

5.2 EXISTING PART IV DESIGNATIONS

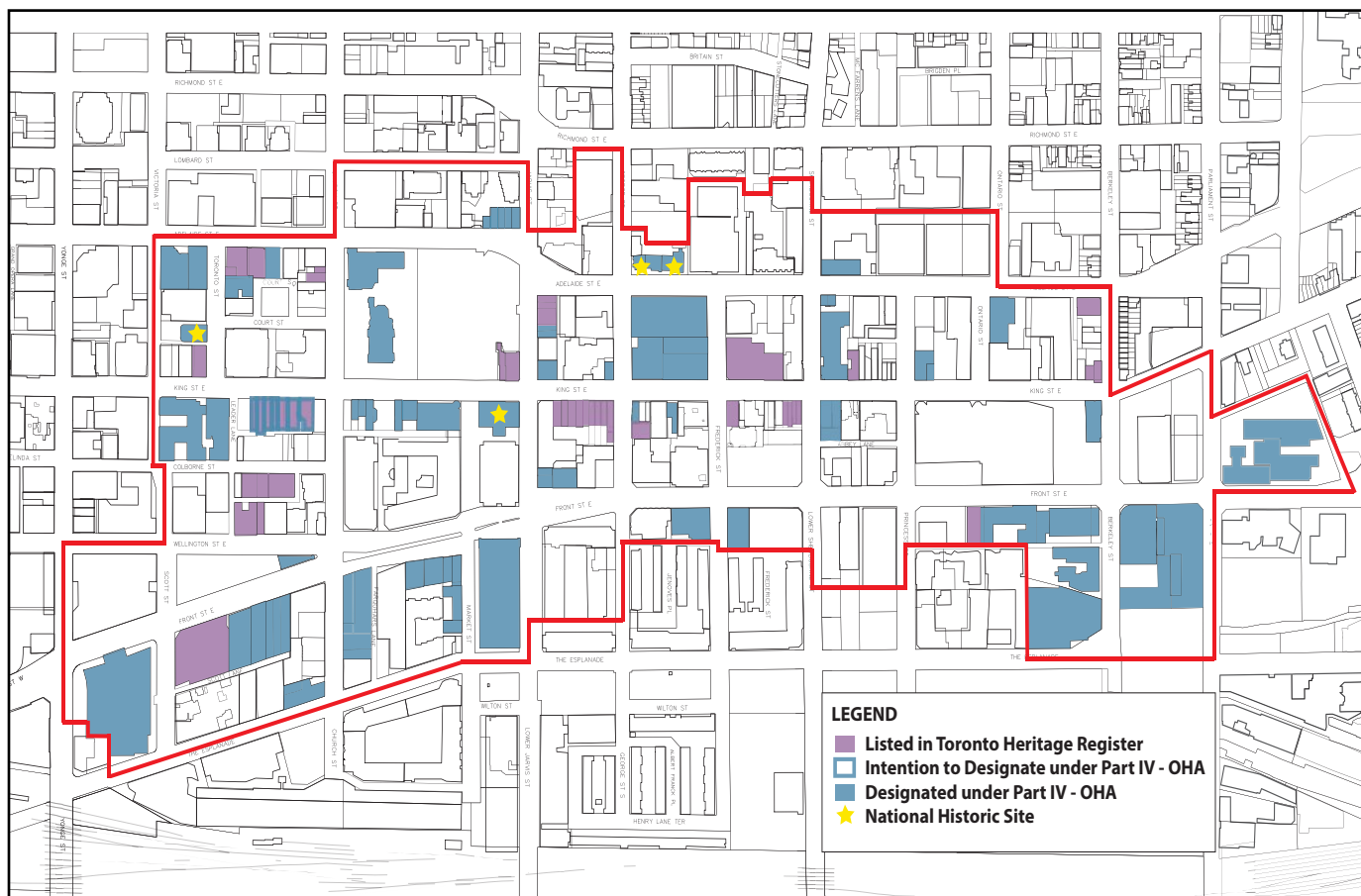
CONTEXT

All properties located within a Heritage Conservation District are designated under Part V of the *Ontario Heritage Act*. Many properties located within the St. Lawrence Neighbourhood HCD 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*. Parks Canada also commemorates National Historic Sites, four of which are located within the St. Lawrence Neighbourhood HCD. Each has a Statement of Significance that defines its heritage values and character-defining elements.

Interventions on properties designated under Part IV of the *Ontario Heritage Act* or as National Historic Sites should prioritize the conservation of the individual *property's* heritage values over those of the District as a whole.

5.2.1 In addition to the requirements of this Plan, the identified *heritage attributes* for an individual *property* that is designated under Part IV of the *Ontario Heritage Act* and/or as a National Historic Site must be protected and *maintained*.

5.2.2 In situations where the requirements of a Part IV designation and any heritage easement agreement or National Historic Site designation conflicts with the requirements of the HCD Plan, conservation of the *cultural heritage values* and *attributes* specified in the *property's* Part IV designating by-law or in its Statement of Significance will take precedence over the conservation of District-wide *cultural heritage values* and *attributes*.



Map 16: Properties on the City of Toronto's Heritage Register, 2015

5.3 DEMOLITION

5.3.1 **The *demolition* of buildings that are on *contributing properties* will not be permitted; however applications for the *demolition* of buildings that are on *contributing properties* may be considered when:**

- the heritage *integrity* and value of the *contributing property* has been lost; and
- the loss of heritage *integrity* and value of the *contributing property* is not the result of *demolition* by neglect, deferred *maintenance* or purposeful damage to the *property*.
 - a. As per the City of Toronto's Property Standards By-law, ensure that *contributing properties* are protected against *demolition* by neglect.
 - b. Do not *demolish* a building on a *contributing property* with the intention of reconstructing it.
 - c. If a demolition permit is granted, the classification of the *property* (ie. as a *contributing property*) may be re-evaluated. If the *property* is determined to be *non-contributing*, the redevelopment of the *property* will be required to follow all policies and guidelines under *Section 6 – Policies and Guidelines for Non-Contributing Properties*.

CONTEXT

Official Plan Amendment (OPA) 199 requires a Heritage Impact Assessment for the proposed *demolition* of a *property* on the City of Toronto's Heritage Register, including properties located within HCDs. Article IV of the Municipal Code requires that heritage permit application be submitted for the proposed *demolition* of any *property* located in an 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 *Ontario Heritage Act*, and OPA 199 requires that *demolitions* of properties in HCDs must be in accordance with respective heritage conservation district plans.

5.3.2 ***Contributing properties must be conserved in their original location, retaining historic relationships to adjacent buildings, streetscapes, Character Sub-Areas and the District as a whole. When a building needs to be dismantled in order to be relocated, the relocation will be considered as *demolition*.***

5.4 MAINTENANCE

CONTEXT

Ongoing and regular *maintenance* should be based on an assessment and understanding of the current and historical conditions and is essential to preserving the *integrity* of the *contributing property*. Regular inspections and a proactive prevention approach are an integral part of a sound *maintenance* strategy. The principle of minimal intervention, as described in Standard 3 of the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, is defined as addressing defects and deteriorations to ensure the long-term survival of the heritage *property* and the protection of its heritage values.

Also refer to Article V (Heritage Property Standards) of the City of Toronto Property Standards By-Law. This By-Law 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, visual and structural heritage *integrity* of the building or structure is maintained, *preserved* and protected.

5.4.1 ***Contributing properties must be maintained in a manner that will ensure the long term protection and preservation of their cultural heritage value and attributes.***

- a. *Maintain contributing properties* on an ongoing basis, using recognized conservation methods.
- b. Stabilize deteriorated *heritage attributes* as required, until repair work is undertaken.
- c. Clean and repair damaged materials in exterior walls regularly; monitor exterior wall assemblies for moisture penetration and insect infestation in order to take corrective action as soon as possible, when required.
- d. Protect *adjacent* properties from accidental damage or exposure to damaging materials during *maintenance* and repair work.
- e. Ensure that water shedding and diversion features are *maintained*.
- f. *Preserve* the unique *patina* of materials, where it exists.
- g. Install window cleaning systems that are discreet.
- h. Ensure that the materials and methods used for repairs are compatible with and do not negatively impact the life cycle of the *heritage attributes*.

5.5 CODE COMPLIANCE

CONTEXT

The principles of minimal intervention and reversibility, as described in Standard 3 of the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, should be considered when undertaking work for code compliance. An understanding of the intent of the codes is essential for developing approaches that meet that intent without negatively impacting the *cultural heritage values* of the *contributing property*. Reviewing alternative compliance strategies and new technological solutions with the authorities having jurisdiction is encouraged.

- 5.5.1** Current codes and standards pertaining to health, safety, security, accessibility and sustainability requirements must be adhered to in a way that does not negatively impact the *cultural heritage values* and *attributes* of the *contributing property* and the District.

5.6 RESTORATION

CONTEXT

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* 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" (italics added).

A *restoration* project is an appropriate undertaking when the historic significance of a *property* is tied primarily to a single period of that *property's* history, such that the *removal* of building *features* or *components* from other periods of its history and the recreation of lost *heritage attributes* from the period of significance would not negatively impact the *cultural heritage value* of the *property*. *Restoration* may be appropriate for certain landmark properties or as a secondary treatment for specific *heritage attributes* of a *property*.

5.6.1 The restoration of a contributing property may be appropriate when the cultural heritage value of the property is linked primarily to a specific period in its history. Restoration projects must be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

5.6.2 When undertaking a restoration project, reinstate heritage attributes from the restoration period which have been removed, neglected or obscured.

- a. Repair rather than replace *heritage attributes* from the *restoration* period.
- b. Replace *in-kind* any *heritage attributes* that are missing or deteriorated beyond repair.
- c. Do not create a false sense of historical development by adding historic building *features* from other places, properties or historic periods, and do not combine *features* that never coexisted on the building.

5.7 ALTERATIONS

CONTEXT

The *Ontario Heritage Act* (2005) defines ‘Alteration’ as follows:

“‘alter’ means to change in any manner and includes to restore, renovate, repair or disturb and ‘alteration’ has a corresponding meaning.”

The policies for *altering a contributing property* are derived from the Rehabilitation Standards of Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*, which defines ‘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.”

Parks Canada’s Standards 10 to 12 form the basis for these *alteration* policies. Their objective is to provide the guidance required to balance new *interventions*

on a *contributing property* with *maintaining* and *respecting* its *cultural heritage values*.

Alterations include *interventions* on *heritage attributes* as well as on the *contributing property* as a whole. Compatibility with the *cultural heritage values* must be achieved on both scales. Visual compatibility is achieved with appropriate design, massing and proportions; while physical compatibility speaks to the use of materials and construction methods that do not negatively impact the *integrity* of the property.

Interventions on *heritage attributes* must therefore prioritize the *preservation* of whole or substantial portions of the property by repairing those building *features and components* rather than replacing them; while *interventions* on the *contributing property* must neither affect the *integrity* of the *property* nor detract from an understanding of its *cultural heritage values* and *attributes*.

5.7.1 Alterations to a contributing property must repair rather than replace the *heritage attributes of the property*.

- a. Replace *in-kind* the *heritage attributes* where the original cannot be repaired. The replaced building *features and components* should match the form, material and detailing of the original ones based on existing examples or historical research.
- b. When the *heritage attributes* have been too damaged to determine their original conditions and where there is insufficient historical evidence to establish their original configuration, design the new building *features and components* to be compatible with the *heritage attributes* of the *property* in form, material and detailing.

5.7.2 Alterations to a contributing property must be physically and visually compatible with, subordinate to and distinguishable from the *heritage attributes of the property*.

5.7.3 Alterations to a contributing property may be permitted only where they minimize the loss or removal of *heritage attributes*.

- a. Removal of *heritage attributes* is strongly discouraged. Where original material is *removed* for new openings or structural elements ensure that the *cultural heritage value* and *attributes* of the *property* are not negatively impacted. Any potentially negative impacts must be mitigated by the *alteration's* contributions to the overall *cultural heritage value* of the *property*. These contributions may be weighed against their impact through a Heritage Impact Assessment.

5.8 ADDITIONS

CONTEXT

The policies for *additions* to a *contributing property* are derived from the Rehabilitation Standards of Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, which defines '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 *addition* must *preserve* the *cultural heritage values* and *integrity* of the *contributing property* by ensuring that it is differentiated from the *contributing property* while remaining compatible. The design of the new work should relate to the architectural expression of the *contributing property* while not copying it. New *additions* and other new construction should also not negatively impact the *heritage attributes* of the *contributing property* if they are *removed* in the future.

5.8.1 *Additions to a contributing property must be physically and visually compatible with, subordinate to and distinguishable from the contributing property, with regard to the location, massing, height, proportions, architectural details and materials of the addition.*

5.8.2 *Additions to a contributing property may be permitted only where they minimize the loss or removal of heritage attributes from the property.*

- a. *Removal of heritage attributes* is strongly discouraged. Where original material is *removed* in order to accommodate *additions*, ensure that the *cultural heritage value* and *attributes* of the *property* are not negatively impacted. Any potentially negative impacts must be mitigated by the *addition's* contributions to the overall *cultural heritage value* of the *property*. These contributions will be weighed against the potential impact through a Heritage Impact Assessment.
- b. Design *additions* so that impact on the form, character and *integrity* of the *contributing property* and its *heritage attributes* would not be negatively impacted if the new work is reversed or removed in the future.

5.9 MASSING

CONTEXT

Massing addresses the exterior form of a building and its spatial relationship to its immediate context as perceived from the *public realm*. It encompasses the overall proportions of a building, its relationship to its neighbouring buildings, and its impact on the scale and character of the streetscape. Massing is interrelated to the composition of the *streetwall*, the roof, as well as the architectural expression of the building envelope openings

The height of the District *streetwalls* are predominantly equal or lower than the width of the right-of-way and provide sky views from the sidewalks. The pedestrian experience of these historic proportions is part of the heritage character of the District. The policies and guidelines presented here aim to reinforce this reading and experience. The step back and angular plane policies reflect and respect the character of the different streets as captured by the Character Sub-Areas. The step-back principally *preserves* the three dimensional integrity of individual *contributing*

properties. The angular plane reinforces the *streetwall* heights and the sky views characteristic of certain Character Sub-Areas.

The existing *streetwall* height of the *contributing property* is the primary reference point for the development of *additions* within or above the *streetwall*. The secondary reference point is the *streetwall* context established by *contributing properties* located on the same block as the *property* in question. Where a *contributing property* on the block is significantly set back from the front *property* line, its main elevation shall not be read as a *streetwall*. In Character Sub-Areas where angular planes apply, the angular plane shall be measured from the front *property* line, at the top of the building face.

The policies and guidelines were developed to recognize the variation of built form within the District. These differences are characterized in the Character Sub-Areas and described in more detail in Section 3.4.

