

## 8.1 FRAMEWORK

For the purpose of this Plan, street classifications within the St. Lawrence Neighbourhood HCD are based on classifications provided in the City of Toronto Streetscape Manual (2015a) but have been adapted to follow the Character Sub-Areas identified in this HCD plan. The St. Lawrence Market BIA Masterplan (2015) was also taken into account. Streetscape classifications in the St. Lawrence Neighbourhood HCD include Major Streets, Special Areas, and Laneways. All laneways that were labeled in the Streetscape Manual were assumed to be public laneways and are discussed below. Mapping of streetscape classifications in the St. Lawrence Neighbourhood HCD is provided in Map 20.

### Major Streets

Major streets are well-established streets that lead to or are lined with important public buildings, and therefore, have provincial and city-wide importance (City of Toronto 2015a). They are predominantly lined by institutional and commercial buildings, with some ground floor retail and restaurant uses. Businesses are well-established and contribute to the municipal and provincial economy. They are well-connected with public transportation and support a high volume of pedestrian and vehicular traffic.

Major Streets in the St. Lawrence Neighbourhood HCD include:

- Adelaide Street East
- King Street East
- Wellington Street East
- Front Street East
- Church Street
- Jarvis Street
- Sherbourne Street
- Parliament Street

## Special Areas

Special areas indicate that a special planning circumstance exists (i.e. the street is located within a historically significant area, a Centre, a special district, business area, education campus, etc) (City of Toronto 2015a). Special Area streetscapes may be main streets or green streets and include enhanced paving, lighting, or other design features that reinforce the *heritage attributes*, Character Sub-Areas, or original 10 blocks within the St. Lawrence Neighbourhood HCD.

Special Areas in the St. Lawrence Neighbourhood HCD include:

- Scott Street
- Victoria Street

- Toronto Street
- Court Street
- Court Square
- Colborne Street
- Market Street
- George Street
- Frederick Street
- Abbey Lane
- Princess Street
- Ontario Street
- Berkeley Street



Map 25: Streetscape classifications

## Laneways

Laneways located within the St. Lawrence Neighbourhood HCD express the area's historical association with early development in the Town of York. Laneways contribute to the District's visual, functional, and historical coherence, enabling communication of the area's significance. Nearly all of the existing public laneways were established by the 1890 period, and therefore are associated with the theme of nineteenth-century intensification in the Town of York. Moreover, all of the public laneways located in the District also continue to function as pedestrian circulation routes, enhancing connectivity within the *public realm*. In this context, the laneways also contribute to the District's social value as an area characterized by civic uses and an accessible *public realm*.

No definition of a laneway is provided in the Streetscape Manual (City of Toronto 2015a). However, public laneways are labeled in the streetscape manual mapping. For the purpose of this Plan, lanes that are labeled on the streetscape manual mapping are considered to be public laneways.

Public Laneways in the St. Lawrence Neighbourhood HCD include:

- Old Post Office Lane
- Leader Lane
- Rodega Lane
- Colborne Lane
- Oak Hall Lane
- Scott Lane
- Farquhars Lane
- Taylor's Wharf Lane
- Duke Mews
- Nicholson Lane
- Pompadour Lane
- Gendron Lane

## 8.2 PAVING

### CONTEXT

Paving materials are an important element of streetscapes, the ground plane of streets, and public spaces that have the potential to reinforce or communicate neighbourhood or area identity. Accordingly, paving strategies provide opportunities within the St. Lawrence Neighbourhood HCD to define the area as a unique district composed of a series of distinct Character Sub-Areas.

**8.2.1 Paving strategies for all streets within the St. Lawrence Neighbourhood HCD should be organized according to the streetscape classifications provided in Map 20 and are based on the City of Toronto Streetscape Manual (2015a) and the St. Lawrence Neighbourhood BIA Master Plan (2015). In some cases, it will be appropriate to utilize tailored paving strategies within special areas that communicate the St. Lawrence Neighbourhood HCD's social and contextual values, and accordingly Special Streets provide appropriate opportunities to introduce tailored paving strategies that reinforce the experience of entry into a distinct area.**

- a. Major Streets may follow the current paving strategies set out in the City of Toronto Streetscape Manual (2015a). Specifically, the P1-Concrete Paver Band (2 Rows), P-3 Concrete Paver Band (6Rows), P-11 Granite Dedication Inlays, and P-12 Metal Inlays may be used where appropriate;
- b. If desired, a new paving strategy may be developed for Major Streets in lieu of the current paving standards outlined in the City of Toronto Streetscape Manual (2015a). A new paving strategy should be consistent for all Major Streets to provide a cohesive plan for pedestrian and vehicular traffic.
- c. Special areas communicate the St. Lawrence Neighbourhood HCD's social and contextual values as they generally serve as entry points, gateways, and focus areas within the District. Special streets are tied to the identified *heritage attributes*, Character Sub-Areas, and/or the original 10 blocks of the Town of York. Accordingly, a variety of paving strategies should be permitted for Special Streets to allow for the expression of the *cultural heritage values* of these areas and to reinforce the experience of entry into a distinct area defined by clear boundaries. Market Street, serves as an example of how paving strategies may be implemented for Special Streets to communicate the *cultural heritage values* of the space and encourage flexible at-grade uses;
- d. Laneways are *cultural heritage attributes* of the District and provide important mid-block connections for pedestrians. Paving strategies for laneways may vary and should reflect the current or planned use of the space. Laneways that provide through connections (i.e. Leader Lane or Farquhars Lane) may be candidates for paving strategies similar to Market Street while laneways that terminate mid-block (i.e. Pompadour Lane) may be better suited to traditional laneway paving strategies. In all cases, laneway paving should clearly communicate the intent of the space (i.e. pedestrian mid-block connection vs. service lane).

## 8.3 MEDIANS

### CONTEXT

There are two existing medians within the St. Lawrence Neighbourhood HCD. One on Front Street East (between Church Street and Market Street) and one at the intersection of Jarvis Street and Adelaide Street East. The Front Street East median offers views of the Flatiron Building, a Landmark Building which provides a sense of place and establishes a visual focal point along the western edge of the District. The location of the median on Adelaide Street East is adjacent to the bend of Adelaide Street East that marks the west side of Jarvis Street, and which is a *heritage attribute* that expresses the District's *cultural heritage value* and is associated with the northern edge of the Town of York's Church Reserve and Jail Reserve.

