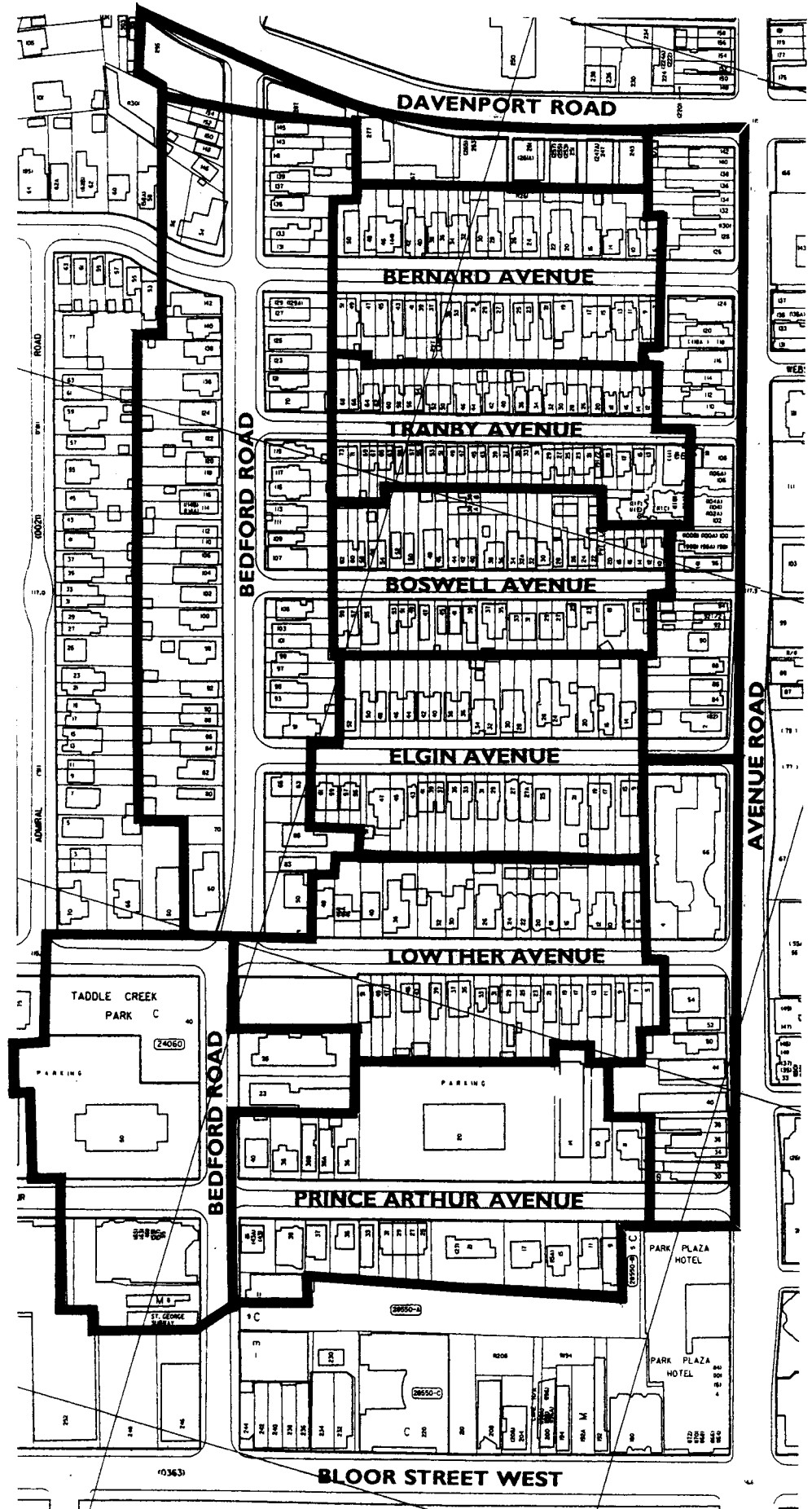


This plan illustrates the boundary of the full study area.

*Bedford Road on the west
 Avenue Road on the east
 Davenport Road on the north
 Prince Arthur on the south*



STUDY PRECINCTS



This plan illustrates the individual streets which were evaluated as sub-areas or precincts within the overall study area. These precincts encompass the full study area.