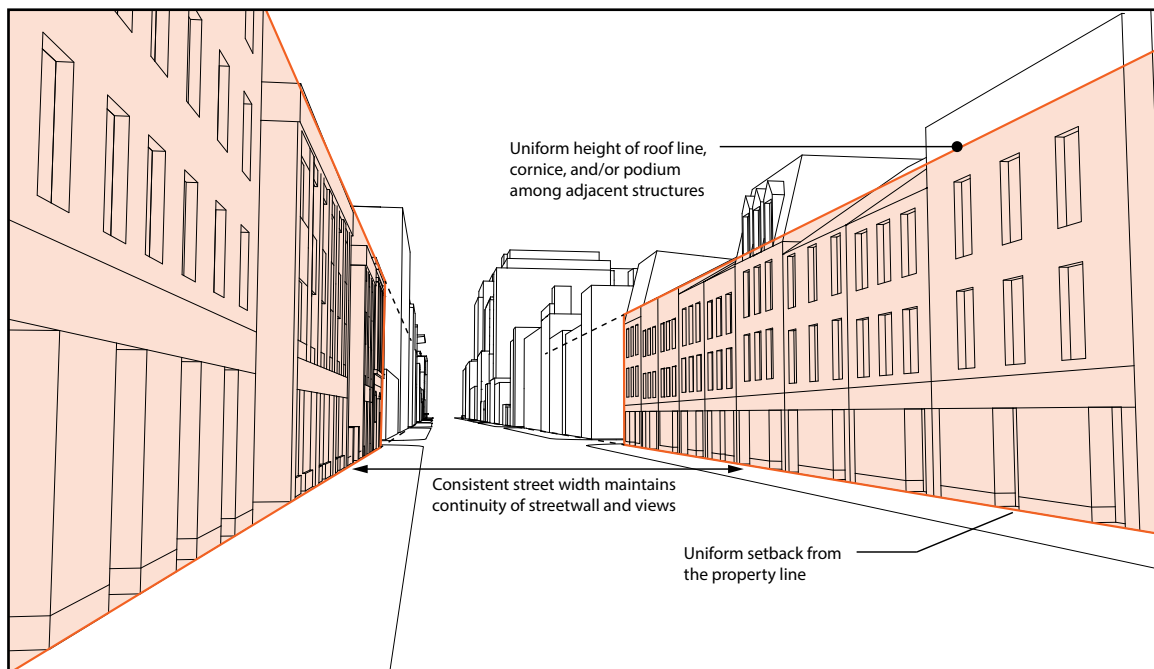
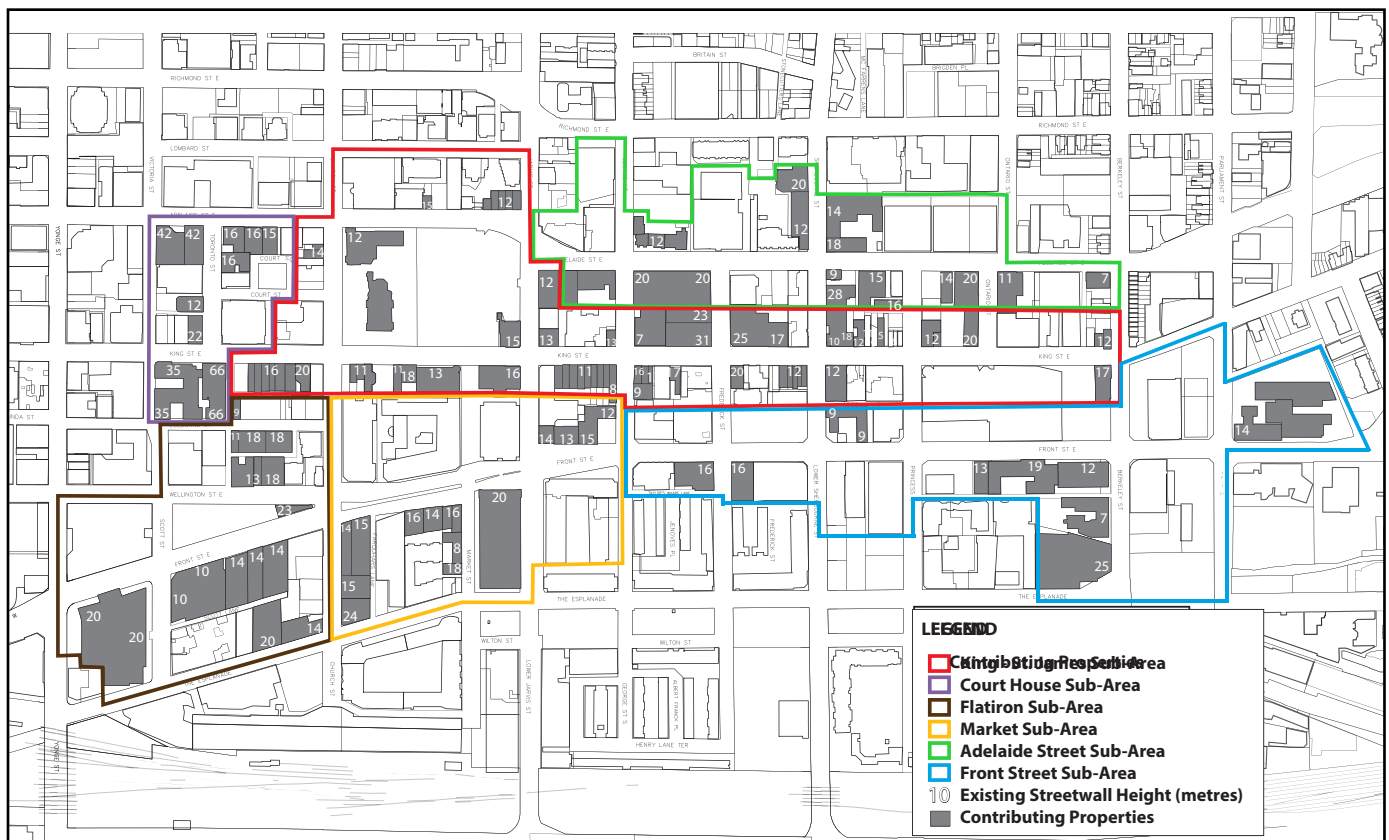


Figure 21: Streetwall characteristics in the HCD

5.9.1 *Additions and alterations to a contributing property must respect primarily the massing and the streetwall height of the historic building, and secondarily other contributing properties within the same block.*

5.9.2 *Additions and alterations to a contributing property must be designed so that whole, or substantial portions of, heritage buildings are retained and the three-dimensional integrity of these buildings is conserved.*

- a. Do not incorporate facades or isolated building features or components into additions as two-dimensional objects.
- b. Retain the contributing property, including all streetwalls facing a street or open space by stepping back any new vertical addition a minimum of 10m from the streetwall of the contributing property.



Map 17: Existing streetwall heights - contributing properties

5.9.3 Additions and alterations to a contributing property must respect the context of the property's applicable Character Sub-Area (see Section 3.4 – Character Sub-Areas), and must protect the massing of that Character Sub-Area's streetwalls by building within angular planes where they apply.

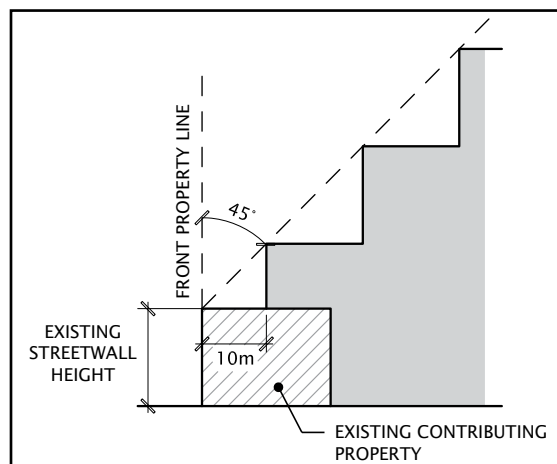
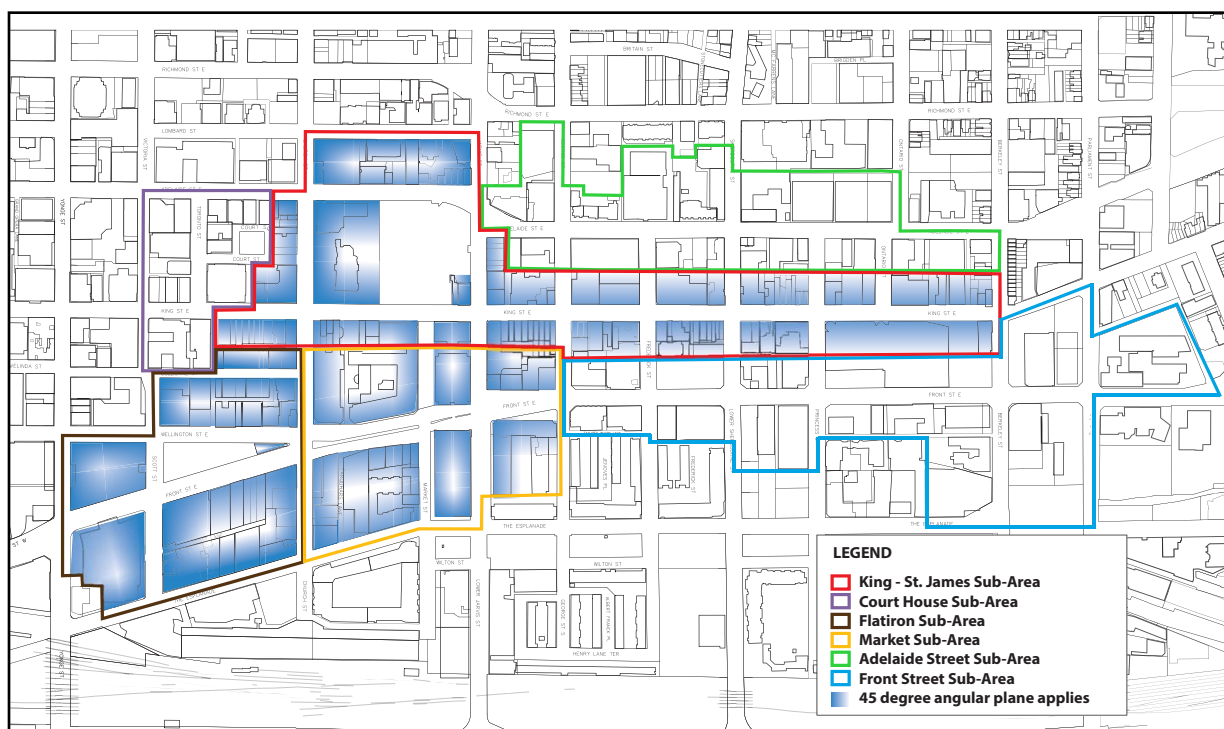


Figure 22: How to measure angular plane requirements - contributing properties

- Flatiron Sub-Area - 45° angular plane applies.
- Market Sub-Area - 45° angular plane applies.
- King - St. James Sub-Area - 45° angular plane applies to building elevations facing all streets except for George Street, Frederick Street, Sherbourne Street, Princess Street, Ontario Street, and Berkeley Street. This will help to ensure a smooth transition between the King – St. James Sub-Area and the Front Street and Adelaide Street Sub-Areas.



Map 18: Application of 45 degree angular plane within the Character Sub-Areas

5.9.4 Infill *additions* must build out to the front lot line and must build the full extent of the *property* frontage.

- a. Setbacks for publically-accessible open spaces will be considered only when the majority of buildings on a block extend to the front lot line, and will be reviewed on a case-by-case basis. The space within the setback must be dedicated to grade-related, publically-accessible open space or a mid-block pedestrian connection. This space must read as a public place and include appropriate pedestrian-scale lighting and landscaping.

5.10 SHADOWS

CONTEXT

The shadow policy aims to mitigate the potential negative impact of shadows on the *cultural heritage values* of the District, and focuses on specific areas where shadows would have a direct negative impact on specific properties and areas.

St James Cathedral is an important and defining landmark of the District. Additional shadows on the building would negatively impact the reading of the spire and the stained glass windows.

The open space between the North and South St. Lawrence Market is created by the boulevard configuration of Front Street East, which marks the original shoreline. The market buildings form part of the heritage character of the District, and this open space creates an important physical and visual connection between the two market buildings.

The City of Toronto Official Plan policies address the protection of parks and open spaces and should be read in conjunction with this section.

5.10.1 **Secondary to respecting the *cultural heritage values* and *attributes* of the *contributing property*, *additions* and *alterations* must limit new shadow impacts on shadow sensitive areas (see Map 19).**

Sidebar

The City of Toronto Official Plan includes policies to minimize shadow impacts on parks and open spaces, in order to preserve their utility. See Official Plan policies 3.1.2(3)(e), 3.1.2(3)(f), 3.2.3(3), 4.5(2)(d), 4.5(2)(e)]



Map 19: Shadow sensitive areas

5.11 STREETWALL COMPOSITION

CONTEXT

The *streetwall* elevations of *contributing properties* in the District have well-defined horizontal articulations that align with neighbouring structures in the *streetwall*, as well as fine-grained vertical divisions (bays) of (3m - 6m).

The exterior walls of 19th and early 20th century building stock that characterizes the District consist of solid walls with punched windows, resulting in buildings that are less transparent than many contemporary buildings that are not bound by the same construction technologies. These historic solid-to-void ratios should be considered when designing *additions*, infill or new construction within the District.

5.11.1 **Infill *additions* and *alterations* must reflect the vertical articulations and bay rhythm of the façade of the *contributing property*.**

- a. The bay widths and storefront widths of the *contributing property* as well as other *contributing properties* within the same block should inform and guide infill *additions* and *alterations*.

5.11.2 **Infill *additions* and *alterations* must reflect the horizontal articulation of the façade of the *contributing property*.**

- a. The storey heights, cornice lines and datum lines of the *contributing property* as well as other *contributing properties* within the same block should inform and guide infill *additions* and *alterations*.