### 8.3.1 Medians should be appropriately managed to enhance their contribution to the *public realm* within the St. Lawrence Neighbourhood HCD.

- a. The Front Street East Median should follow the plan (M-BIA4) provided in the City of Toronto Streetscape Manual (2015). This median should be retained and/or improved.
- b. An open space plan should be developed for the median located at the Adelaide-Jarvis intersection. Improvements should be made to this intersection to improve the *public realm* and open space experience of these two streets.



## 8.4 LANEWAYS AND MID-BLOCK CONNECTIONS

### CONTEXT

Numerous studies call for improvements to the pedestrian realm in the St. Lawrence Neighbourhood HCD through the improvement of laneways and mid-block connections in the area (City of Toronto 2005, 2010a, 2011; St. Lawrence Market Neighbourhood BIA 2014). The existing public laneways and mid-block connections are *heritage attributes* within the District. With the exception of Taylor's Wharf lane, all were established by the 1890 period and accordingly reflect the District's historical value and contribute to the area's visual, functional, and historical coherence. Moreover, these pedestrian circulation routes express the District's social values as a place defined by its network of green spaces and a dynamic and active *public realm* that promotes civic uses.

### **8.4.1 Existing lanes, potential mid-block connections, and privately-owned-public spaces (POPs) should be appropriately managed to conserve the District's *heritage attributes*, and enhanced to effectively contribute to the *public realm*.**

- a. The existing laneway system will be improved, and where appropriate, the introduction of new publically accessible laneways to serve development will be encouraged.
- b. Mid-block connections should link adjacent pedestrian destinations or routes, reinforce view corridors, and/or enhance adjacent buildings of historical, landmark, and/or architectural significance (City of Toronto 2005:40).
- c. To promote a dynamic and active *public realm* that encourages pedestrian activity, mid-block connections and courtyards should:
  - Lead to building entrances, other passageways and open spaces. Mid-block connections leading to dead-ends are discouraged;
  - Provide high levels of transparency and active commercial frontages and should as much as possible, consist of a mix of uses;
  - Provide sufficient width to permit sun penetration and outdoor spill-out activity;
  - Be well lit and free from obstructions to continuous pedestrian flow;
  - Provide signage and other wayfinding tools to orient pedestrians; and
  - Provide weather protection where possible.
- d. The provision of publically accessible, privately developed and owned spaces is encouraged within new developments and adjacent to existing buildings where opportunities exist (City of Toronto 2005:40).
- e. Laneway improvements should use a balanced approach. The current functions of laneways (i.e. access for delivery trucks and waste bins storage) should be respected and integrated with any proposed improvements.
- f. Site specific strategies should be employed for each laneway to ensure that proposed improvements are appropriate and beneficial to the pedestrian realm. There is no 'one size fits all' strategy for laneway improvements.

