

Consolidated Clause in Toronto and East York Community Council Report 7, which was considered by City Council on September 28, 29 and 30, 2005.

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**St. Lawrence Heritage Conservation District
Study Area (Toronto Centre-Rosedale, Ward 28)**

City Council on September 28, 29 and 30, 2005, adopted this Clause without amendment.

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division:

Purpose:

To identify the St. Lawrence neighbourhood for potential designation under Part V of the Ontario Heritage Act as a Heritage Conservation District and to seek authority for the City to receive donations to fund the necessary studies.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council identify the area shown in Attachment No. 1 of this report as the St. Lawrence Heritage Conservation District Study Area – Phase 1;
- (2) City Council authorize the acceptance of donations to be used to conduct the St. Lawrence Heritage Conservation District Study – Phase 1 until August 30, 2006, and that all donations received be held in a separate account designated for that purpose;
- (3) City Council authorize the reimbursement of the community group, if any, selected to conduct the study from donations received for that purpose, upon completion of the professional work to the satisfaction of the Chief Planner and Executive Director of City Planning;
- (4) the Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10 or more; and

- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

At its meeting of July 19-21, 2005, City Council adopted Clause 9 of Report 6 of the Toronto and East York Community Council. This report recommended Urban Design Guidelines for the St. Lawrence Neighbourhood Focused Area, which ultimately resulted from the development review process for the project at 40 The Esplanade. Community consultations and a charrette were part of the process of developing these Urban Design Guidelines. In recommending the Guidelines, Community Council recommended to Council that “development protected by the guidelines should be respectful and mindful of the current height and density sensitivities, as the area contains one of the richest concentrations of historic buildings of national significance and, as the site of Toronto’s Old Town, is a precious civic treasure and therefore it is important that the unique historical and special character be protected and respected”.

Many of the objectives of the Guidelines are the same as those associated with Heritage Conservation Districts under the Ontario Heritage Act. In particular, the Guidelines seek to promote “the enhancement of areas of special character, enhancement of historic buildings and how they are viewed, and improvements to and expansion of public realm areas such as parks, plazas and sidewalks”.

The area between Yonge Street, King Street East, George Street and the railway tracks to the south (Attachment 1) contains over thirty properties that are recognized on the City of Toronto Inventory of Heritage Properties for their cultural significance.

Comments:

The historical origins of the St. Lawrence Neighbourhood date back to the late 18th century when the Town of York (forerunner to the City of Toronto) was established as the capital of the Province of Upper Canada. Under the direction of Lieutenant-Governor John Graves Simcoe, a ten-block townsite was laid out between present-day Front Street East, George Street, Adelaide Street East and Berkeley Street.

The townsite quickly outgrew its original boundaries, and expanded westward beyond Jarvis Street. St. James’, the Anglican cathedral, was established on King Street, the community’s principal artery, with the Courthouse Square to the west and Market Square on the south. In 1797, a New Town was created between Victoria and Peter Streets, where the streets were extensions of the grid pattern introduced in Old Town. When the Town of York was incorporated as the City of Toronto in 1834, the boundaries were set at Front, Bathurst, Dundas and Parliament Streets, with Old Town remaining the commercial nucleus and most densely populated area of the community. Landmark buildings constructed during this era included the Bank of Upper Canada (1827) and the Fourth Post Office (1834) at 252 Adelaide Street East, the Second City Hall (1844) at 91 Front Street East, and the City Buildings (1841) at 107-111 and 125 King Street East. Important examples of commercial warehouses from the 1860s and 1870s survive, including the Dixon Building at 45-49 Front Street East with its distinctive cast iron facade.

However, the neighbourhood declined throughout the early 20th century when many historic buildings were razed or neglected. The rejuvenation of the district began in the 1960s with the construction of the O'Keefe Centre and the St. Lawrence Centre for the Performing Arts and the restoration of St. Lawrence Hall. Residential uses were welcomed back to the area with the development of the St. Lawrence Neighbourhood, a planned community of medium-rise apartment blocks and low-rise townhouses that opened east of George Street in 1977.