5.11.3 ***Additions* must not include blank walls facing the *public realm*.**

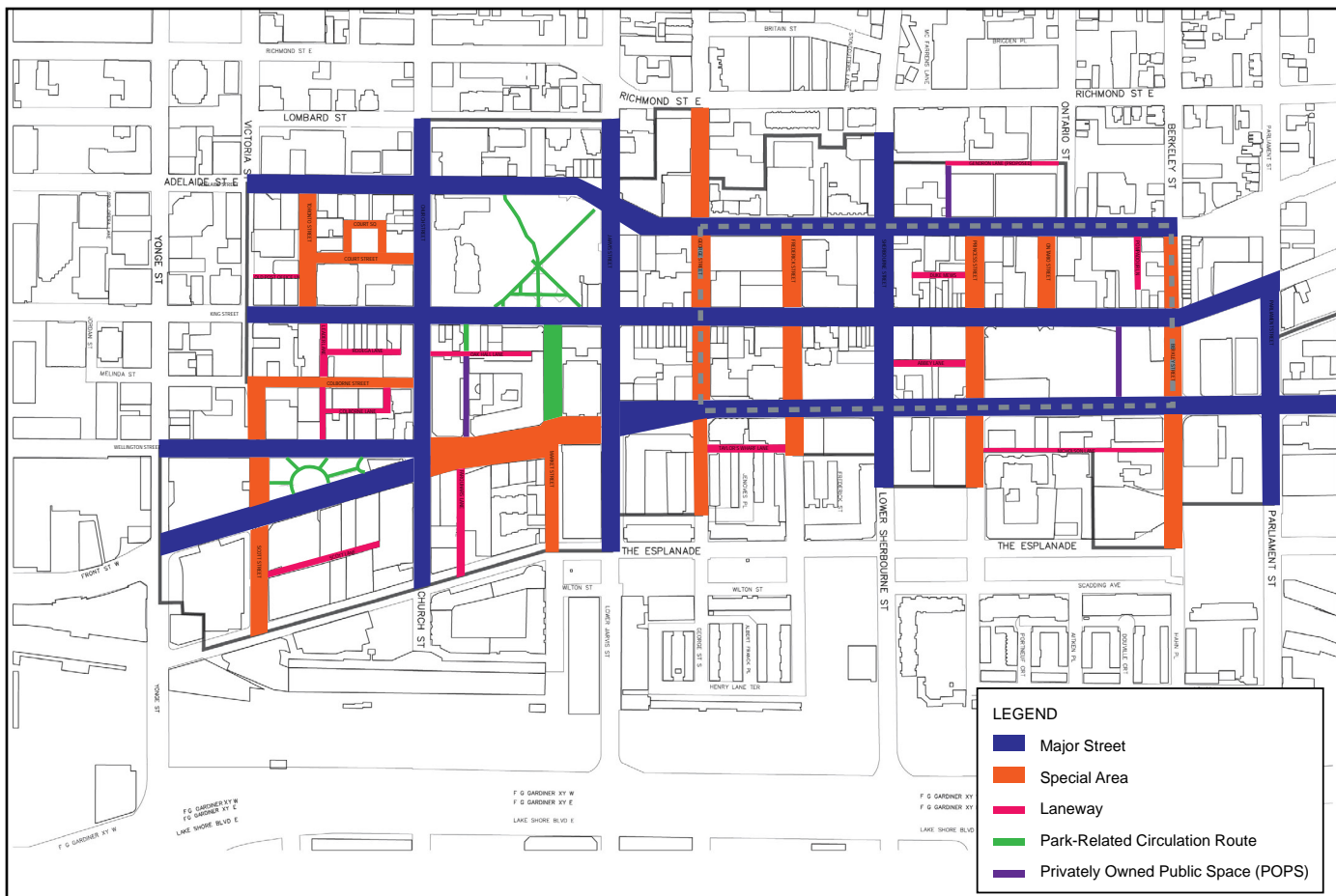
5.12 CORNER LOTS

CONTEXT

Corner lots require special consideration as they present two *streetwalls* to the *public realm*. Due to their prominent location, those corner lots that are *contributing properties* can also create focal points and gateways, anchoring the character of the individual blocks and helping to define their overall scale and *streetwall*. These *contributing properties* also help the transition between the Major Streets and the Special Areas as defined in the Streetscape Classifications (see Map 20).

5.12.1 *On contributing properties that occupy corner lots, all policies in Section 5 apply to all facades of the building elevations that face a street.*

5.12.2 *Additions and alterations to a contributing property that occupies a corner lot must protect and maintain the property's historic role and importance in defining the corner and the intersection.*



Map 20: Streetscape classifications

5.13 ENERGY CONSERVATION

CONTEXT

Before undertaking any sustainability-related *interventions*, assess the inherent sustainable potential (ie. durability, adaptability) of the *property*. Review options for minimal *interventions* that would *preserve* the *property's heritage attributes* that contribute to its sustainability before undertaking non-reversible *interventions*. Regular *maintenance* is an essential aspect of sustainability and consideration should be given the life-cycle analysis, as well as the embodied energy of the historic building. The proposed *interventions* should also integrate the Toronto Green Standard.

Heritage building *features* that have the inherent potential to enhance sustainability include, but are not limited to:

- operable windows, which allow for natural air flow and temperature control;
- canopies, awnings, and other shading devices which create shade on the sidewalk and assist with temperature control inside buildings;
- windows and skylights which contribute to daylighting;
- materials with a long life-cycle; and
- materials that can be repaired rather than replaced.

BEST PRACTICE

Maintain all *heritage attributes* with inherent qualities that enhance sustainability. Reinstate these *features* if they have been removed or have deteriorated beyond repair, where appropriate historical documentation exists. Install interim storm windows where the installation of exterior storm windows would negatively impact the character of existing windows. When possible, design and locate green roofs, reflective roofs and solar panels so that their elements are not visible from the *public realm*.

5.13.1 Include sustainability considerations when planning *additions and alterations to a contributing property*.

- a. Do not damage conceal, or otherwise negatively impact the *cultural heritage values and attributes* of the *contributing property* when undertaking sustainability-related *interventions*, including upgrades to increase the energy performance of a structure such as building envelope upgrades and exterior additions.

5.14 ENTRANCES

CONTEXT

Entrances contribute the heritage character of a building. They often provide a focal point for an elevation and structure the geometry and rhythm of its bays. The *contributing properties* of the District present a variety of entrance styles, ranging from formal entrances framed by Neo-Classical porticos on former bank or post office buildings, to functional narrow storefront entrances located on commercial warehouses.

Historic entrance *features and components* include, but are not limited to:

- Doors
- Surrounds
- Steps
- Glazing
- Transoms, sidelights
- Materials
- Other decorative architectural detailing

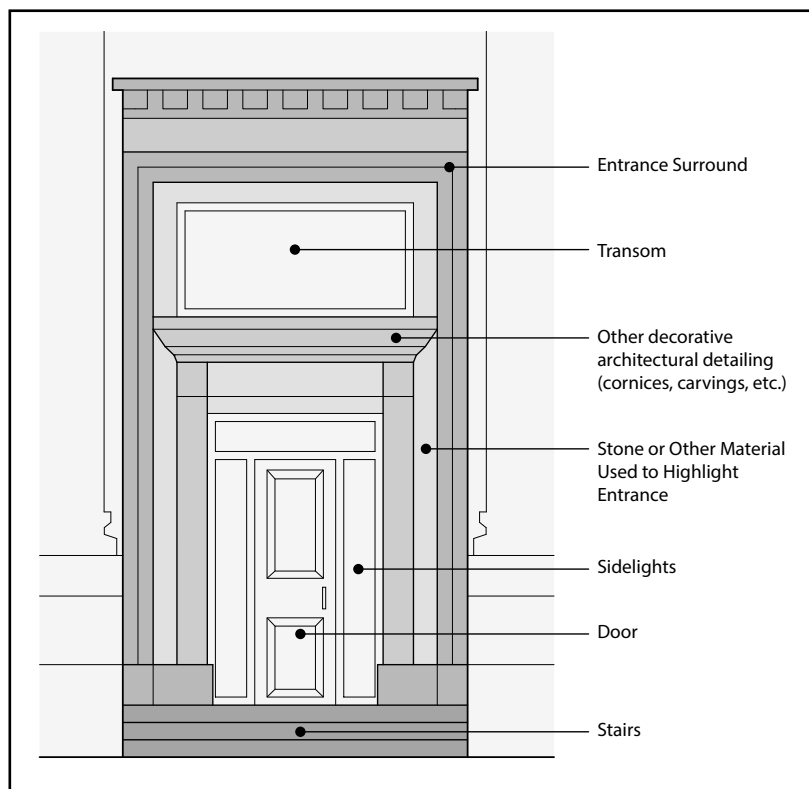


Figure 23: Historic entrance features and components

5.14.1 Additions and alterations must protect and *maintain* entrance openings where identified as *heritage attributes*.

- a. Do not remove or block historic entrance openings.
- b. *Maintain* architecturally expressed entrances as functioning entrances.
- c. *Maintain* historic hierarchies of entrances on buildings, where they exist.

5.14.2 New entrance openings, including those required to accommodate new programmatic requirements or applicable codes and regulations, will be permitted only where the location and design is physically and visually compatible with the *heritage attributes* of the building, including existing entrance and window openings, the rhythm of windows and bays and the orientation of the building.

5.14.3 Additions and alterations must protect and *maintain* historic entrance *features and components* where identified as *heritage attributes*.

- a. Repair rather than replace damaged or deteriorated entrance *features and components*.

5.14.4 When the replacement of entrances that are *heritage attributes* is necessary, replacements must be *in-kind*, maintaining the form, appearance, materials and details of the historic *features or components*.

- a. Replace only the entrance *features and components* that have deteriorated beyond repair, rather than replacing an entire entrance unit.

5.14.5 When the replacement of entrances that are not *heritage attributes* is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials, glazing patterns and detailing.

5.14.6 Entrances located on an *addition* to a *contributing property* must not negatively impact the *integrity* of the *property*.

- a. Contemporary design and materials may be used for entrances on an *addition* to a *contributing property*, providing they do not have a negative impact on the *cultural heritage values* and *attributes* of the historic portion of the *property*.

5.15 WINDOWS

CONTEXT

Windows are often the most prominent features of a building. They punctuate an elevation and establish the horizontal and vertical datum lines that organize and structure an elevation. The *contributing properties* of the District are characterized predominantly by vertically-oriented rectangular or arched window openings. Window surrounds often include stone sills, articulated and/or polychrome brickwork. Some windows have been replaced with single-pane glazing or simulated divided lights, however many historic multi-pane wood windows remain.

Historic window *features* and *components* include, but are not limited to:

- Surrounds
- Sills, lintels
- Frames, sashes, muntins
- Materials
- Other decorative architectural detailing

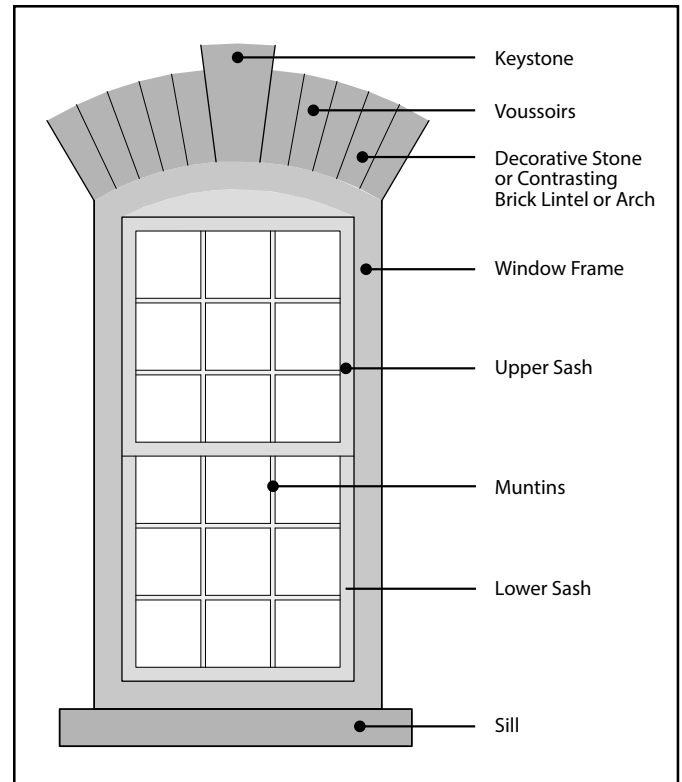


Figure 24: Historic window features and components

5.15.1 Additions and alterations must protect and *maintain* the placement, orientation and size of window openings where identified as *heritage attributes*.

- a. Do not *remove* or block historic window openings.
- b. *Maintain* historic solid-to-void ratios and the rhythm of windows and bays.
- c. Where drop ceilings or new interior floors are proposed, *maintain* full-height window openings by providing a setback in the design of the altered floor levels or drop ceilings.

5.15.2 New window openings may be permitted only where their location, alignment, proportions and design are physically and visually compatible with the *heritage attributes* of the building, including existing windows and the rhythm of bays.

- a. Match the form, appearance, materials, glazing patterns and details of new windows with those of existing windows on the same elevation.

5.15.3 Additions and alterations must protect and *maintain* historic window features and components where identified as *heritage attributes*.

- a. Repair rather than replace damaged or deteriorated historic window *features and components*.
- b. *Maintain* and reuse historic glazing. Replacement glazing may be considered only when the historic glazing is damaged or the sash is being retrofitted with sealed glazing units.
- c. *Maintain* the historic muntin and sash profile and dimensions.
- d. *Maintain* historically operable windows, where they exist.

5.15.4 When the replacement of windows identified as *heritage attributes* is necessary, replacements must be *in-kind*, maintaining the form, appearance, materials, operability, glazing patterns and details of the historic windows.

- a. Replace only the window *features and components* that have deteriorated beyond repair, rather than replacing an entire window unit.

5.15.5 When the replacement of windows that are not *heritage attributes* is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials, operability, glazing patterns and detailing.

- a. Replace non-historic windows based on documentary evidence of the original historical windows.
- b. Use new windows with the materials, form, details and operation of the original historical windows.
- c. The use of non-historic window materials can be considered if their detailing, profile and exterior appearance are physically and visually compatible with the original historical window, and their use does not negatively impact the *cultural heritage values* of the District and the *property*.
- d. Do not use PVC or fibreglass windows.

5.15.6 Windows located on an *addition* to a *contributing property* must be physically and visually compatible with, subordinate to and distinguishable from the *heritage attributes* of the *contributing property*.

- a. Contemporary design and materials may be used for windows on an *addition* to a *contributing property*, providing they do not have a negative impact on the *cultural heritage values* and *attributes* of the historic portion of the *property*.

5.16 AWNINGS

CONTEXT

Awnings are part of the historic character of the District having been used for shading at windows and storefronts. Awnings should not overwhelm or conceal the *heritage attributes* of the buildings, either through their size or location.

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

- a. Ensure that window awnings span the full width of the window opening.
- b. Install storefront awnings within the *primary structure* of the storefront, respecting the rhythm of the bays.

5.17 ROOFS

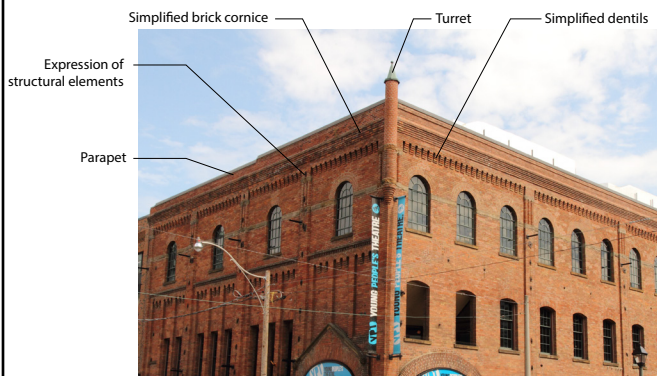
CONTEXT

The roof form of a *contributing property* is one of its *heritage attributes* and is often expressed with distinctive features that define both the architectural style of the building and the *streetwall*. It helps define the overall massing, proportions and scale of a building.