## 8.5 GATEWAY TREATMENTS

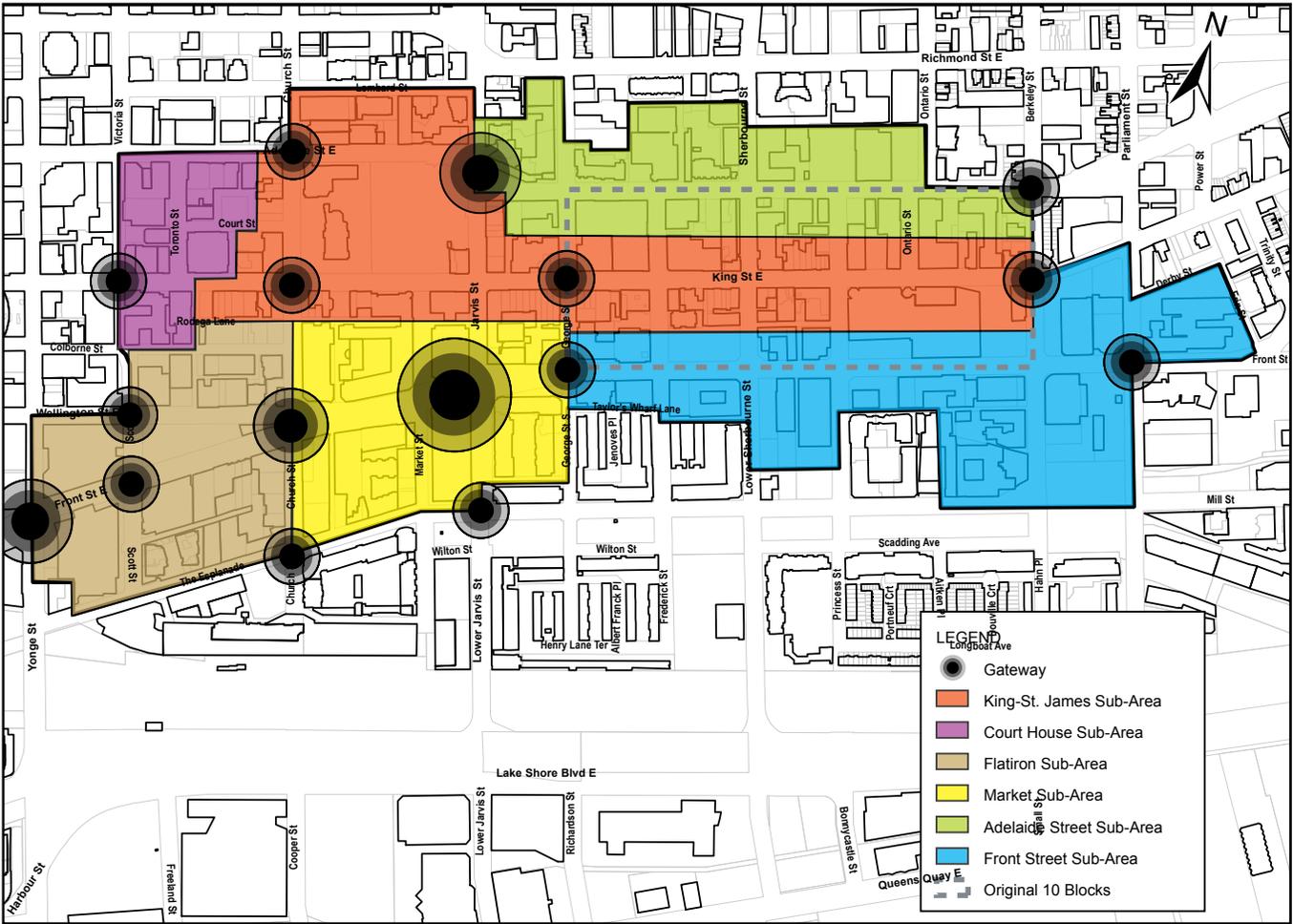
### CONTEXT

Gateway treatments present opportunities to communicate focused messages that articulate the coherence and significance of the St. Lawrence Neighbourhood Heritage Conservation District. A map of the identified Character Sub-Areas and potential gateway locations are provided in Map 26. Character Sub-Areas within the St. Lawrence Neighbourhood HCD include:

- King-St. James Sub-Area
- Court House Sub-Area
- Flatiron Sub-Area
- Market Sub-Area
- Adelaide Street Sub-Area
- Front Street Sub-Area

### 8.5.1 Gateway treatments should function to provide a narrative relating to the District's various thematic associations, typologies, and *cultural heritage values*. Identified Character Sub-Areas, and their associated characteristics and patterns should be considered when developing gateway treatment content and branding strategies.

- a. Gateways should be situated at key points of entry and exit into the District.
- b. Gateways should communicate the significance and characteristics of the Character Sub-Area but should still be themed to reflect the whole St. Lawrence Neighbourhood HCD.
- c. Gateways can be expressed through a variety of means including, but not limited to: banners, public art, sidewalk inlays, street furniture, special lighting, or landscaping. Tall buildings are not considered a type of gateway treatment in this context. The scale of the gateway treatment should be in keeping with the context of the Character Sub-Area it is introducing.
- d. Gateways must work on a vehicular and pedestrian level. More than one gateway strategy may be used at a single gateway to ensure that the intent of the gateway is communicated to vehicular and pedestrian traffic (i.e. banners and public art could be used in tandem to communicate the presence of the gateway on different levels).



Map 26: Potential gateway locations

## 8.6 STREET TREES

### CONTEXT

Street trees are an important element of the *public realm* in the District, typically located on boulevards, providing pedestrian amenity and distinct edges to public parks.

#### 8.6.1 Existing street trees in the *public realm* and within Berczy Park, St. James Park and Market Lane Park should be appropriately conserved and enhanced. To support the HCD Plan objectives relating to the enhancement of public space, existing street trees should be retained, including those within Berczy Park, St. James Park and Market Lane Park, and the “greening” of streets through the planting of street trees should be expanded to all parts of the St. Lawrence Neighbourhood HCD.

- a. Street trees provide distinct visual and physical borders along the edges of significant public spaces which include Berczy Park, St. James Park, and Market Lane Park.
  - These trees should be protected and maintained by using non-destructive methods and daily, seasonal and cyclical tasks including pruning and sustainable methods to enhance pest avoidance.
  - Where street trees along these edges require replacement due to deterioration, replacements should be selected based on physical evidence relating to the tree’s specie type and where the same species cannot be used, similar specie types should be selected to affect a compatible visual appearance.
  - The introduction of new street trees to replace missing historic features should be based on documentary evidence.
- b. To encourage the introduction of new streets trees in areas where existing *streetwalls* are built to *property* lines and sidewalk widths are constrained, it is recommended to introduce ‘road diets’ to strategically reduce the number of lanes on certain streets.
- c. A preferred set of street tree pit types should be selected for the whole District for the purposes of supporting the HCD Plan objectives that strive to conserve the area as a distinct and recognizable area associated with the beginnings of the Town of York. District-specific street tree pits may be developed or street tree pit types may be selected from the *Toronto Street Trees Guide to Standard Planting Options* (City of Toronto 2010b). All street tree pits should be appropriate for the dimensions of the sidewalk (City of Toronto 2010b). Preferred street tree pits from the *Toronto Street Trees Guide to Standard Planting Options* include Open Planting Beds (T-1) and Planter Covers (T-3) (City of Toronto 2010b).

## 8.7 LIGHTING

### CONTEXT

Streetscape lighting and site-specific lighting of prominent buildings, structures, landscapes and natural areas are important features that define the *public realm* and function to create cohesion within the St. Lawrence Neighbourhood Heritage Conservation District. A coordinated lighting strategy provides an opportunity to define the District as a unique area within the city, comprised of different Character Sub-Areas.

The City of Toronto commissioned a *Heritage Lighting Master Plan for Old Town Toronto* in 2011. This document recommends adoption of the following light fixtures in specific areas within the St. Lawrence Neighbourhood HCD: pedestrian post top light using the 'Victorian' style; tall street lights with a gradual replacement of 'cobra heads' with 'acorn heads' and concurrent replacement of existing 'acorn heads' with the 'Victorian' style. In select cases, custom fixtures are recommended in discrete locations.

**8.7.1 Replacement of existing and introduction of new streetscape lighting should be undertaken in accordance with the Heritage Lighting Master Plan for Old Town Toronto (2011). In select cases, it is recommended that it may be appropriate to introduce consistent light fixtures and treatments along east-west Major Streets such as King Street East. Where site-specific lighting is introduced, proposed interventions should be undertaken to be compatible with the site and the St. Lawrence Neighbourhood HCD. Locating or designing lighting treatments that undermine the heritage value of the site or the District are not recommended.**

- a. Pole treatments for both pedestrian post top lights and tall street lights should be consistent. It is recommended that a cast aluminum luminaire pole with black polyester powder coat finish is used for pedestrian and tall street light poles.
- b. Custom/special decorative street lights are permitted where they currently exist. Toronto Street serves as a good example of existing custom street fixtures that should be retained.
- c. Lighting within laneways should match surrounding environmental factors which provide security and should invite the use of mid-block connections only when they lead to legitimate destinations. Where there is likely to be little activity, spaces should remain unlit, or lit in a manner which does not invite public use. Lighting and new design elements should not be used to generate activity where no legitimate pathways or uses exist;

- d. Introduce site-specific lighting for historically significant buildings as recommended in the *Heritage Lighting Master Plan for Old Town Toronto* (2011).
- e. Consider introduction of site-specific lighting at the following historically-significant buildings and sites:
  - First Post Office building
  - First Parliament Buildings site
  - Original 10 blocks
  - Former Lake Ontario shoreline

## 8.8 STREET FURNITURE

### CONTEXT

Street furniture has the potential to convey subtle, yet powerful messages to visitors. Introducing street furniture into the District provides an opportunity to support the HCD Plan objectives that seek to conserve the area as distinct and recognizable area associated with the Town of York and to reinforce its pedestrian-orientation.