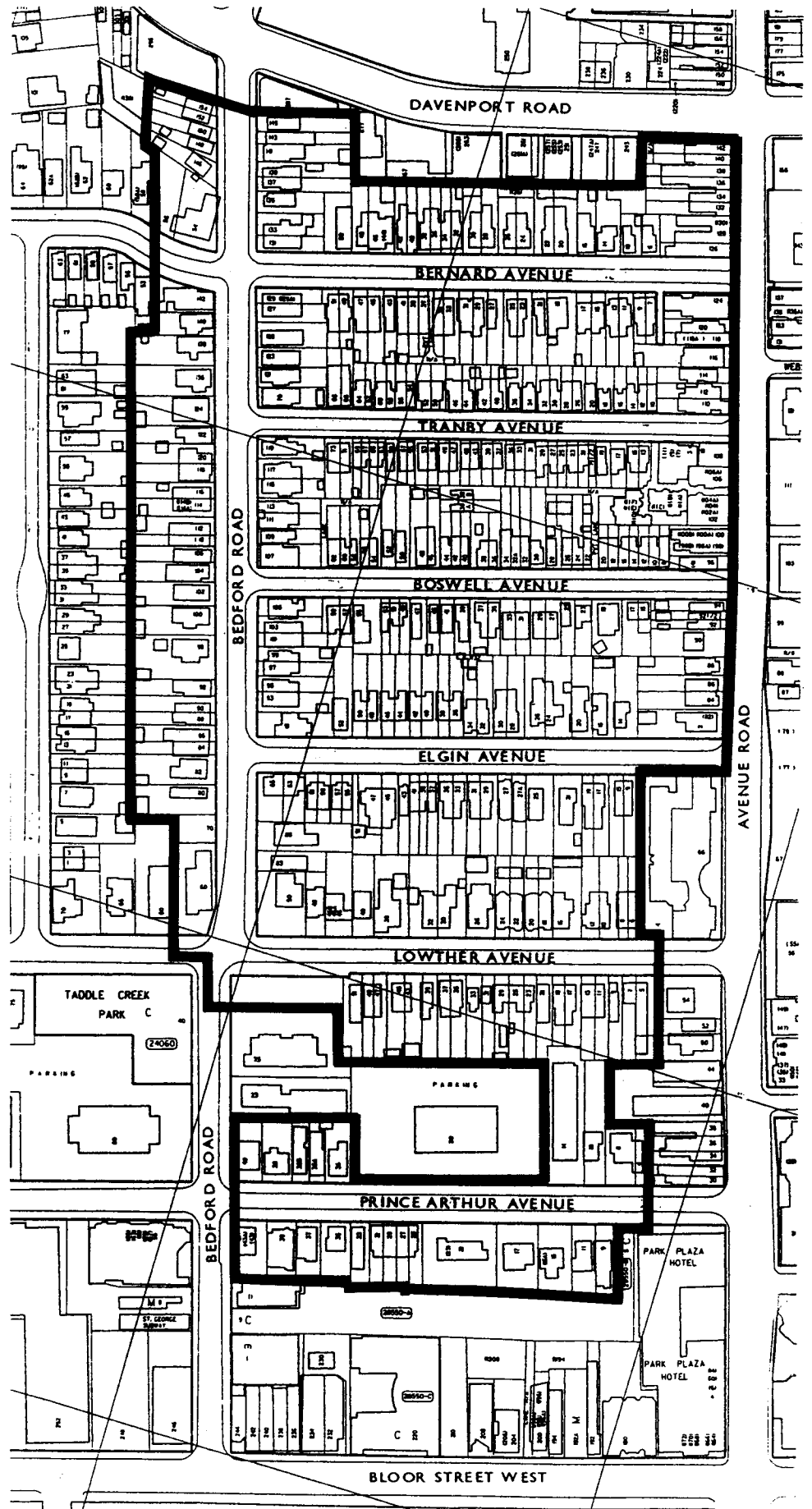
HERITAGE DISTRICT BOUNDARY

This plan illustrates the boundary for the proposed Heritage Conservation District. The District includes the precincts in the study area where significant heritage buildings have been retained.

Sub-areas not recommended for inclusion in the District have lost their significant heritage buildings. These sub-areas are:

Davenport Road, Bedford Road south of Lowther Avenue, and Avenue Road south of Lowther Avenue.

The apartment building at 50 Prince Arthur Avenue also has not been included in the District because it represents an anomaly within the study area, the only high-rise dwelling.



60 METRES