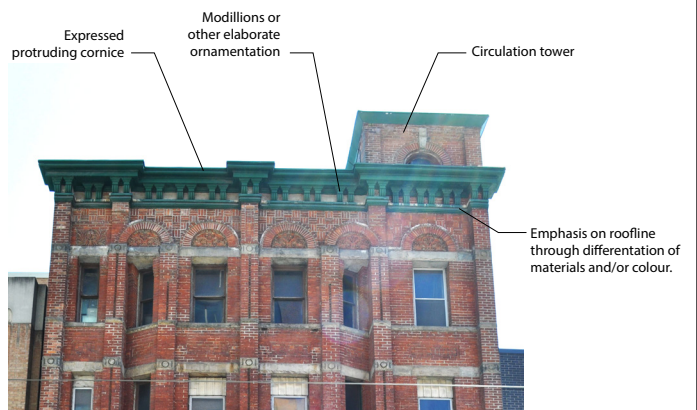
Structural and decorative roofline features include, but are not limited to:

- Entablature features (cornices, brackets, fascia, etc).
- Mansard roofs
- Turrets, parapets and tower features
- Dormers
- Cladding materials
- Other decorative architectural detailing

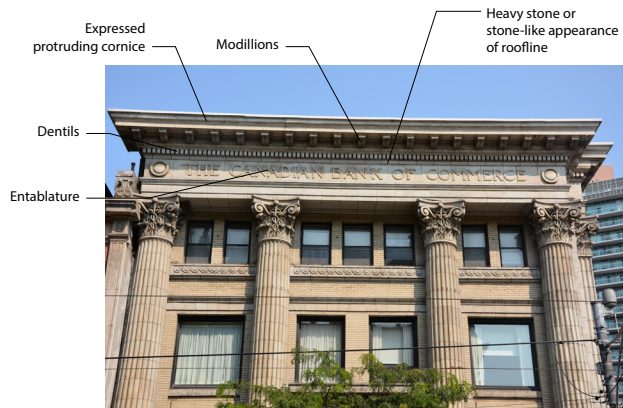
1 SIMPLE BRICK INDUSTRIAL ROOFLINE



2 NEO-CLASSICAL COMMERCIAL ROOFLINE



3 NEO-CLASSICAL LANDMARK ROOFLINE



4 GABLED ROOFLINE

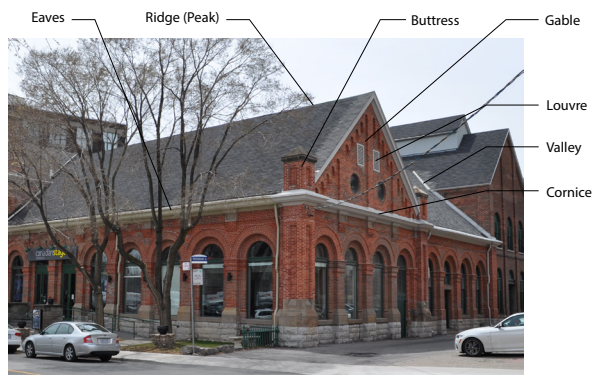


Figure 25: Historic roofline features and components

5.17.1 Additions and alterations must protect and maintain roof forms and profiles where identified as heritage attributes.

- a. Design the massing and placement of vertical *additions* to conserve the historic roof form and profile of the building, as viewed from the *public realm*.
- b. Where possible, locate new rooftop elements, such as mechanical penthouses, vents, drainage components, solar panels, satellite dishes, solar panels, skylights, metal chimneys, flues and decks, out of view of the *public realm*.
- c. If it is not technically possible to locate the rooftop elements so that they are out of view of the *public realm*, ensure that they do not negatively impact the building's *integrity*.

5.17.2 Additions and alterations must protect and maintain structural and decorative roofline features where identified as heritage attributes.

- a. Repair rather than replace damaged or deteriorated roofline *features*.
- b. Replace only roofline *features* that have deteriorated beyond repair, rather than replacing an entire roof or roofline.
- c. Ensure that the form, materials and colours of eavestroughs and downspouts do not distract from or negatively impact the *contributing property*.
- d. Match the colour of flashing to the wall against which it is located.

5.17.3 When the replacement of a roof and/or roofline that is a heritage attribute is necessary, replacements must be in-kind, maintaining the form, appearance, materials and detailing of the roof and/or roofline.

5.17.4 When the replacement of a roof and/or roofline that is not a heritage attribute is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials and detailing.

5.18 EXTERIOR WALLS

CONTEXT

The exterior walls of a *contributing property* are often its principal *heritage attribute*. They are the face the building presents to the *public realm*. *Interventions* on exterior walls must be viewed in concert with an ongoing *maintenance* strategy that ensures the long term service life of the materials. The impact of interior changes to the building must also be considered as changes to the HVAC systems may alter historic vapour migration patterns and wall temperatures. Historic walls often lack insulation and air and vapour barriers. Increased vapour migration or changes to the wall temperature can cause their deterioration. It is, therefore, critical to understand the exterior wall assembly and all its *components* prior to planning any work.

For additional guidelines and best practices relating to specific cladding materials (ie. masonry, wood, concrete, metals, glass, plaster and stucco), refer to Chapter 4.5 of Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

5.18.1 **Additions and alterations must protect and maintain heritage attributes of exterior walls that face the public realm.**

- a. Do not remove or obscure *heritage attributes* of exterior walls.
- b. Repair rather than replace historic materials of exterior walls that face the *public realm*.
- c. Replace only materials and materials of exterior walls that have deteriorated beyond repair rather than recladding the entire elevation or building.
- d. Do not paint historically unpainted masonry surfaces. *Preserve* murals and historic painted signage. Otherwise, remove paint from masonry surfaces in a manner that does not damage the historic materials.
- e. *Maintain* historically painted surfaces, including wood and cast iron.
- f. Repoint brick masonry using an appropriate and compatible mortar mixture and traditional pointing methods.
- g. Do not remove, cover or obscure the *patina* of age or irregularities found in older work and materials.
- h. Do not apply new finishes or coatings that *alter* the appearance of historic materials, especially where these finishes are substitutes for the repair of historic materials.

5.18.2 When the replacement of *heritage attributes* of exterior walls is necessary, replacements must be *in-kind*, maintaining the original compositions, size, finishes, patterns, tooling and colours of the original material.

- a. Replacement materials must also match the physical characteristics of the original, such as vapour permeability and compressive strength.

5.18.3 When the replacement of materials of exterior walls that are not *heritage attributes* is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their compositions, size, finishes, patterns, tooling and colours.

5.18.4 *Additions* must use exterior cladding materials that are physically and visually compatible with the *contributing property*.

- a. When using masonry cladding on *additions*, use traditional patterns and colours
 - Brick: red or buff
 - Stone: limestone, sandstone, terracotta or cast stone. Granite for select decorative features only, reviewed on a case-by-case basis.

5.18.5 Wood finishes and features identified as *heritage attributes* must be protected and *maintained*.

- a. Identify the species of wood prior to doing any repairs or replacements. For dutchman repairs, the pieced-in sections should match the species and cut of the existing element being repaired.
- b. When replacing and/or repairing wood building *features and components*, document their pattern, size, detailing, profile, and colour prior to removal.
- c. Replace *in-kind* any wood building *features and components* including wood siding, shingles, trim, half-timbering, decorative features, railings, stairs, storefronts, porch columns and finishes.
- d. Do not clad wood building *features and components*, including wood eaves, soffits, fascias, window surrounds and door surrounds, in metal or vinyl.

5.18.6 Masonry identified as a *heritage attribute* must be protected and maintained.

- a. Do not sandblast masonry surfaces. This process removes the harder, more durable kilned face of the brick exposing its softer interior.
- b. Do not paint brick or stone, unless it was historically painted according to documentary evidence.
- c. When *removing* paint from masonry surfaces, do so in a manner that does not damage the historic materials. Protect adjacent surfaces and landscaping.
- d. When replacing bricks, ensure that the new bricks match the appearance and physical properties of the original. Modern bricks are generally stronger, smaller and less vapour permeable than historic bricks. The use of a stronger brick in a historic wall assembly can accelerate the deterioration of the surrounding original bricks. Historic bricks are still available from specialty suppliers.
- e. Repoint brick masonry using an appropriate and compatible mortar mixture and traditional pointing methods, recreating the original tooling and joint profile. The pointing mortar should be softer and more vapour-permeable than the masonry. When cutting or raking out joints, use appropriate methods to ensure that the arrises of the bricks or stone are protected from damage. When rebuilding a section of historic masonry, ensure that the original coursing and joint widths are maintained.
- f. Do not apply protective sealants to masonry. These sealants are often vapour impermeable and will trap moisture within the masonry assembly accelerating its deterioration.

5.18.7 Metals identified as *heritage attributes* must be protected and maintained.

- a. Perform paint testing on metal surfaces prior to paint removal to ascertain original paint colours.
- b. Do not sandblast metal surfaces. Do not blast “white” as this is overly aggressive and will result in the loss of surface detail and edge sharpness. Remove any corrosion. Original mill scale, formed during the manufacturing process, should be left in place as this is part of the artefact and is more corrosion resistant than the bare metal itself.
- c. Apply zinc-rich primers prior to painting. Apply paints that are suited for exterior application.
- d. When removing paint from metal surfaces, do so in a manner that does not damage the historic materials. Protect adjacent surfaces and landscaping.
- e. Repair rather than replace the original metal fabric with dutchman repairs, weld repairs, and metal filler.
- f. When replicating metal building components, use an original component that has been stripped of paint and repaired for the creation of the mould.
- g. Review potential galvanic reaction between metal components prior to performing any work.

BEST PRACTICES

Regularly inspect and *maintain* the exterior materials on the building.

Ensure that water shedding, drainage and management elements are functional: that sills, cap stones and other exposed horizontal are sloped with drip edges; that the ground is sloped away from the foundations to prevent splash-back and provide proper drainage; that gutters and downspouts are functional; that sealants and flashing are in good condition; that projecting eaves are maintained; and that masonry joints are sound.

When cleaning, use the gentlest means possible so as to remove soiling while maintaining the *patina* of the historic materials. Protect adjacent surfaces including

the landscaping. Perform mock-ups prior to cleaning to ensure that the chosen method will not negatively impact the historic materials.

Determine and address the causes of material deterioration prior to developing any *maintenance*, repair or replacement scope of work.

Remove deteriorated paint prior to repainting. When removing paint, use the gentlest means possible. Select colours for repainting that are compatible with the architectural style, cladding materials and colour of the heritage building and that are based on paint testing.

Replace newer unsympathetic exterior cladding materials based on historic documentation.

5.19 COMMERCIAL SIGNAGE

CONTEXT

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 developed here provide additional direction on the application of the by-law to *contributing properties* without negatively impacting the *heritage attributes* of the *property* and the *cultural heritage values* of the District.

5.19.1 *Additions and alterations must protect and maintain historic signage that is integral to the building.*

5.19.2 *Signage must be located in a manner that is physically and visually compatible with the architecture of the contributing property.*

- a. Ensure that signage does not block, obscure or otherwise negatively impact *heritage attributes* of a building including historic *features and components* of exterior walls, rooflines, window surrounds and door surrounds.
- b. Storefront signage must use the historic signage fascia boards, where they exist.
- c. Do not locate signage on the upper storeys of buildings.

5.19.3 Signage must be mounted in a manner that does not result in any direct or indirect harm to the *integrity* of the building.

- a. Where signage is being mounted directly on a building, make attachments through mortar joints and not masonry units, using non-corrosive fasteners. Use existing holes in the fascia board where they exist.
- b. Attach new signage in a manner that ensures its removal will not cause damage to the *integrity* of the building.

5.19.4 Signage materials must be physically and visually compatible with and sympathetic to the *cultural heritage values* and *attributes* of the *contributing property*.

5.19.5 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 point 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 projecting sign at the first floor without negatively impacting the *heritage attributes* of 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.

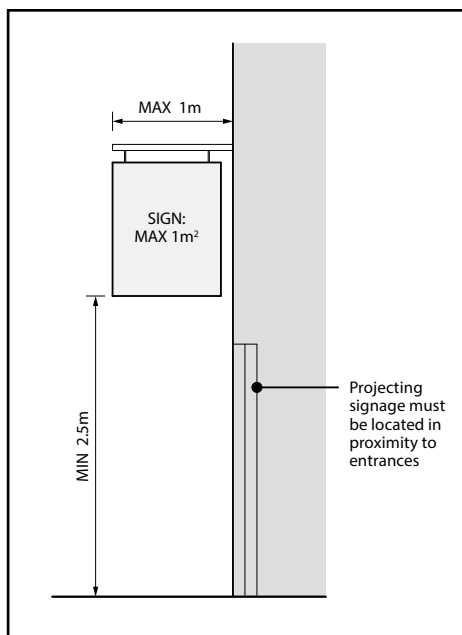


Figure 26: Requirements for projecting signs

5.19.6 The following signage types will not be permitted on *contributing properties*:

- Third party signs: signage not related to the occupants or programming of the *property*.
- Banners: suspended fabric signs mounted parallel to the building 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.

5.19.7 The installation of any signage type not listed in the previous two policies may be permitted providing it does not negatively impact the *cultural heritage values and attributes* of the *property* and the District.

5.20 SPECIAL POLICIES FOR COMMERCIAL WAREHOUSES (TYPOLOGY)

CONTEXT

As one of the defining typologies in the District, special policies have been developed to reflect the architectural characteristic of these *contributing properties*. These policies complement the other policies in Section 5 and should be read together.

Map 5 identifies Commercial Warehouse buildings in the District.

Heritage attributes of the Commercial Warehouse typology include:

- Distinct tripartite design (storefront, upper storeys, roof)
- Expressed separation between upper storeys and storefronts
- Three to five storey building height
- Narrow rhythm of façades (average bay width of 2m – 4.5m, average storefront width of 5m – 9m)
- Red, buff or polychrome brickwork, often with stone detailing
- Glazed storefronts with wood or metal frames

- Recessed entrances
- Decorative storefront surrounds, often including pilasters, cornice, fascia, and/or cast iron detailing
- Glazing proportions (75 – 95% storefronts, 20-35% upper storeys)
- Regularly-spaced and vertically-oriented windows in the upper storeys
- Flat roof with expressed cornice or mansard/gable roof with dormers
- Italianate, Neoclassical, Second Empire, and occasionally Romanesque Revival stylistic influences

The *primary structure* of historic storefronts can be understood as the exterior physical expression of the structural grid of a building at the first floor, typically expressed as the storefront surround (see Figure 27). The *secondary structure* of storefronts is the infill within the *primary structure*, typically expressed as the frame of the storefront openings (see Figure 27).

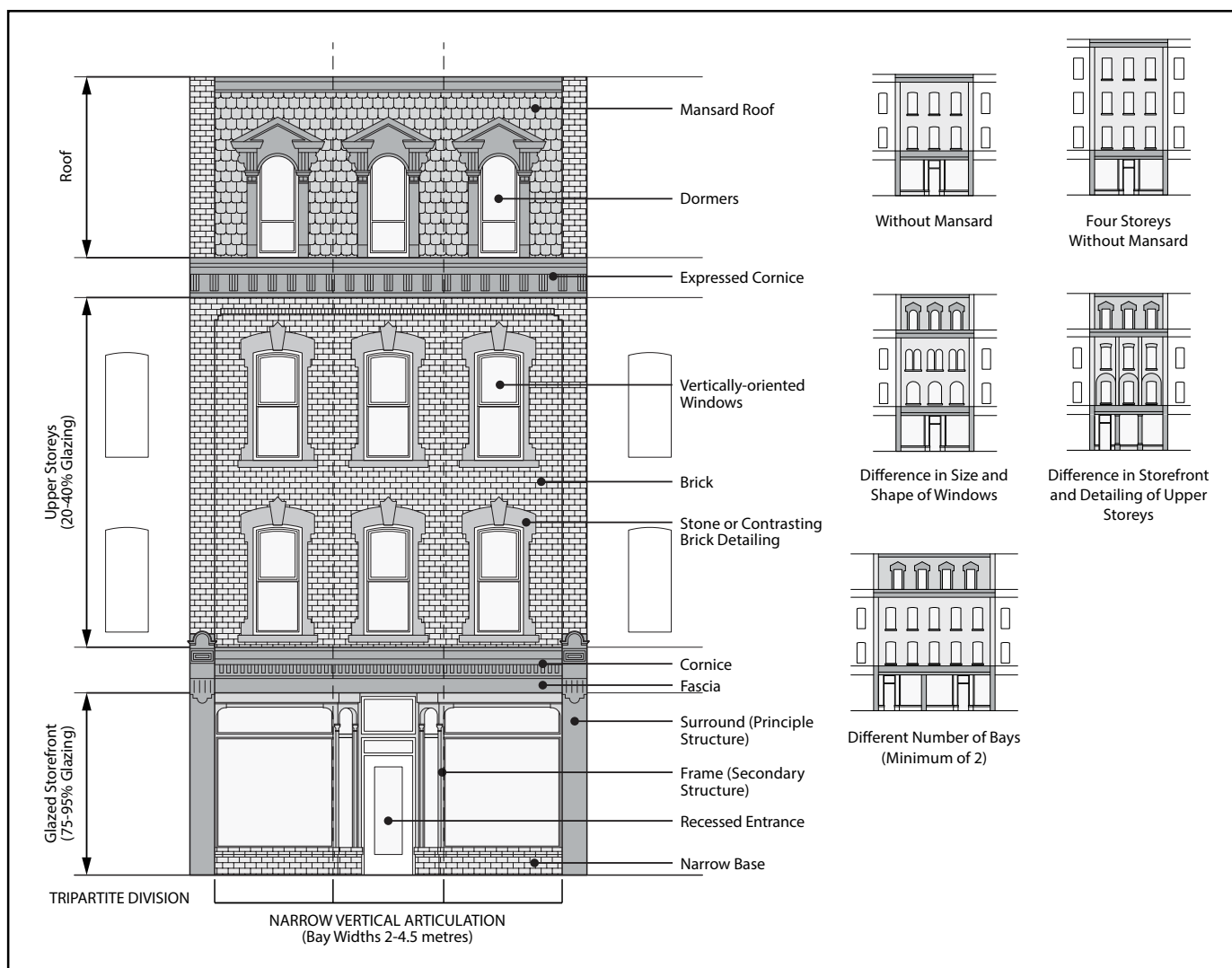


Figure 27: Heritage attributes of the Commercial Warehouse typology and variations within the typology

5.20.1 The *heritage attributes* that characterize the Commercial Warehouse typology within the District must be protected and *maintained*.