**8.8.1 Street furniture design should be consistent throughout the whole St. Lawrence Neighbourhood HCD. A coherent set of street furniture may be selected from the City of Toronto Streetscape Manual or may follow a unique theme/design to express the *cultural heritage values* of the St. Lawrence Neighbourhood HCD.**

- a. The selection of preferred street furniture must be consistent throughout the District and may include the following items:
  - Benches
  - Amenity Poles, Signs, Plaques
  - Bollards, Railings, Fences, Guards
  - Planters, Seatwalls
  - Bicycle and Vehicle Parking Devices
  - Drinking Fountains
  - Manhole covers
  - Tree grates

## 8.9 PUBLIC REALM SIGNAGE

### CONTEXT

A comprehensive signage and wayfinding plan is essential to communicating the boundaries, *heritage attributes*, and significance of the St. Lawrence Neighbourhood HCD. The *Heritage Interpretation Master Plan for Old Toronto (2013a)* and the *St. Lawrence Market Neighbourhood BIA (2014)* both stress the need for consistent and effective signage in the HCD.

#### 8.9.1 **A comprehensive signage and wayfinding plan should be developed that communicates the significance of Character Sub-Areas as well as the *cultural heritage value* of the entire St. Lawrence Neighbourhood HCD. The main goal of the signage and wayfinding plan should be to use a consistent and recognizable design system throughout all areas of HCD to create a sense of one larger entity. Variations on signage can be used to help define Character Sub-Areas and focal points.**

- a. Signs and wayfinding strategies may include, but are not limited to, the following:
  - Icons: These may take the form of industrial artifacts, sculptures, murals, signature buildings, or other large-scale elements.
  - Banners: Street banners themed to reflect the St. Lawrence Neighbourhood HCD can be sited at gateways and along corridors.

- Orientation stations: Kiosks or map-based installations that allow visitors to get their bearings could appear in various key areas around the St. Lawrence Neighbourhood HCD.
  - Directional signage: Signage that tells visitors how to navigate the St. Lawrence Neighbourhood HCD. Directional signage should be consistent in format for the whole HCD and should not differ between Character Sub-Areas.
  - Maps and publications: Handouts that help visitors navigate around the HCD.
  - Digital applications: A digital app that provides interactive wayfinding information, historical walks, GIS data, and background information on the HCD.
- b. Interpretive signage should be located in close proximity to *heritage attributes*, Character Sub-Areas, and focal points within the St. Lawrence Neighbourhood HCD.
  - c. Once developed, the signage and wayfinding plan should be installed throughout the whole HCD and older markers should be replaced or upgraded.

## 8.10 PARKING AREAS

### CONTEXT

Parking areas have the potential to characterize the *public realm*, and have traditionally been designed to satisfy maintenance and servicing criteria, without specific attention paid to landscaping treatments, relationship to surrounding context, and development of pedestrian connections.

#### **8.10.1 Surface parking in the St. Lawrence Neighbourhood HCD should be undertaken to respect and be compatible with *public realm* components, including lanes and park, and to enhance pedestrian connectivity and open space function.**

- a. Expansion of existing surface parking lots is prohibited where visible from the *public realm* and removal of existing at-grade (surface) parking areas will be encouraged, with priority given to the removal of surface parking around *contributing properties*.
- b. The establishment of new at-grade (surface) parking areas in the St. Lawrence Neighbourhood HCD is prohibited where visible from the *public realm*. Parking and loading areas should be placed below-grade where possible.
- c. Where above-grade or at-grade parking areas currently exist and cannot be relocated, or where an above-grade or at-grade parking area is proposed, screening devices should be employed to conceal the parking area from the *public realm* and improve the presence of the parking area on the streetscape. Screening strategies for proposed above-grade or at-grade parking areas should be included as part

of rezoning, official plan amendment, and site plan applications. Existing above-grade or at-grade parking areas are encouraged to make alterations and improvements that integrate screening strategies at the time of resurfacing or at other appropriate phases in the development life cycle. Acceptable screening strategies include adding masonry walls, trees and/or hedging material to provide landscape features in the foreground and buffer the view of the parking area. Further, the facades of parking structures should incorporate lighting, signage, artist installations, vines, trellises and/or other architectural features that are in keeping with the character of the St. Lawrence Neighbourhood HCD.

- d. All air intake and exhaust vents associated with parking structures should be properly designed, located and/or screened to avoid any negative or atmospheric effects on the *public realm* at pedestrian level.
- e. On-street parking should be well-planned and tailored to meet the specific needs and usage of each street.
- f. Where a commercial boulevard parking exists, bump-outs should be installed to promote a safer relationship between cars and pedestrians.

## 8.11 PUBLIC ART

### CONTEXT

Public art has the potential to contribute to the identity and character of a place by communicating its *cultural heritage value*. Public art can also function to create defining landmarks that reinforce the character of an area. In this context, public art installations are an important component of the *public realm* that provide opportunities to reinforce and communicate the significance and distinctiveness of the St. Lawrence Neighbourhood HCD.

### 8.11.1 Public art installations should be developed and secured as compatible introductions into the St. Lawrence Neighbourhood HCD.