Staff are of the opinion that this area has significant heritage resources that qualify it for a Heritage Conservation District study. The boundary of the study area is illustrated on the map attached to this report (Attachment 1). Other parts of St. Lawrence may be studied at a future date for District designation, so this initial study is referred to as 'Phase 1'.

The study will be conducted by local volunteers and a professional heritage consultant, who will be engaged by the City and supervised by Planning staff. To facilitate the engagement of professional consultants, staff recommend that the City accept donations and consider the use of Section 37 public benefits to fund the study. Such a study could cost in the neighbourhood of \$40,000. Public participation and consultation with the area's property owners and residents will occur throughout the study process.

The study format would include a statement of the objectives of the Heritage Conservation District, an analysis of the suitability of the area for designation, boundary rationale and review of existing City policies. In defining the heritage character of the area, the study will document the history of the buildings in St. Lawrence, their architectural and historical significance and the growth and evolution of the neighbourhood.

The Study will include guidelines for managing change consistent with good heritage conservation principles and development of an implementation strategy including any changes to the zoning by-law necessary to support the objectives of the designation. At the conclusion of the study, staff will report on the process, the suitability of the area for designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act* (the Act) and make recommendations on appropriate guidelines and boundaries.

The Urban Design Guidelines recently approved by Council will form a solid foundation for the Heritage Conservation District Study, and in fact much of the work required to formulate Guidelines for a Heritage Conservation District Plan has already been accomplished in the Urban Design Guidelines. However, a Heritage Conservation District can augment the Urban Design Guidelines in that Council approval would be required for all alterations proposed to the appearance of buildings that can be seen from the street as well as new construction. A District also allows Council to control demolition of buildings.

Conclusions:

St. Lawrence is a neighbourhood with significant historical and architectural resources. Staff have reviewed the proposed area on a preliminary basis and have determined that it would qualify for study as a heritage conservation district. The Urban Design Guidelines for the St. Lawrence Focused Area, recently approved by Council, provide a strong foundation for the research required for and the Guidelines that will form part of the District Plan. Staff