- a. *Maintain* historic glazing proportions at the upper storeys.
- b. *Maintain* recessed entrances on storefronts, where they exist.
- c. *Maintain* historic storefront widths and the narrow rhythm of facades.
- d. *Maintain* existing first floor floor-to-ceiling heights.
- e. *Maintain* bases, where they exist.
- f. *Maintain* the legibility of the tripartite design of facades.
- g. When complying with universal access requirements, address level transitions internally.

5.20.2 *Additions and alterations* to storefronts must be physically and visually compatible with the *contributing property* and the Commercial Warehouse typology.

- a. The frame, or *secondary structure*, of a storefront may be adjusted to accommodate the relocation or expansion of a storefront entrance. The surround, or *primary structure*, of a storefront must not be altered.
- b. Where glazing covers less than 75% of a storefront, the *secondary structure* of the storefront may be adjusted in order to increase the storefront glazing proportions to 75% – 95%. The surround, or *primary structure*, of a storefront must not be *altered*.

5.20.3 When the replacement of *heritage attributes* is necessary, replacements must be *in-kind*, maintaining the form, appearance, materials and detailing of the original.

- a. Replace only the *heritage attributes* that have deteriorated beyond repair, rather than replacing an entire storefront unit.

5.20.4 When the replacement of features that are not *heritage attributes* is necessary, replacements must be historically, physically and visually compatible with the building and the Commercial Warehouse typology, in terms of their form, appearance, materials and detailing.

- a. Acceptable materials for new storefront features on Commercial Warehouses include:
 - Wood or stone or metal (for surrounds or *primary structure*)
 - Wood or metal (for storefronts frames or *secondary structure*)

5.21 SPECIAL POLICIES FOR INDUSTRIAL BUILDINGS (TYPOLOGY)

CONTEXT

As one of the defining typologies in the District, special policies have been developed to reflect the architectural characteristic of these *contributing properties*. These policies complement the other policies in Section 5 and should be read together.

Map 6 identifies Industrial buildings in the District.

Heritage attributes of the Industrial Building typology include:

- Large building footprint
- Two to ten storey height
- Uniform elevations with repetitive windows and bays
- Vertical articulation of elevations (average bay width is 3-6m)
- Glazing proportions (15 – 40%)
- Red or polychrome brickwork, sometimes with stone detailing
- Lack of porosity at street level
- Raised first floor levels from the sidewalk
- Less detailing on upper storeys
- Flat roofs with simple cornices

5.21.1 The *heritage attributes* that characterize the Industrial Building typology within the District must be protected and maintained.

- a. Do not create additional openings or increase glazing proportions at the floor or upper storeys.
- b. Where additional openings at the first floor are necessary to accommodate programmatic requirements or applicable codes and regulations, ensure that they respect and conform to the historic rhythm of bays and must protect all *heritage attributes* of the *property* and historic features of the Industrial Building typology.
- c. *Maintain* existing raised first floor levels.
- d. When interior floor or ceiling levels are being adjusted, maintain the exterior appearance of the historic first floor level floor-to-ceiling heights, and set back from the windows any new ceilings or floor slabs.
- e. *Maintain* the regular rhythm of windows and bays and glazing proportions at the upper storeys.

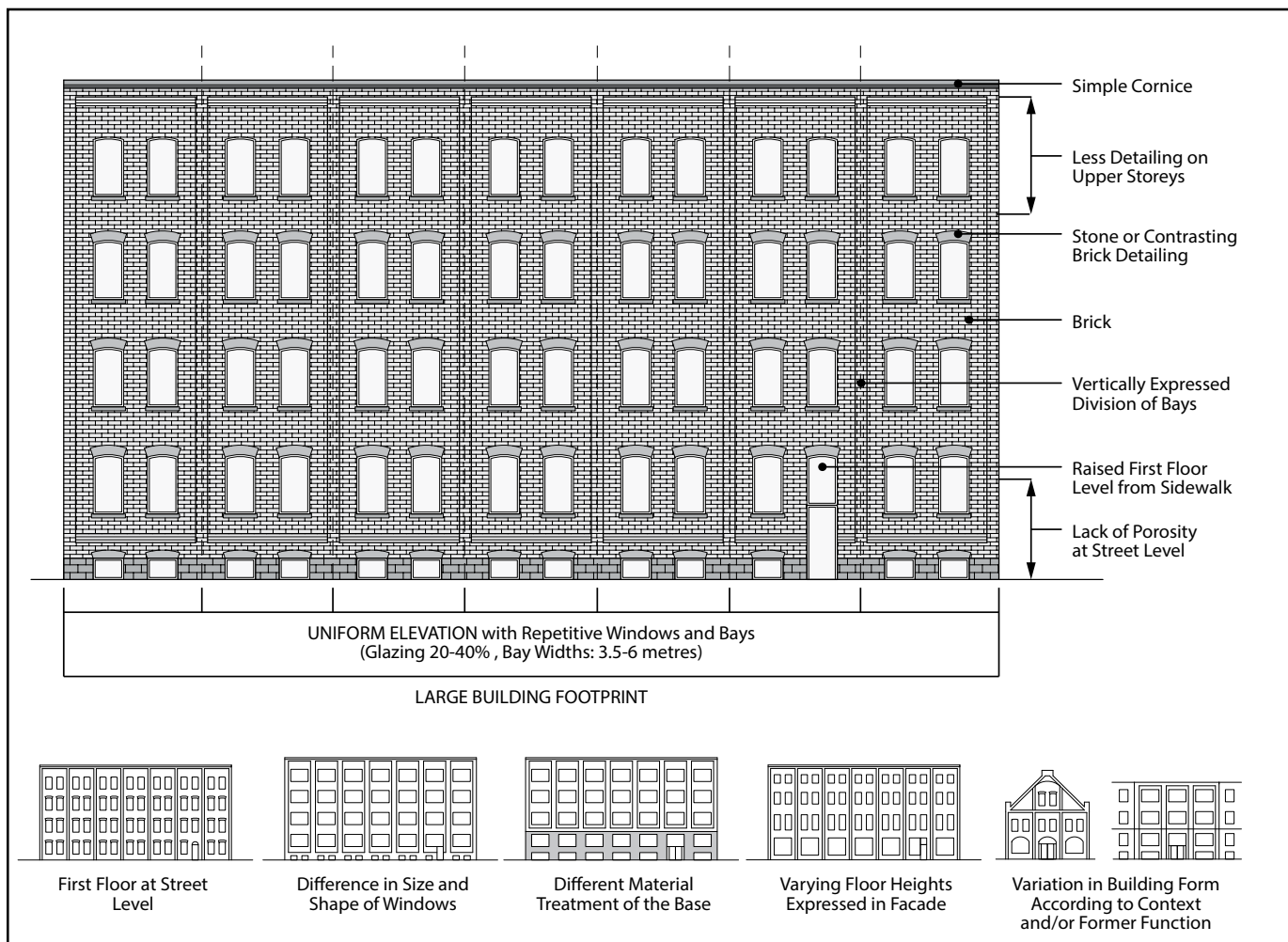


Figure 28: Heritage attributes of the Industrial Building typology and variations within the typology

5.22 LANDMARK BUILDINGS

CONTEXT

Landmark Buildings constitute a third important building typology within the District. These historic buildings do not necessarily share common architectural styles, detailing or materiality. In fact, they are often defined by their unique and/or exceptional physical attributes. Together, they contribute to the District's heritage character as some of Toronto's most distinctive historic landmarks.

As one of the defining typologies in the District, special policies have been developed to reflect the architectural characteristic of these *contributing properties*. These policies complement the other policies in Section 5 and should be read together.

Map 7 identifies Landmark Buildings in the District.

Landmark Buildings in the District include:

- South St. Lawrence Market;
- St. Lawrence Hall;
- Flatiron Building;
- St. James Cathedral and Cathedral Centre;
- King Edward Hotel
- York County Courthouse;
- Consumers' Gas Buildings;
- Canadian Opera Company; and
- Toronto Police Division 51;
- St. Lawrence Centre for the Arts;
- Sony Centre for the Performing Arts;
- Young Peoples' Theatre;
- Alumnae Theatre;
- Fourth York Post Office;
- Bank of Upper Canada;
- De La Salle Institute;
- Old Toronto Post Office; and
- Paul Bishop House.

5.22.1 Additions and alterations to Landmark Buildings must protect, maintain and reinforce the cultural heritage values and attributes of the property. Interventions on these buildings will be held to the highest standard of conservation and must be physically and visually compatible with, subordinate to, and distinguishable from the heritage attributes of the property.

- a. The conservation of the *cultural heritage values* and *attributes* of an individual Landmark Building, as identified in National Historic Site Statements of Significance, Part IV designating by-laws or in this HCD Plan, takes precedence over the District-wide *cultural heritage values* and *attributes*.

5.22.2 All historic entrance and window openings and patterns of openings on Landmark Buildings must be protected and maintained.

- a. Do not introduce new entrance openings on the principle elevation of the historic building.

6. POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

The following section contains policies and guidelines for *non-contributing properties* in the St. Lawrence Neighbourhood Heritage Conservation District.

CONTEXT

Each section includes an introductory context box, which places the policies within a larger policy framework. These boxes also elaborate upon the importance of the section to the District's *cultural heritage value* and *attributes*, and should be read prior to the policies and guidelines.

Policy

Policies (in **bold** font) set the direction for the management of the District in a clear and definitive way. The HCD Plan is adopted by by-law, so policies need to have the certainty and strength of a by-law and avoid ambiguous language.

Guidelines

The guidelines (in regular font) help to achieve the HCD Plan policies. Where there may be more than one way to achieve the policies of the Plan, multiple approaches have been provided to deal with various policy, planning, development and conservation scenarios.

The definitions of all terms identified in *italics* in the following section can be found in Appendix A: Definitions.

Sidebar

Sidebar provide additional reference information in the case of applicable policies that should be consulted.

Best Practice

Best practice provides recommended actions that can help to ensure interventions within the District meet the HCD Plan objectives. While best practices are not mandatory, property owners are encouraged to meet those recommendations in order to ensure a high quality of conservation work.

6.1 UNDERSTANDING

CONTEXT

New development should be designed to respect the context of the District as a whole, the *adjacent* properties, and the site. New developments contribute to the overall character and experience of the District and should strive to support and respect its *cultural heritage values*. Each project must therefore start with understanding those values.

- 6.1.1 New development must respect the *cultural heritage values* and *attributes* of the District while reflecting its own time.**

6.2 DEMOLITION

CONTEXT

Non-contributing properties do not represent the *cultural heritage values* of the District, and can therefore be *demolished* without negatively impacting those values. However, maintaining the *streetwall* of blocks within the District remains important to preserving the overall heritage character of the District. *Demolition* should therefore be closely followed by construction. *Demolition* that results in empty lots or other gaps in the urban fabric is discouraged.

6.2.1 The *demolition* of buildings on a *non-contributing property* may be permitted.

6.2.2 If permission to *demolish* a building located on a *non-contributing property* is granted, *demolition* activity must not begin until plans for the replacement building(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by Heritage Preservation Services.

- a. Ensure that the replacement building(s) conform to the *Policies and Guidelines for Non-Contributing Properties* as well as all applicable City of Toronto by-laws and processes.
- b. Ensure that substantial progress is made in the construction of the replacement building(s) within two years of the *demolition* of the previous building.
- c. 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.

6.3 ADDITIONS AND ALTERATIONS

CONTEXT

Given that *non-contributing properties* do not represent the *cultural heritage values* of the District, *additions* and *alterations* are reviewed for their impact on the Character Sub-Area and the District as a whole rather than on the specific *non-contributing property*. The policies in Section 6 provide guidance for the design of these *interventions*.

- 6.3.1** *Additions or alterations to a non-contributing property must be physically and visually compatible with the Character Sub-Area, and must not negatively impact the cultural heritage values and attributes of the District.*

6.4 INFILL AND NEW DEVELOPMENT

CONTEXT

Infill and new development should aim to support the *cultural heritage values* of the District and its Character Sub-Areas. The policies in Section 6 provide guidance for the design of the new work.

- 6.4.1 Infill or new development on a *non-contributing property* must be physically and visually compatible with the Character Sub-Area and must not negatively impact the *cultural heritage values* and *attributes* of the District.**

6.5 MASSING

CONTEXT

Massing addresses the exterior form of a building and its spatial relationship to its immediate context as perceived from the *public realm*. It encompasses the overall proportions of a building, its relationship to its neighbouring buildings, and its impact on the scale and character of the streetscape. Massing is interrelated to the composition of the *streetwall*, the roof, as well as the architectural expression of the building envelope openings.

The height of the District *streetwalls* are predominantly equal or lower than the width of the right-of-way and provide sky views from the sidewalks. The pedestrian experience of these historic proportions is part of the heritage character of the District. The policies and guidelines presented here aim to reinforce this reading and experience. The step-back and angular plane policies reflect and respect the character of the different streets as captured by the Character Sub-Areas. The angular plane and the step-back reinforce the *streetwall* heights and the sky views characteristic of certain Character Sub-Areas.