- a. Public art should be integrated throughout the St. Lawrence Neighbourhood HCD and opportunities may be explored to communicate the *heritage attributes* and significance of the District through public art installations. Public art and interpretive installations may relate to District-wide themes, Character Sub-Areas or focal points.
- b. Public art installations may be sited and designed to be compatible with the St. Lawrence Neighbourhood HCD and should be planned to avoid the introduction of installations that would negatively impact or obscure Landmark Buildings, buildings, *heritage attributes*, or historically-established focal points terminating designed or evolved views.
- c. Public art, including sculptural installations and murals, may be sited and opportunistically placed on or in close proximity to District *heritage attributes*, Character Sub-Areas or focal points.
- d. An interpretive art piece commemorating the historical Lake Ontario shoreline may be developed in the St. Lawrence Neighbourhood HCD. This piece may take the form of public art, lighting strategies, streetscape treatments, or commemorative plaques.

## 8.12 VIEWS

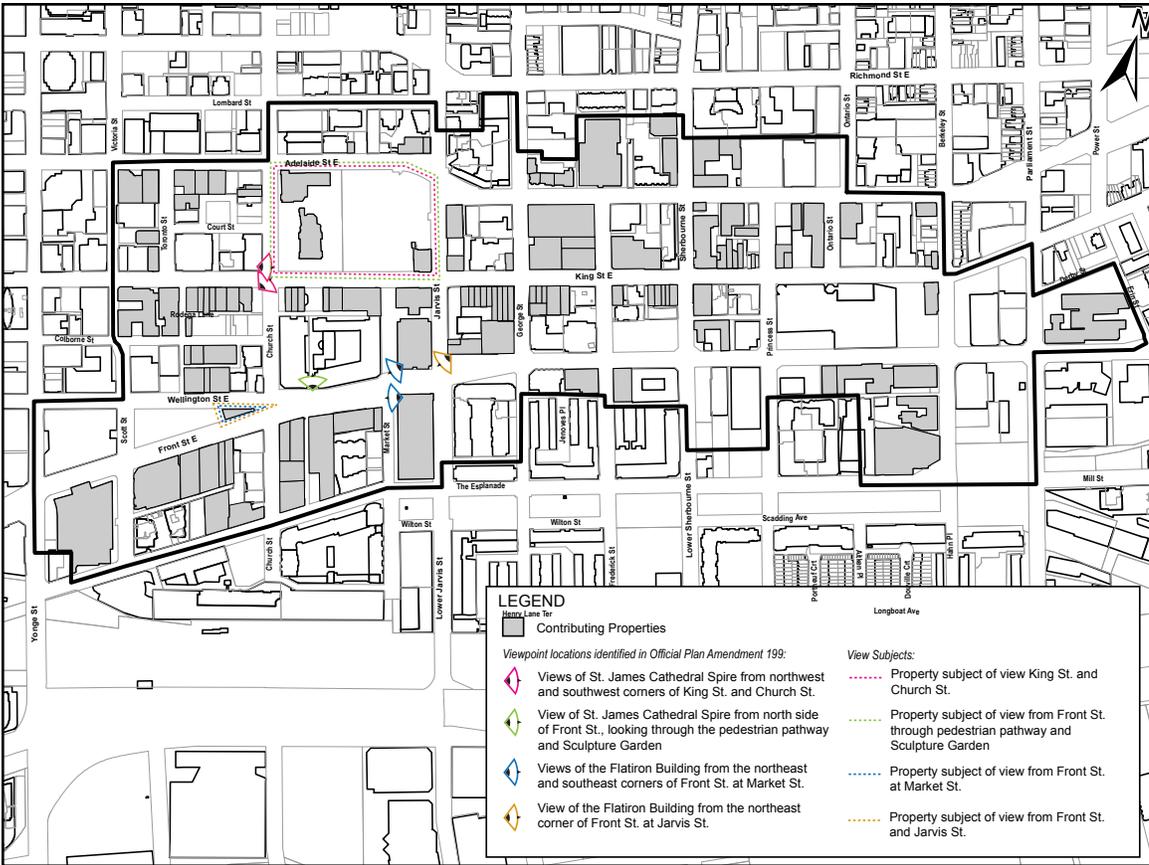
### CONTEXT

Views from the *public realm* to prominent buildings, structures, landscapes and natural features are an important part of the form and image of the District and the City. Views of listed and designated heritage properties can support the prominence and surroundings of these sites and raise awareness of them. Views of listed or designated heritage properties may also support or relate to the site's *cultural heritage values* as documented in a designation bylaw, Heritage Conservation District Plan or view study. In the St. Lawrence Neighbourhood HCD, views of prominent Landmark Buildings and parks express the area's historical and social value as the birthplace of the Town of York. Representative views of prominent buildings, structures, landscapes and natural features are identified on Maps 27 and 28.