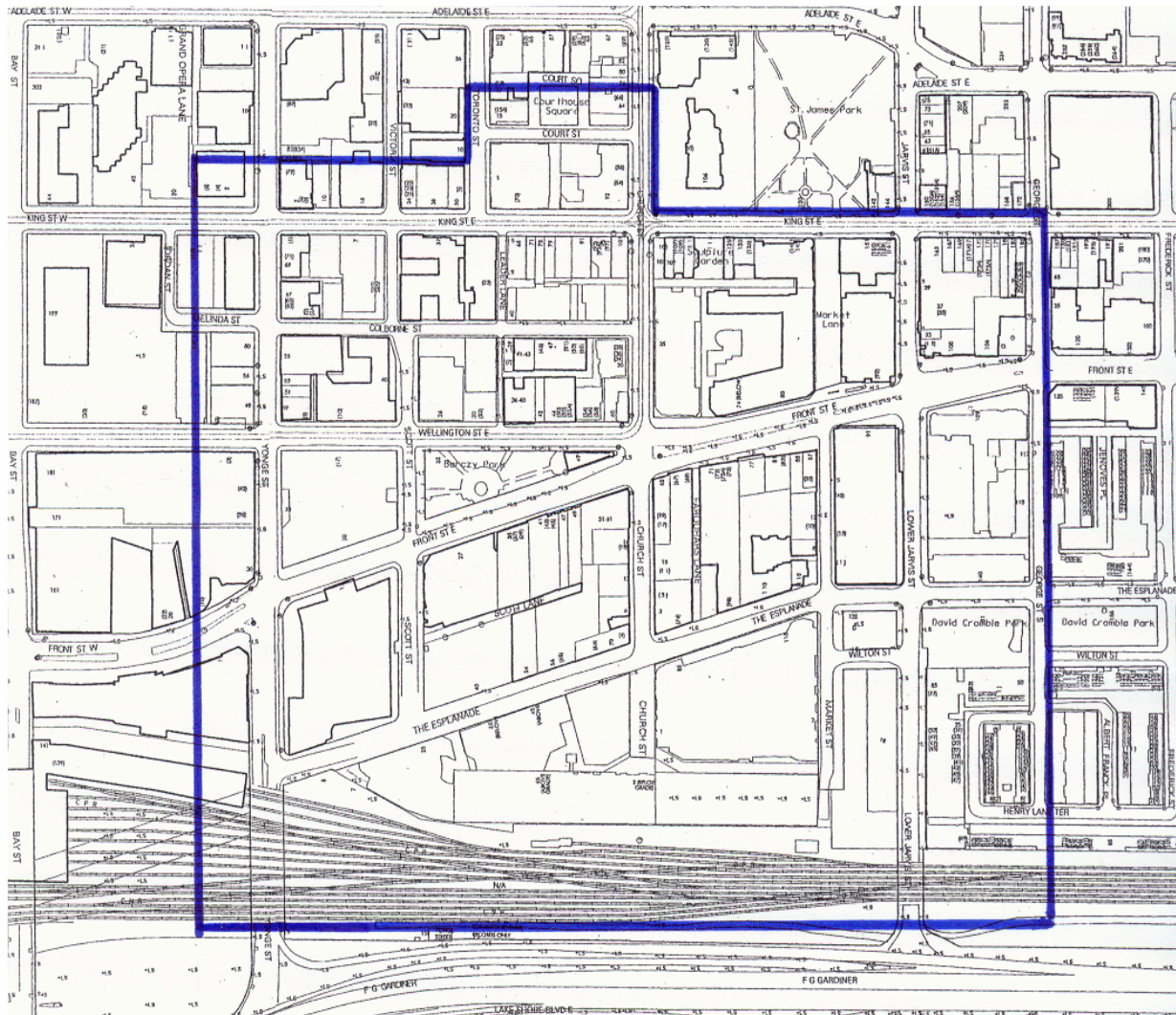
recommends that Council identify the area shown in Attachment 1 as the St. Lawrence Heritage Conservation District Study Area – Phase 1 under Part V of the *Ontario Heritage Act*.

Contact:

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ST LAWRENCE HCD STUDY AREA – PHASE 1

ATTACHMENT 1



The Toronto and East York Community Council also submits the communication (September 2, 2005) from the City Clerk, Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, subject to expanding the area of the Study, shown in Attachment 1 of the report, to include St. James Park.

Action taken by the Board:

The Toronto Preservation Board received the communication (August 30, 2005) from Sheldon Godfrey, Barrister and Solicitor.

Background:

The Toronto Preservation Board on September 1, 2005, considered a report (August 9, 2005) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council identify the area shown in Attachment 1 of this report as the St. Lawrence Heritage Conservation District Study Area – Phase 1;
- (2) City Council authorize the acceptance of donations to be used to conduct the St. Lawrence Heritage Conservation District Study – Phase 1 until August 30, 2006, and that all donations received be held in a separate account designated for that purpose;
- (3) City Council authorize the reimbursement of the community group, if any, selected to conduct the study from donations received for that purpose, upon completion of the professional work to the satisfaction of the Chief Planner and Executive Director of City Planning;
- (4) the Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10.00 or more; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto Preservation Board also considered a communication (August 30, 2005) from Sheldon Godfrey, Barrister and Solicitor, forwarding comments in connection with the St. Lawrence Heritage Conservation District Study Area – Phase 1.

The following persons addressed the Toronto Preservation Board:

- Robert Prowse, Vice-President, St. Lawrence Neighbourhood Association;
- Joan Campbell, Director at Large (Communications), St. Lawrence Neighbourhood Association;
- Michael Cruickshank, Property Manager; and
- Lorraine Greey, Greey Esplanade Limited.