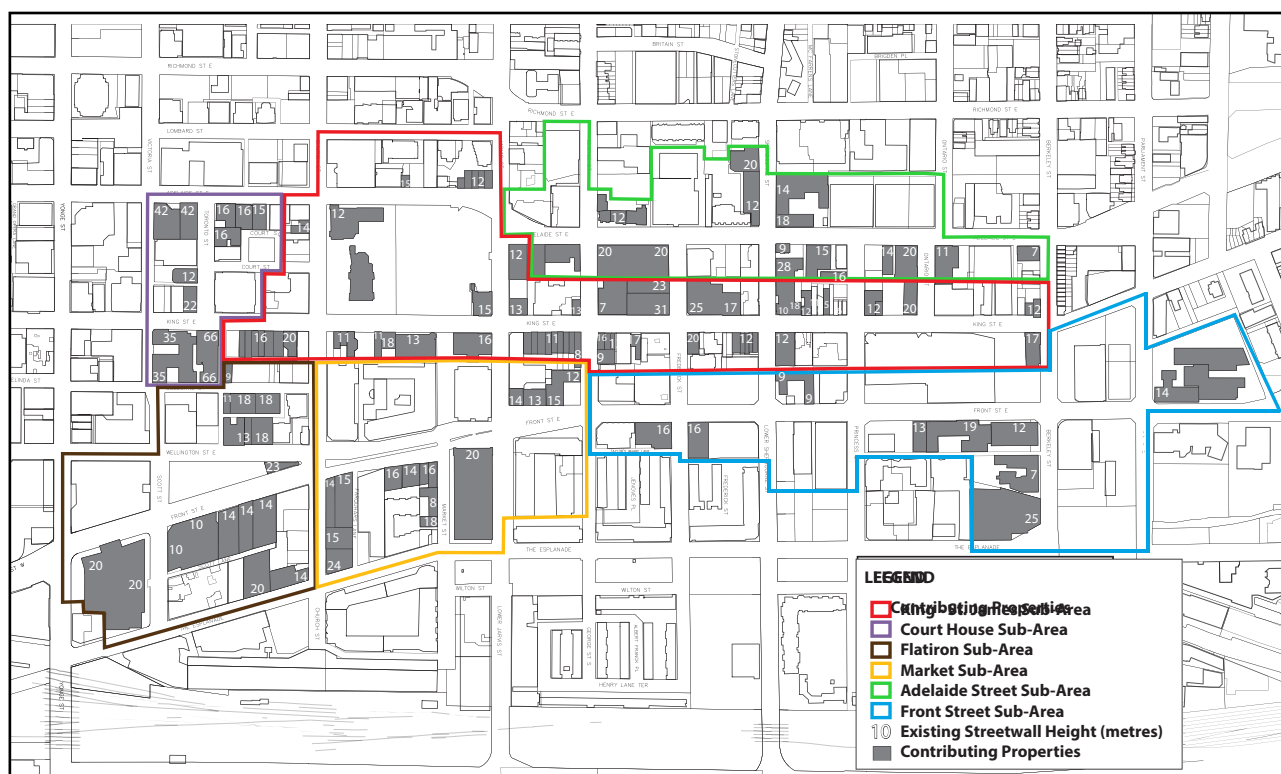
The *streetwall* of a *non-contributing property* should refer primarily to the *streetwall* height and composition of *contributing properties* located on the same block as the property in question. Where a *contributing property* on the block is significantly set back from the front *property* line, its main elevation shall not be read as a *streetwall*. Where no *contributing property* is located within the same block as the *non-contributing property* in question, refer to the maximum *streetwall* height specified for each Character Sub-Area.

In Character Sub-Areas where angular planes apply, the angular plane shall be measured from the front *property* line, at the top of the *streetwall*.

These policies and guidelines were developed to recognize the variation of built form within the District. These differences are characterized in the Character Sub-Areas and described in more detail in Section 3.4.

6.5.1 New development and/or additions to a non-contributing property must maintain and enhance the continuity of the historic streetwall of the block or applicable Character Sub-Area.

- Establish the *streetwall* height of a *non-contributing property* by referring to *streetwall* height of *contributing properties* located within the same block.
- Where there are no *contributing properties* located within the same block, establish the *streetwall* height of a *non-contributing property* by referring the maximum *streetwall* height of the applicable Character Sub-Area:
 - Flatiron Sub-Area - 20m
 - Market Sub-Area - 16m
 - Front Street Sub-Area - 20m
 - King – St. James Sub-Area - 16m
 - Adelaide Street Sub-Area - 20m
 - Court House Sub-Area - 20m
- If the total height of a *non-contributing building* exceeds the *streetwall* height, step-back a minimum of 5m at the storey above the *streetwall*. A deeper step-back may be necessary if the property abuts a *contributing property*. The appropriate depth of step-back in this case may be determined through a Heritage Impact Assessment.
- Projecting balconies on storeys above the *streetwall* must adhere to the same standard of minimum step-backs as the main walls.



Map 21: Existing streetwall heights – contributing properties

6.5.2 New development and/or additions to a non-contributing property must respect the context of the property's applicable Character Sub-Area (see Section 3.4 – Character Sub-Areas), and must protect the massing of that Character Sub-Area's streetwalls by building within angular planes where they apply.

- Flatiron Sub-Area - 45° angular plane applies.
- Market Sub-Area - 45° angular plane applies.
- King - St. James - 45° angular plane applies to building elevations facing all streets except for George Street, Frederick Street, Sherbourne Street, Princess Street, Ontario Street, and Berkeley Street. This will help to ensure a smooth transition between the King – St. James Sub-Area and the Front Street and Adelaide Street Sub-Areas.

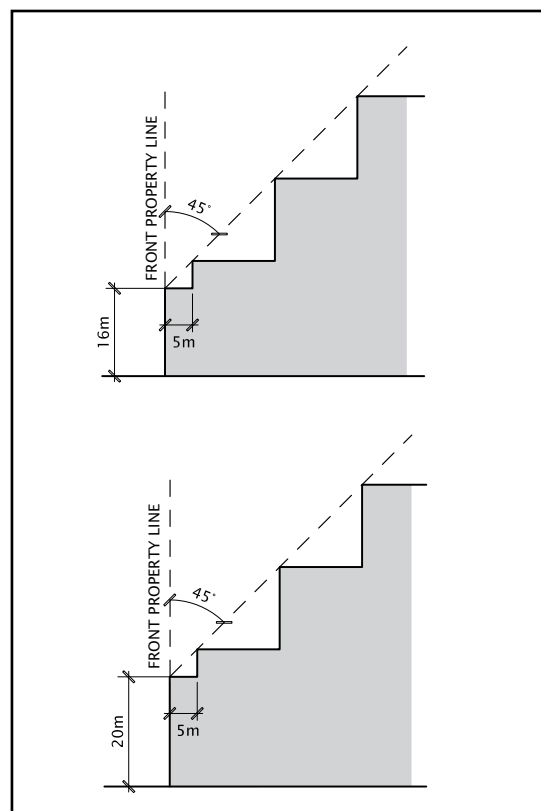
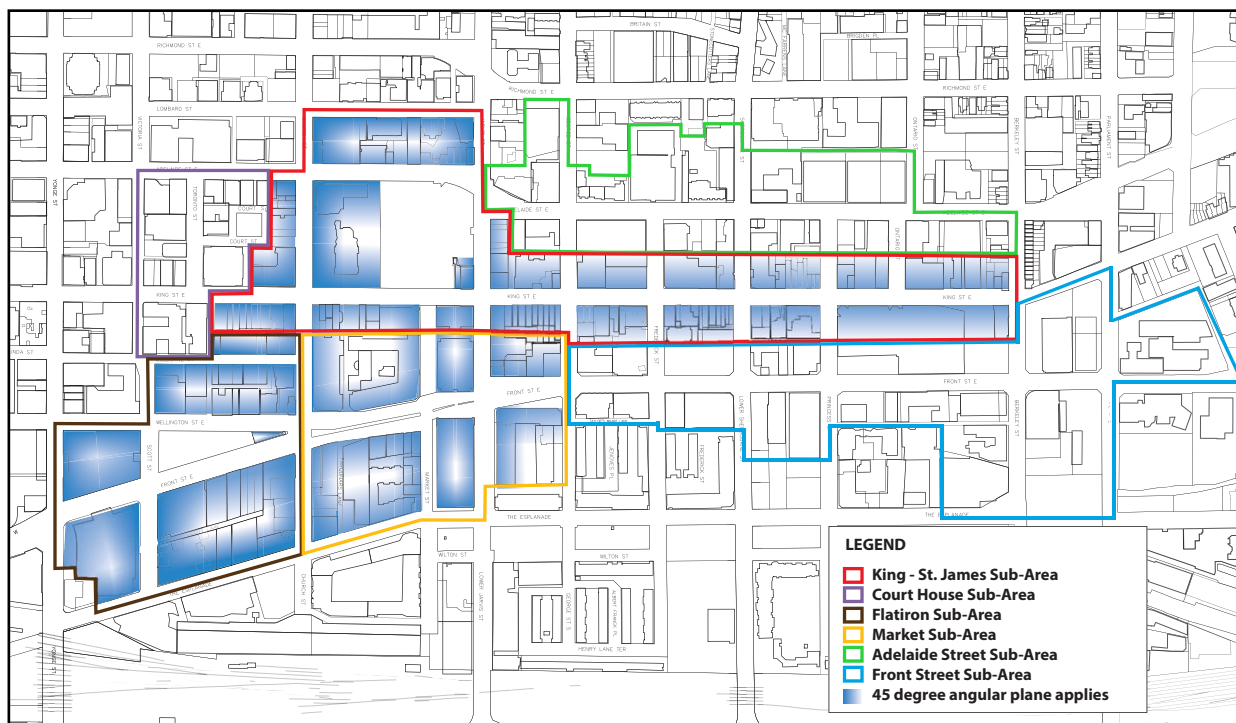


Figure 29: How to measure angular plane requirements – non-contributing properties



Map 22: Application of 45 degree angular plane within Character Sub-Areas

6.5.3 New development must build out to the front lot line and must build the full extent of the *property* frontage.

- a. Setbacks for publically-accessible open spaces will be considered only when the majority of buildings on a block extend to the front lot line, and will be reviewed on a case-by-case basis. The space within the setback must be dedicated to grade-related, publically-accessible open space or a mid-block pedestrian connection. This space must read as a public place and include appropriate pedestrian-scale lighting and landscaping.

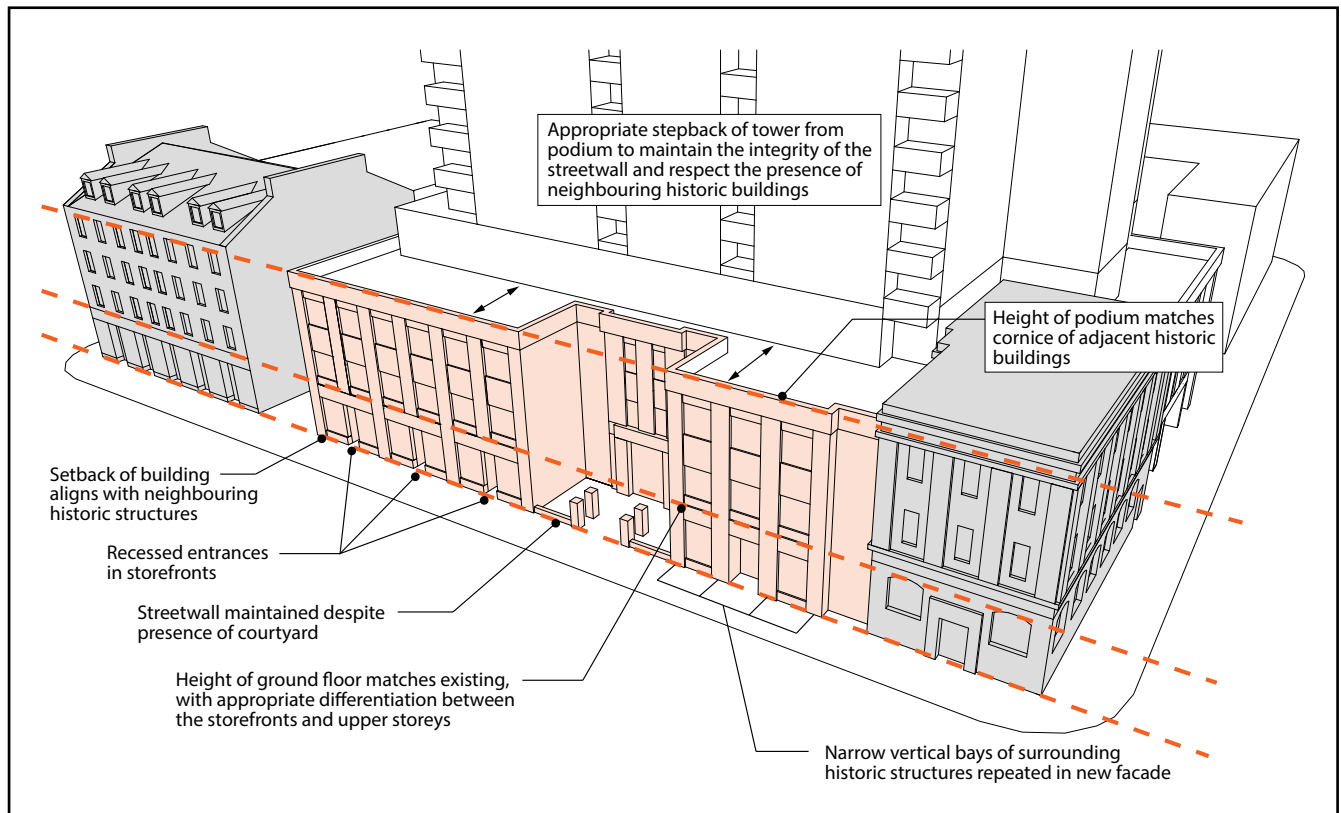


Figure 30: Compatible streetwall expression on a non-contributing property

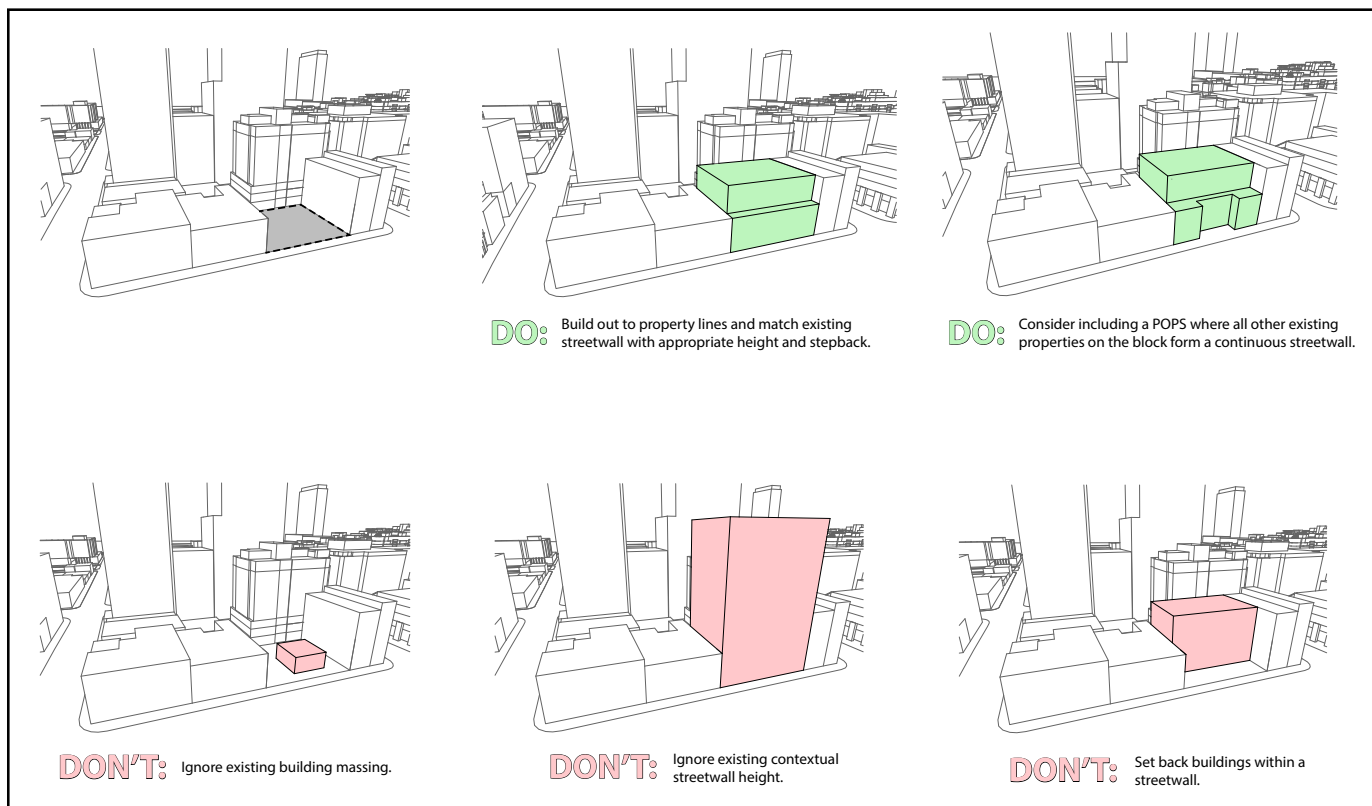


Figure 31: Massing requirements for non-contributing properties

6.6 SHADOWS

CONTEXT

The shadow policy aims to mitigate the potential negative impact of shadows on the heritage values of the District, and focuses on specific areas where shadows would have a direct negative impact on specific properties and areas.