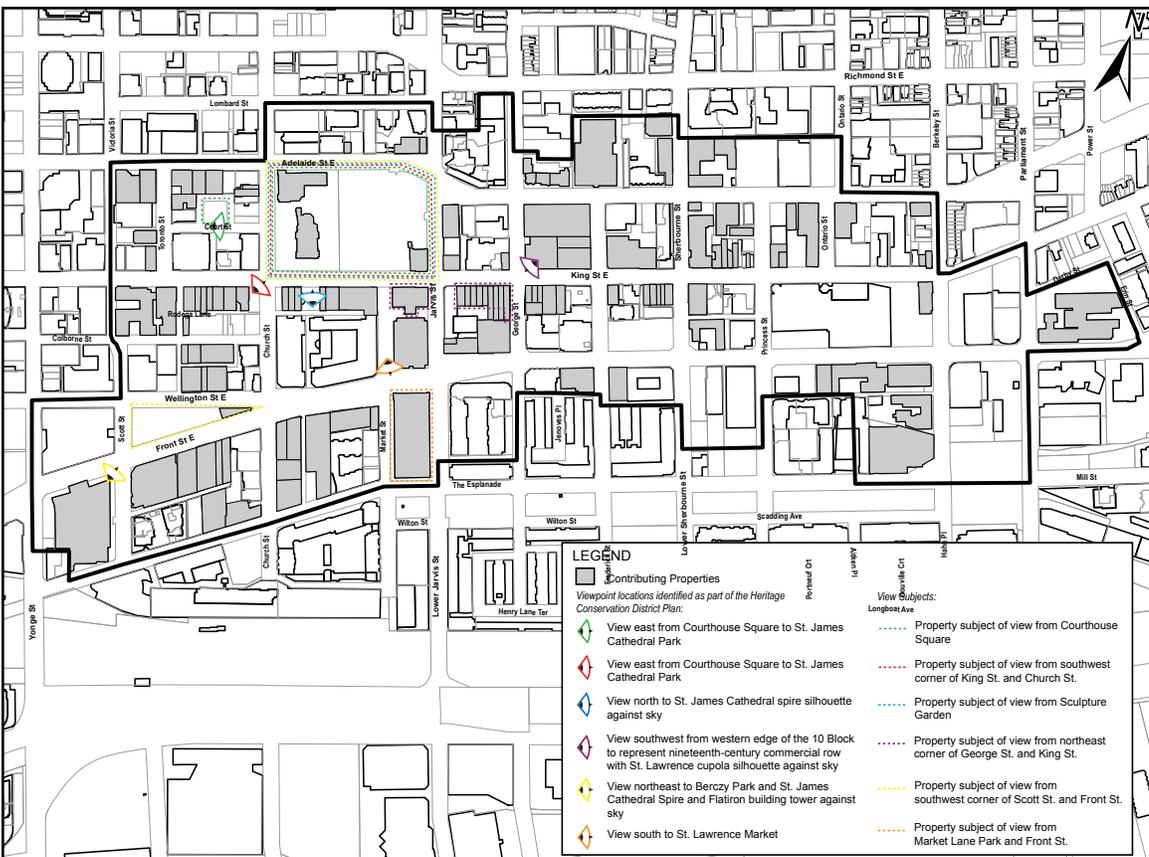
### 8.12.1 Identified views from the public realm, as shown on Maps 27 and 28, should be conserved and should not be obstructed. The introduction of new development in the St. Lawrence Neighbourhood HCD should be undertaken to be compatible with these views. Views identified in the St. Lawrence Neighbourhood HCD Plan, and as shown on Map 28 should be added to the Official Plan through an official plan amendment.

- a. Views of prominent buildings, structures, landscapes and natural features in the St. Lawrence Neighbourhood HCD express the area's historical and social value as the birth of the Town of York. Representative views of Landmark Buildings in the St. Lawrence Neighbourhood HCD include but are not limited to:
  - Views east to the Flatiron Building from the northeast and southeast corners of Front Street East at Market Street and from the northeast corner of Front Street East and Jarvis Street;
  - Views northeast of St. James Cathedral's spire from the southwest and northwest corners of King Street East and Church Street and views north from the north side of Front Street East through the pedestrian pathway and Sculpture Garden.

- b. Views from the *public realm* to prominent buildings, structures, landscapes and natural features which include but are not limited to the Flatiron Building, St. James Cathedral, Courthouse Square, St James' Park, Berczy Park, St. Lawrence Market, St. Lawrence Hall and commercial buildings at 199, 207-209 and 233 King Street East should be maintained and conserved through the following:
- Using non-destructive methods such as pruning trees to maintain site lines.
  - Designing new construction and undertaking *alterations* to existing buildings to respect these visual relationships, and which might include matching established proportions and densities, avoiding introduction of *features* that will negatively alter or obscure historic visual relationships; or establishing new views to Landmark Buildings.
  - Planning public art installations to avoid negative impacts or obstruction of Landmark Buildings, *heritage attributes*, or historically-established focal points terminating designed or evolved views.
  - Planning and undertaking utility and public works improvements to avoid obstruction or negative alteration to views of Landmark Buildings, properties, or groupings of properties.



Map 27: Views identified in Official Plan Amendment 199



Map 28: Views identified in the St. Lawrence Neighbourhood Heritage Conservation District Plan

## 8.13 PARKS

### CONTEXT

Urban parks, gardens, and public squares that provide green space, leisure space, and pedestrian pathways are identified as *heritage attributes* of the St. Lawrence Neighbourhood HCD. They function as important focal points that define the character and identity of the St. Lawrence area and which create important green spaces. As such, they reinforce the District's social values and contribute to its distinct identity. Parks and green space within the District include:

- St. James Park
- Berczy Park
- Sculpture Garden
- Courthouse Square
- Market Lane Park

### 8.13.1 Urban parks, gardens, and public squares should be conserved and the introduction of new development in the St. Lawrence Neighbourhood HCD should be undertaken to be compatible with these sites and important views of these areas, as identified on Map 28.

- a. Parks and open spaces should be conserved, enhanced, and their public access continued.
- b. Interventions within existing parks should be undertaken to ensure that their *cultural heritage value* is preserved and new construction within and around these parks should be undertaken to be compatible with the *cultural heritage value* of these *public realm* areas.
- c. Visual relationships are significant components of St. James' Cathedral and Park, Berczy Park, the Sculpture Garden, Courthouse Square and Market Lane Park and should be protected and maintained by using non-destructive methods such as pruning trees to maintain site lines and designing new development to respect these historic and evolved visual relationships. Representative views that express these relationships include the following:
  - Views east from within Courthouse Square to St. James Cathedral
  - Views northeast to St. James Cathedral and park from southwest corner of King Street East and Church Street
  - Views north to St. James Cathedral through the Sculpture Garden from Front Street East
  - Views of Berczy Park from southwest corner of Scott Street and Front Street East

- d. New development and alterations to existing buildings should be undertaken to respect these visual relationships, and which might include matching established proportions and densities, or avoiding introduction of *features* that will negatively impact or obscure historic visual relationships.
- e. Circulation systems through Berczy Park, St. James Park, the Sculpture Garden, Market Lane Park, and Courthouse Square are significant elements of these public parks within the St. Lawrence Neighbourhood HCD and should be protected and maintained by planning interventions to be compatible with the *cultural heritage value* of these parks.
- f. Enhancements to these parks should reflect the historical significance and social and community value of these spaces and should use design treatments that are sympathetic to the overall setting and history of the site. This would include protecting and maintaining their *heritage attributes*, including but not limited to circulation patterns and systems, visual relationships, vegetation, and built features such as plaques, fencing systems, benches and seating areas.
- g. St. James Park is a significant cultural heritage landscape and feature within the District. This site is associated with mid-nineteenth-century intensification in the Town of York, and contributes to the social and community value of the District. Accordingly, a master plan should be prepared to address appropriate management of interventions relating to the park use, circulation systems and patterns, commemorative or functional installations, lighting, tree conservation, planting plans and species selection, and design and placement of public facilities, including maintenance and upgrading of municipal infrastructure.

## 8.14 PRIVATELY OWNED PUBLICLY-ACCESSIBLE SPACES (POPS)

### CONTEXT

Privately owned publicly-accessible space (POPS) provides mid-block connections and opportunities to enhance the *public realm* of the St. Lawrence Neighbourhood HCD. They are also a key part of the city's *public realm* network, providing open space in much-needed locations across the city and complementing existing and planned parks, open spaces and natural areas.

### 8.14.1 Existing POPS should be retained and the public use of these spaces should be encouraged. Opportunities for new POPS should be investigated when new development occurs.

- a. The existing POPS between Front Street East and Oak Hall Lane (south of the Sculpture Garden; See Map 20) should be retained since this is an important mid-block connection that experiences a high level of pedestrian traffic.
- b. The development of POPS for the purposes of increasing open spaces, mid-block connections, and pedestrian activity is encouraged as this will contribute to an enhanced *public realm* in St. Lawrence Neighbourhood HCD.

## 8.15 UTILITIES AND PUBLIC WORKS

### CONTEXT

Utility and public works undertakings are routine activities that occur within the *public realm* in the St. Lawrence Neighbourhood HCD.

#### **8.15.1 On-going requirements for public works and utility upgrades shall be met within the District, however, subject utility companies and relevant City departments are encouraged to advise Heritage Preservation Services staff prior to works being undertaken.**

- a. Replacement of lighting poles and fixtures should be undertaken in accordance with relevant provisions of this Plan.
- b. Where public works projects are undertaken within the St. Lawrence Neighbourhood HCD, relevant proponents should take into account that preferred project solutions should be developed in consideration of HCD Plan objectives.
- c. Installation of gas connections, ground services, and other utility infrastructure should be undertaken to avoid non-reversible and visible interventions with building fabric on *contributing properties*, and to avoid obstruction or negative impacts on views of Landmarks Buildings, *contributing properties*, or groupings of properties.





## 9. ARCHAEOLOGY

## 9.1 POLICY CONTEXT

### City of Toronto Archaeological Management Plan

#### SIDEBAR

Archaeological resources include artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological field work undertaken in accordance with the *Ontario Heritage Act*. Archaeological site means any *property* that contains an artifact or any other physical evidence of past human activity that is of *cultural heritage value* or interest. Artifact means any object, material or substance that is made, modified, used deposited or affected by human action and is of *cultural heritage value*. Areas of archaeological potential means areas with the likelihood to contain archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used.

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

When redevelopment is proposed for any lands that incorporate areas of archaeological potential, it triggers an assessment and evaluation process (*Stage 1 Background Study and Property Inspection*) that begins with a detailed reconstruction of the history of occupation and use of the property in order to identify specific features of potential archaeological interest or value and to predict the degree to which they are likely to have survived later development events.

In cases where the Stage 1 study confirms that there is a probability that significant archaeological resources may be present on an urban property, such as those in the HCD, some form of test excavations are required (*Stage 2 Property Assessment*). If the results of the excavations are positive, more extensive investigations may be required (*Stage 3 Site-Specific Assessment*), but often it is possible at the conclusion of the Stage 2 work to evaluate the *cultural heritage value* of the archaeological

remains and to develop any required *Stage 4 Mitigation of Development Impacts* to minimize or offset the negative effects of the proposed redevelopment. Such strategies may consist of planning and design measures to avoid the archaeological remains, archaeological monitoring during construction, or extensive archaeological excavation and recording of the finds prior to any construction, or some combination of these approaches. Archaeological monitoring and excavation work on site is followed by comparative analyses of the archaeological data that have been recovered (“salvaged”) and the interpretation of those data. The identification of the most appropriate form of Stage 4 mitigation requires close consultation between the consulting archaeologist, the development proponent and their agents and contractors, and the planning approvals and regulatory authorities and must be carried out in accordance with the City of Toronto Archaeological Management Plan, the City’s Official Plan and applicable provincial regulations. This overall assessment process generally takes place in the context of development applications requiring Zoning By-law Amendments, Official Plan Amendments, Plans of Subdivision or Condominium, Site Plan Control or Minor Variances.

## 9.2 ARCHAEOLOGICAL RESOURCE REQUIREMENTS

### General Archaeological Potential Areas

Within the St. Lawrence Neighbourhood HCD, 84 properties represent—in whole or in part—areas of general archaeological potential. Of these, 76 are *contributing properties* and 8 are *non-contributing properties*.

In general, the City of Toronto Archaeological Management Plan assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. Research undertaken for the St. Lawrence Neighbourhood HCD Study and Plan has refined this approach for each of the 76 properties that exhibit archaeological potential by categorizing each property according to the types of activities that would likely require an archaeological assessment, or review of the need for an archaeological assessment on the part of City staff, prior to activities that will result in some form of ground disturbance that might not otherwise be subject to archaeological planning control outside of a designated Heritage Conservation District (Table 1). These properties, and the potential *alterations* of concern, are identified in Table 2.