St James Cathedral is an important and defining landmark of the District. Additional shadows on the building would negatively impact the reading of the spire and the stained glass windows.

The open space between the North and South St. Lawrence Market is created by the boulevard configuration of Front Street East, which marks the original shoreline. The market buildings form part of the heritage character of the District, and this open space creates an important physical and visual connection between the two market buildings.

The City of Toronto's Official Plan policies address the protection of parks and open spaces and should be read in conjunction with this section.

6.6.1 New development must limit net new shadows on shadow sensitive areas (see Map 23).



Map 23: Shadow sensitive areas

6.7 STREETWALL COMPOSITION

CONTEXT

The *streetwall* elevations of *contributing properties* in the District have well-defined horizontal articulations that align with neighbouring structures in the *streetwall*, as well as fine-grained vertical divisions (bays) of (3m - 6m).

The exterior walls of 19th and early 20th century building stock that characterizes the District consist of solid walls with punched windows, resulting in buildings that are less transparent than many contemporary buildings that are not bound by the same construction technologies. These historic solid-to-void ratios should be considered when designing *additions*, *infill* or new construction within the District.

6.7.1 New development must respond to the horizontal rhythm of the facades of *contributing properties* within the same block (primarily) or within the Character Sub-Area (secondarily).

- Articulate the horizontal rhythm of floors in *streetwall* façade designs.
- Align first floor heights with the first floor heights of *contributing properties* within the same block.
- Align horizontal divisions of facades, such as cornice lines, datum lines, window heads, and articulated floor levels, with the horizontal divisions of *contributing properties* within the same block.

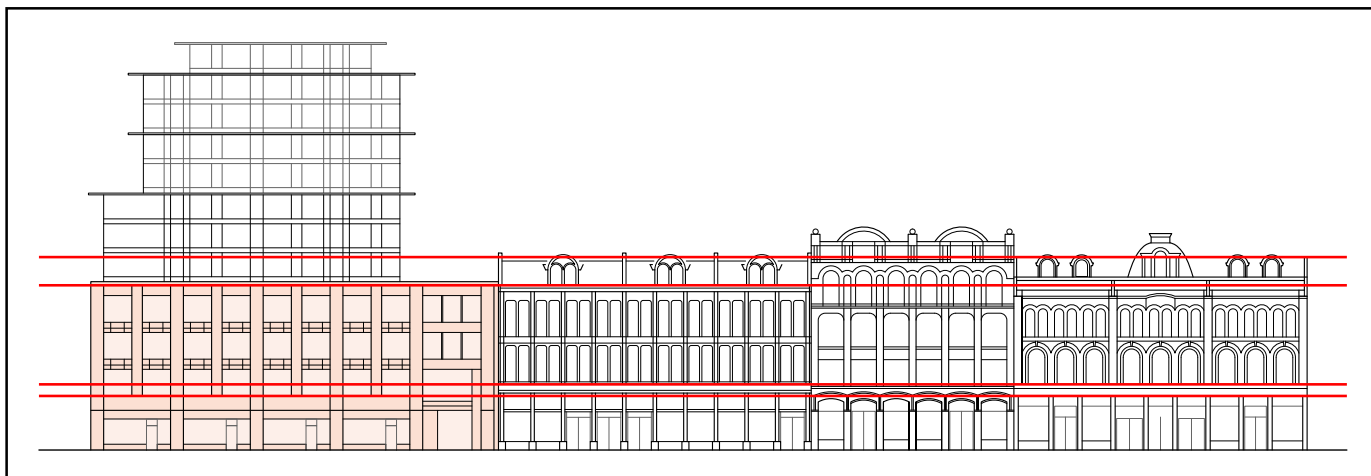


Figure 32: Horizontal alignment of non-contributing property with heritage streetwall context – example 1

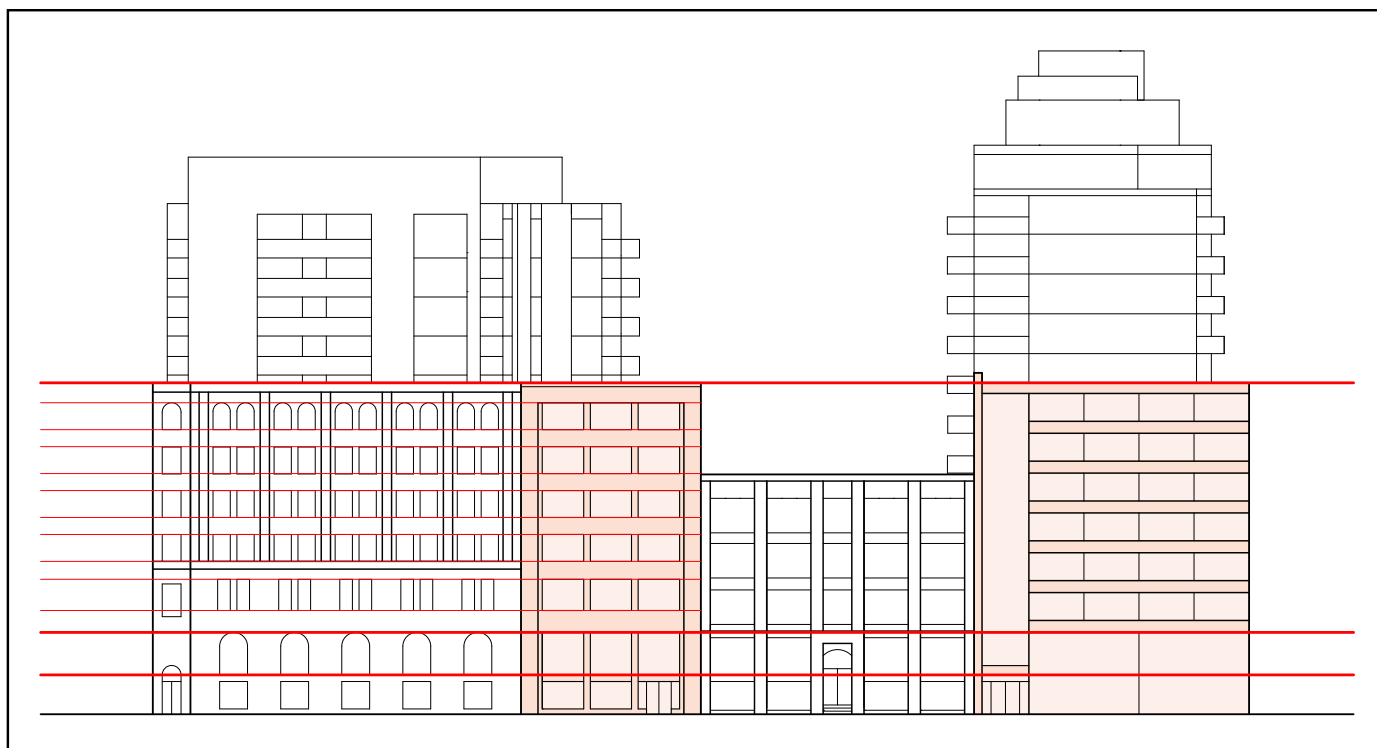


Figure 33: Horizontal alignment of non-contributing property with heritage streetwall context – example 2

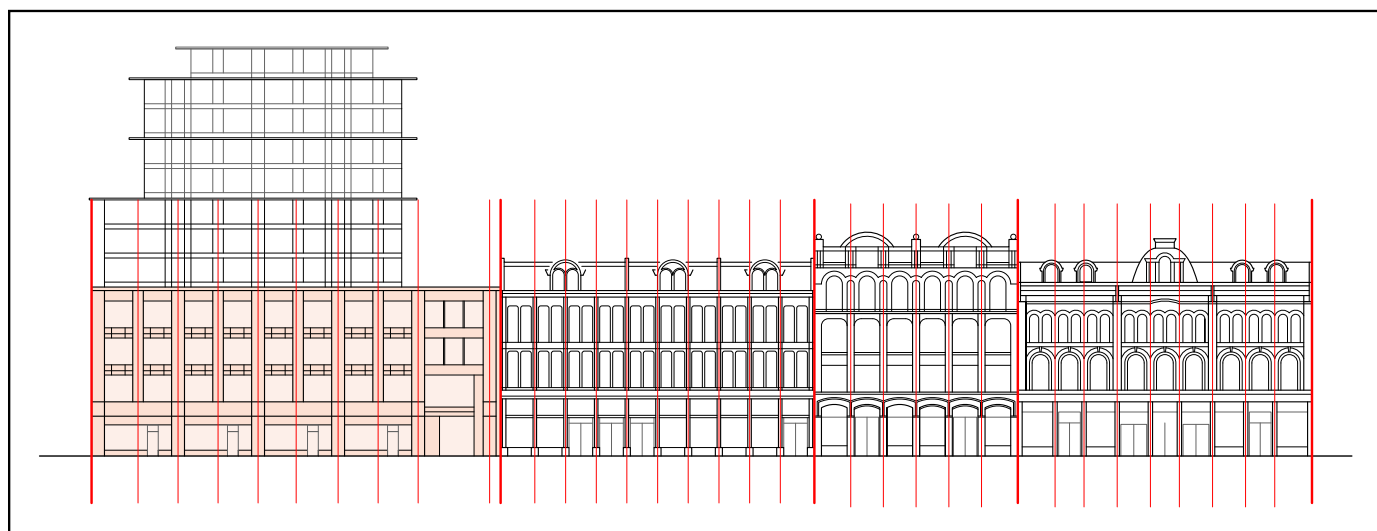


Figure 34: Vertical alignment of non-contributing property with heritage streetwall context – example 1

6.7.2 New development must respond to the vertical rhythm of the facades of *contributing properties* within the same block.

- Divide the *streetwall* in a way that reflects the predominant building widths of *contributing properties* within the same block.
- Incorporate vertical articulations that reflects the predominant bay and storefront widths of *contributing properties* within the same block.
- Where there is no *contributing property* within the same block to respond to, organize upper storeys of *streetwalls* into bays of 3m – 6m.

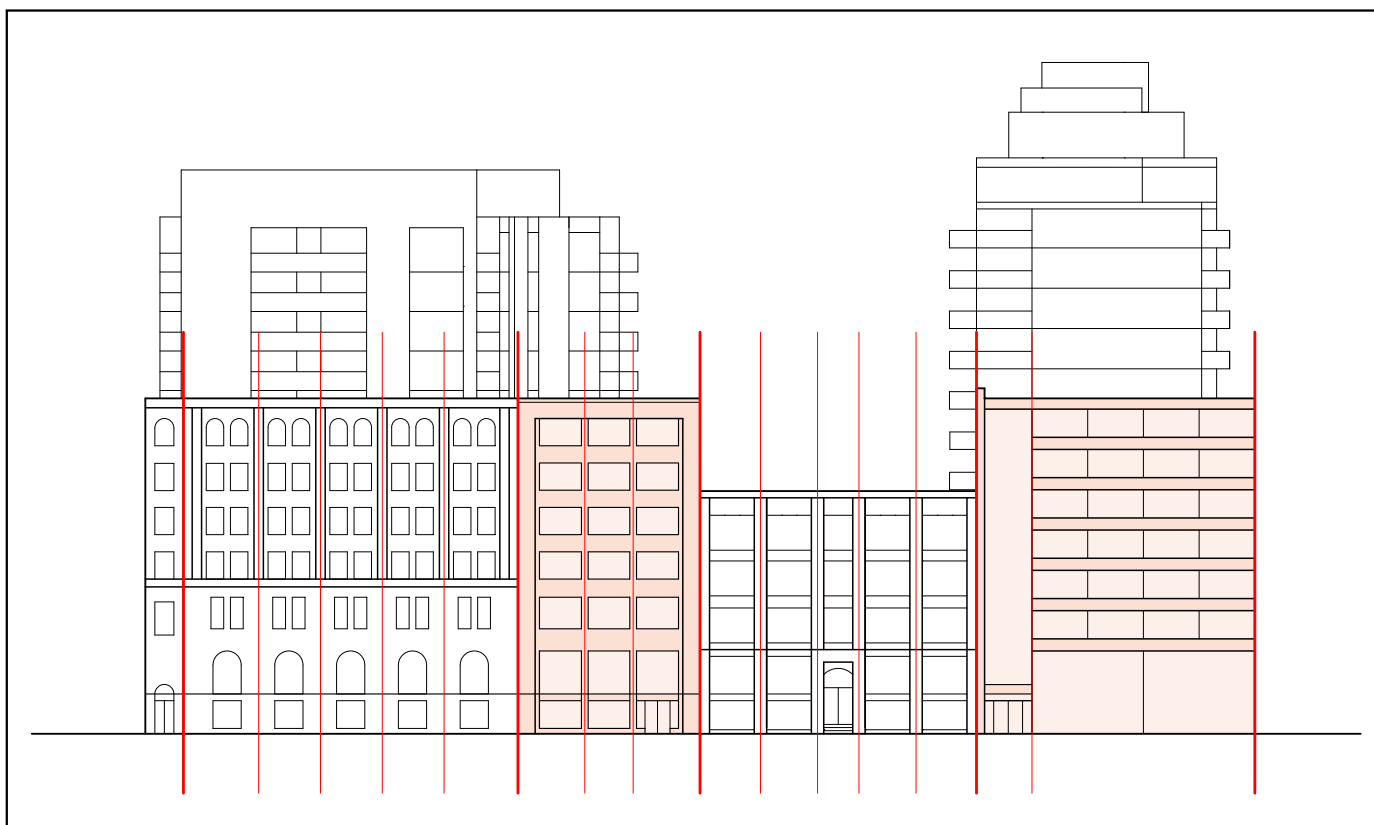


Figure 35: Vertical alignment of non-contributing property with heritage streetwall context – example 2

6.7.3 New development must not include blank walls facing the public realm.

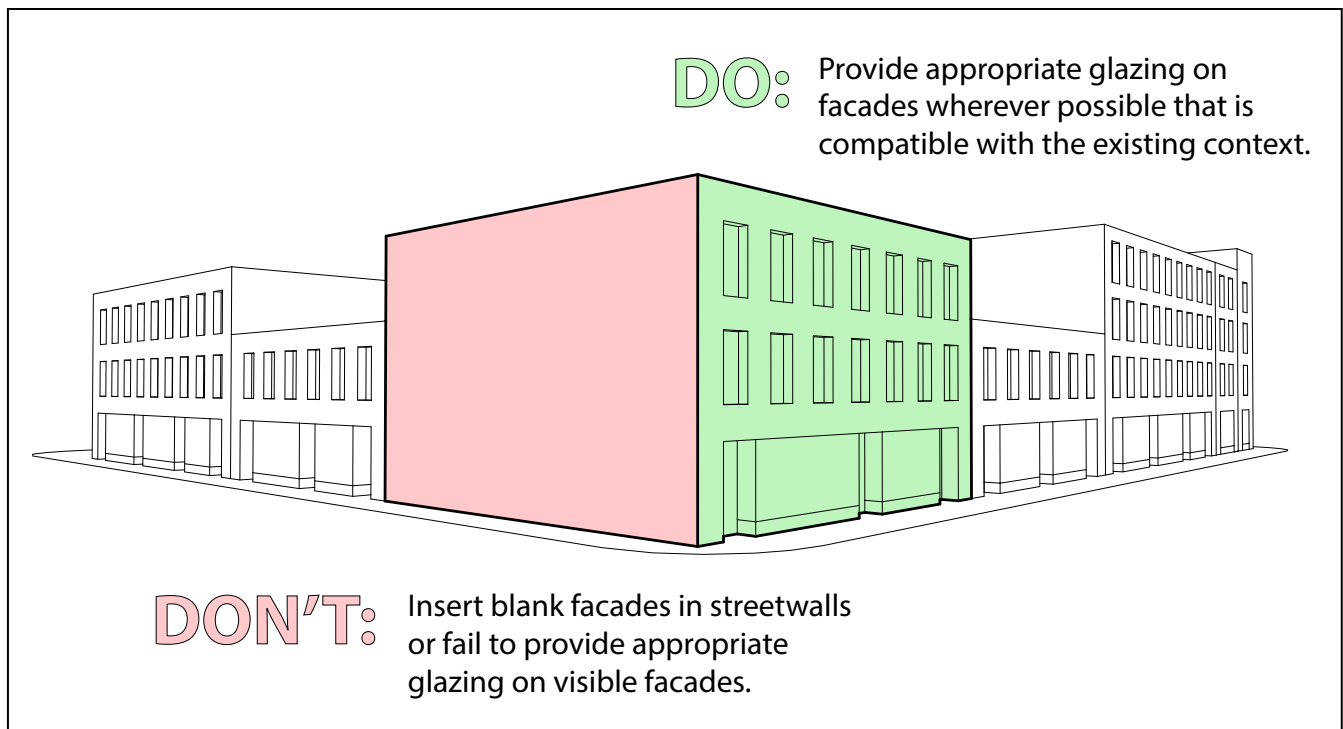


Figure 36: Glazing requirements on non-contributing properties

BEST PRACTICES

New development is encouraged to reflect historic glazing proportions within the District and to have animated, pedestrian-oriented frontages.

- Glazing or a permeable materials should cover 75 - 95% or greater of the main frontage at the first floor.
- Glazing should cover 30 - 50% of the building façade above the first floor at the streetwall.



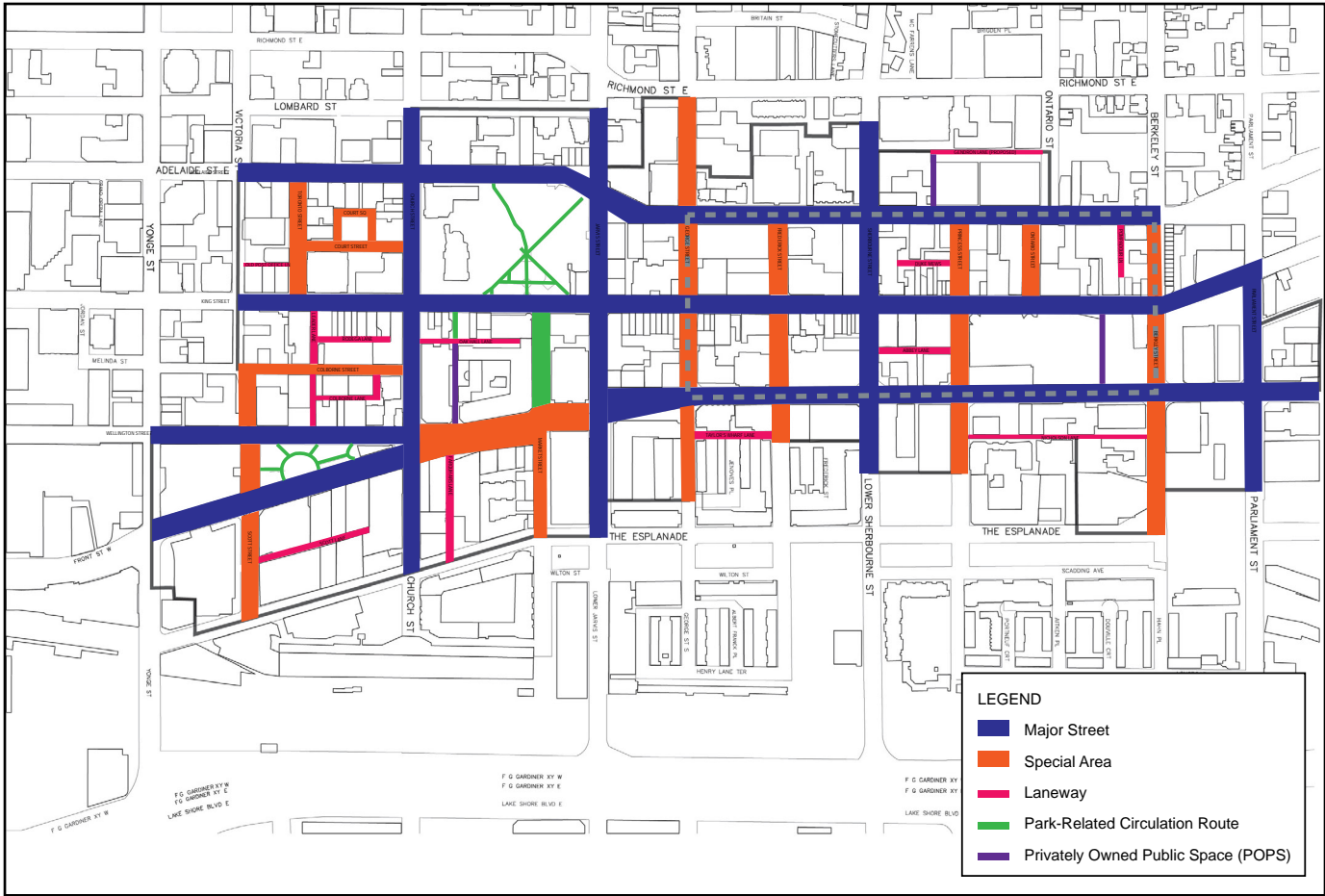
Figure 37: Glazing best practices for non-contributing properties

6.8 CORNER LOTS

CONTEXT

Corner lots require special consideration as these properties present two *streetwalls* to the *public realm*. Due to their prominent location, *non-contributing properties* located on corner lots can also create focal points and gateways, anchoring the character of the individual blocks and helping to define their overall scale and *streetwall*. These *non-contributing properties* also help the transition between the Major Streets and the Special Areas as defined in the Streetscape Classifications (see Map 24).

- 6.8.1** On a *non-contributing property* that occupies a corner lot, all policies in Section 6 apply to all facades of the building that face a street.
- 6.8.2** The massing and composition of *streetwalls* on a *non-contributing property* that occupies a corner lot may vary to respond to the heritage *streetwall* context on both streets.
- 6.8.3** New development on corner lots with a façade facing a Major Street (see Map 23) must include a pedestrian entrance that addresses the Major Street.



Map 24: Streetscape classifications

6.9 SUSTAINABILITY

CONTEXT

New developments and alterations to *non-contributing properties* are encouraged to meet Toronto Green Standard Tier 2, or other standard that is equal to or higher than Tier 2, in consultation with City Planning staff.

BEST PRACTICES

Prior to undertaking any work on a building, consider the embodied energy in the existing building as well as life cycle costing and analysis.

When designing *alterations* or *additions* to a building, consider the embodied energy and life cycle of materials, and use materials that can be repaired, rather than replaced.

Consider undertaking *maintenance* and repairs with long-term, rather than short-term, impacts.

Ensure that windows, doors and storefronts are weather-tight.

6.10 ROOFS

CONTEXT

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

6.10.1 New rooftop elements such as mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks must be located out of view of the *public realm*.

- a. If it is not technically possible to locate the rooftop elements so that they are out of view of the *public realm*, ensure that they are appropriately screened. Use screening material that is compatible with *cultural heritage values* and *attributes* of the District.

6.11 EXTERIOR WALLS

CONTEXT

The exterior walls of a *non-contributing property* are the face the building presents to the *public realm*. Contemporary design should be compatible with the *cultural heritage values* of the District. This can be achieved not only through proportion, scale and massing, but also through a considered use of appropriate materials. The compatibility of the *streetwall* materials is given a higher priority to that of the stepped-back storeys above the *streetwall*.

The *primary structure* of an exterior wall refers to the exterior physical expression of the structural grid of a building as expressed, for example, in the rhythm of its bays. The *secondary structure* of an exterior wall represents the rhythm of either the infill within or an overlay over the *primary structure*.

6.11.1 Cladding materials used on exterior walls that are visible from the public realm must be physically and visually compatible with the cultural heritage values and attributes of the District.

- Use masonry for the *primary structure* of the *streetwall*. Ensure that the colour and finishes of masonry complement the cladding materials of abutting *contributing properties*, where they exist.
- Contemporary materials may be permitted for the *secondary structure* of the *streetwall*, providing they do not negatively impact the *cultural heritage values* and *attributes* of the District.
- Contemporary materials may be permitted for storeys above the *streetwall*, providing they do not negatively impact the *cultural heritage values* and *attributes* of the District.



Figure 38: Diagram identifying the primary and secondary structure on a contemporary building

6.12 COMMERCIAL SIGNAGE

CONTEXT

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 developed here provide additional direction on the application of the by-law to *non-contributing properties* without negatively impacting the *cultural heritage values* of the District.

6.12.1 Signage must be located in a manner that is physically and visually compatible with the architecture of the building and does not negatively impact the *cultural heritage values and attributes* of the District.

- a. Do not locate signage on the upper storeys of buildings.

6.12.2 Signage materials must be physically and visually compatible with the *cultural heritage values and attributes* of the District.

6.12.3 The following signage types may be permitted on the first floor of *non-contributing properties*:

- **Window signs:** signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
 - 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.
- **Externally illuminated signs:** projecting signage or fascia signage that is lit by an artificial light source located external to the sign.
- **Fascia signs:** signage attached to or supported by a fascia board which projects no more than 0.6m from the wall.
 - a. 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.
 - a. Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance.
 - b. Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.
 - c. 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.

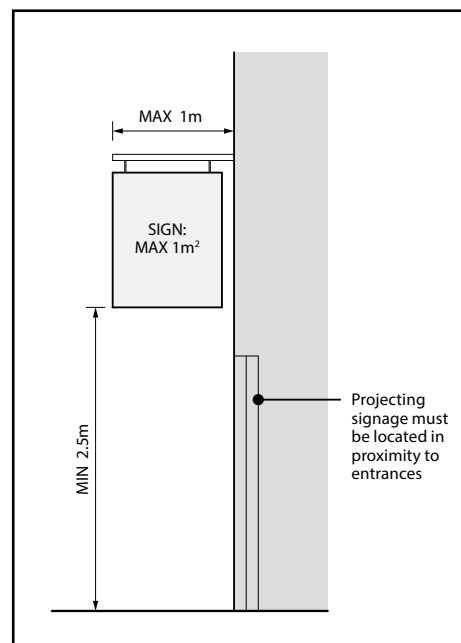


Figure 39: Requirements for projecting signs

6.12.4 The following signage types will not be permitted on *non-contributing properties*:

- Third party signs: signage not related to the occupants or programming of the property.
- Banners: suspended fabric signs mounted parallel to the building 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.

6.12.5 The installation of any signage type not listed in the previous two policies may be permitted providing it does not negatively impact the *cultural heritage values and attributes* of the property and the District.



7. POLICIES FOR PROPERTIES ADJACENT TO THE DISTRICT

7.1 ADJACENCY TO THE DISTRICT

The City of Toronto's Official Plan (OPA 199) includes policies governing *alterations*, development, municipal improvements and/or public works on properties *adjacent* to Heritage Conservation Districts. Refer to these policies before undertaking any work on a *property adjacent* to the St. Lawrence Neighbourhood HCD.

A historical black and white photograph showing a streetcar track under construction. In the foreground, several large concrete blocks are scattered on the ground. A man in a hat is bending over, working on the track. In the background, a large, multi-story building with arched windows and a sign that says "STORAGE" is visible. A horse-drawn carriage is also present. The scene is busy with construction activity.

8. POLICIES AND GUIDELINES FOR STREETSCAPES AND OPEN SPACES

The following section contains policies and guidelines for streetscapes and open spaces in the St. Lawrence Neighbourhood Heritage Conservation District.

CONTEXT

Each section includes an introductory context box, which places the policies within a larger policy framework. These boxes also elaborate upon the importance of the section to the District's *cultural heritage value* and *attributes*, and should be read prior to the policies and guidelines.

Policy

Policies (in **bold** font) set the direction for the management of the District in a clear and definitive way. The HCD Plan is adopted by by-law, so policies need to have the certainty and strength of a by-law and avoid ambiguous language.

Guidelines

The guidelines (in regular font) help to achieve the HCD Plan policies. Where there may be more than one way to achieve the policies of the Plan, multiple approaches have been provided to deal with various policy, planning, development and conservation scenarios.

The definitions of all terms identified in *italics* in the following section can be found in Appendix A: Definitions.

Previous Studies

Numerous studies have been previously carried out for the St. Lawrence Neighbourhood, Old Town Toronto, and the King-Parliament area. Previous studies for the area have provided recommendations for landscape design, lighting, wayfinding, building design, and interpretive strategies. Accordingly, this plan aims to synthesize the information and recommendations from past studies to create a coherent vision for streetscape guidelines and landscape design for the St. Lawrence Neighbourhood Heritage Conservation District (HCD). Studies that were reviewed and included in the preparation of these guidelines include:

- King Parliament Urban Design Guidelines (2004)
- St. Lawrence Neighbourhood Focused Urban Design Guidelines (2005)
- King Parliament Secondary Plan (2010a)
- Toronto Street Trees: Guide to Standard Planting Options (2010b)
- Heritage Lighting Master Plan for Old Town Toronto (2011)
- Heritage Interpretation Master Plan for Old Town Toronto (2013)
- City of Toronto Streetscape Manual (2015)
- St. Lawrence Market BIA: Building a Master Plan and Implementation Strategy (2014)
- St. Lawrence Market Neighbourhood BIA Public Realm Master Plan (dtah, May 2015)