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

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

<b>Address</b>	<b>Contributing or Non-contributing</b>	<b>Alterations Requiring Assessment/Review</b>
10 Toronto St.	Contributing	1, 2, 3, 5 (from rear), 6
100 Adelaide St. East	Contributing	1, 2, 3, 5 (from rear or east), 6
100 Front St. East (94 Front St. East)	Contributing	1, 2, 3, 5
105 King St. East	Contributing	1, 2, 3, 5 (from west, south), 6
106 Front St. East	Contributing	1, 2, 3, 5
109 King St. East	Contributing	1, 2, 3, 5 (from south), 6
11 Church St. (9 and 9.5 Church St.)	Contributing	1, 3
111 King St. East	Contributing	1, 2, 3, 5 (from south, east), 6
125 King St. East	Contributing	1, 3, 5 (from west)
132 Adelaide St. East	Contributing	1, 3, 5 (from north), 6
133 King St. East (135 King St. East)	Contributing	1, 3
134 Adelaide St. East	Contributing	1, 3, 5 (from north), 6
138 Adelaide St. East	Contributing	1, 3, 5 (from north), 6
140 Adelaide St. East	Contributing	1, 3, 6
142 Adelaide St. East	Contributing	1, 3, 6
145 Front St. East	Contributing	1, 3
145 King St. East (143 King St. East)	Contributing	1, 3
150 King St. East (152 and 154 King St. East)	Contributing	1, 2, 3, 5 (from east), 6
151 King St. East (157 King St. East)	Contributing	1, 2, 3, 5 (from south), 6
167 King St. East	Contributing	1, 2, 3, 5 (from south), 6
169 King St. East	Contributing	1, 2, 3, 5 (from south), 6
17 Toronto St. (19 Toronto St.)	Contributing	
171 King St. East	Contributing	1, 2, 3, 5 (from south), 6
173 King St. East	Contributing	1, 2, 3, 5 (from south), 6
175 King St. East	Contributing	1, 2, 3, 5 (from south), 6
176 Front St. East	Contributing	1, 2, 3, 5, 6
178 Front St. East	Contributing	1, 2, 3, 5 (from west), 6
179 King St. East	Contributing	1, 2, 3, 6
181 King St. East	Contributing	1, 2, 3, 6
183 King St. East	Contributing	1, 2, 3, 6
185 King St. East (60 - 66 George St.)	Contributing	1, 2, 3, 6
187 King St. East	Contributing	1, 3
189 King St. East	Contributing	1, 3
191 King St. East	Contributing	1, 3
193 King St. East	Contributing	1, 3
197 King St. East	Contributing	1, 2, 3
2 Berkeley St. (248 - 264 The Esplanade)	Contributing	1, 3, 4
214 King St. East (204 and 210 King	Contributing	1, 2, 3, 5 (from north), 6

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern

Address	Contributing or Non-contributing	Alterations Requiring Assessment/Review
St. East, 185 Frederick St.)		
219 Front St. East	Contributing	1, 2, 3, 6
227 Front St. East (239 Front St. East)	Contributing	1, 2, 3, 6
236 King St. East (234 King St. East)	Contributing	1,2, 3, 5 (from north), 6
240 King St. East	Contributing	1,2, 3, 5 (from north), 6
247 King St. East (245 King St. East, 46 Sherbourne St.)	Contributing	1,2, 3, 5 (from south), 6
25 Toronto St.	Contributing	1,2, 3, 6
251 Front St. East	Contributing	1,2, 3, 5 (from south), 6
252 Adelaide St. East	Contributing	1,2, 3, 5 (from south), 6
254 King St. East (157 Princess St.)	Contributing	1,2, 3, 5 (from north, east), 6
256 Adelaide St. East	Contributing	1,2, 3, 5 (from south), 6
256 King St. East	Contributing	1,2, 3, 5 (from north, east), 6
26 Berkeley St.	Contributing	1,2, 3, 5 (from west), 6
260 Adelaide St. East (264 Adelaide St. East)	Contributing	1,2, 3, 5 (from south), 6
260 King St. East (266 King St. East, 427 and 435 Adelaide St. East)	Contributing	1,2, 3, 5 (from west), 6
265 Front St. East (271 Front St. East) - First Parliament Buildings Site	Contributing	1, 2, 3, 4, 5, 6 (First Parliament ASA)
298 King St. East (300 King St. East, 56 Berkeley St.)	Contributing	1,2, 3, 5 (from east, north), 6
3 Church St. (5 Church St., 74 The Esplanade)	Contributing	1, 3
33 Sherbourne St.	Contributing	1,2, 3, 5 (from south), 6
363 Adelaide St. East	Contributing	1,2, 3, 5 (from south), 6
365 Adelaide St. East	Contributing	1,2, 3, 5 (from south, east), 6
366 Adelaide St. East	Contributing	1,2, 3, 5 (from east), 6
41 Front St. East (43 Front St. East)	Contributing	1, 3
45 Front St. East	Contributing	1, 3
47 Front St. East	Contributing	1, 3
49 Front St. East	Contributing	1, 3
55 Adelaide St. East	Contributing	1, 3, 5 (from south), 6
57 Adelaide St. East	Contributing	1, 3, 5 (from south), 6
65 Front St. East (17 and 19 Church St.)	Contributing	1, 3
67 Front St. East (69 Front St. East)	Contributing	1, 3
70 Berkeley St. (525 Adelaide St. East)	Contributing	1, 2, 6
77 Front St. East (79 Front St. East)	Contributing	1, 3, 5 (from south), 6

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern

<b>Address</b>	<b>Contributing or Non-contributing</b>	<b>Alterations Requiring Assessment/Review</b>
80 Church St.	Contributing	1, 3, 5 (from west), 6
81 Front St. East	Contributing	1, 3, 5 (from south), 6
85 Front St. East	Contributing	1, 3, 5 (from south), 6
91 Front St. East (95 Front St. East)	Contributing	1, 3, 5 (from south, west), 6
92 Front St. East	Contributing	1, 3, 4, 5, 6
Courthouse Square	Contributing	1, 2, 3, 4, 5, 6
Market Street and Lane	Contributing	1, 2, 3, 4, 5, 6
207 Adelaide St. East	Non-Contributing	1, 2, 3, 5 (from east), 6
233 Adelaide St. East	Non-Contributing	1, 2, 3, 5 (from south), 6
296 King St. East	Non-Contributing	1, 2, 3, 5 (from north), 6
333 King St. East	Non-Contributing	1, 2, 5 (from south), 6. A 2012 Stage 1 ARA recommended Stage 2 ARA of the parking lot on the property. No impacts currently planned for the area of potential.
58 Berkeley St.	Non-Contributing	1, 2, 3, 5 (from south), 6

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern

## The HCD Plan and Archaeologically Sensitive Areas

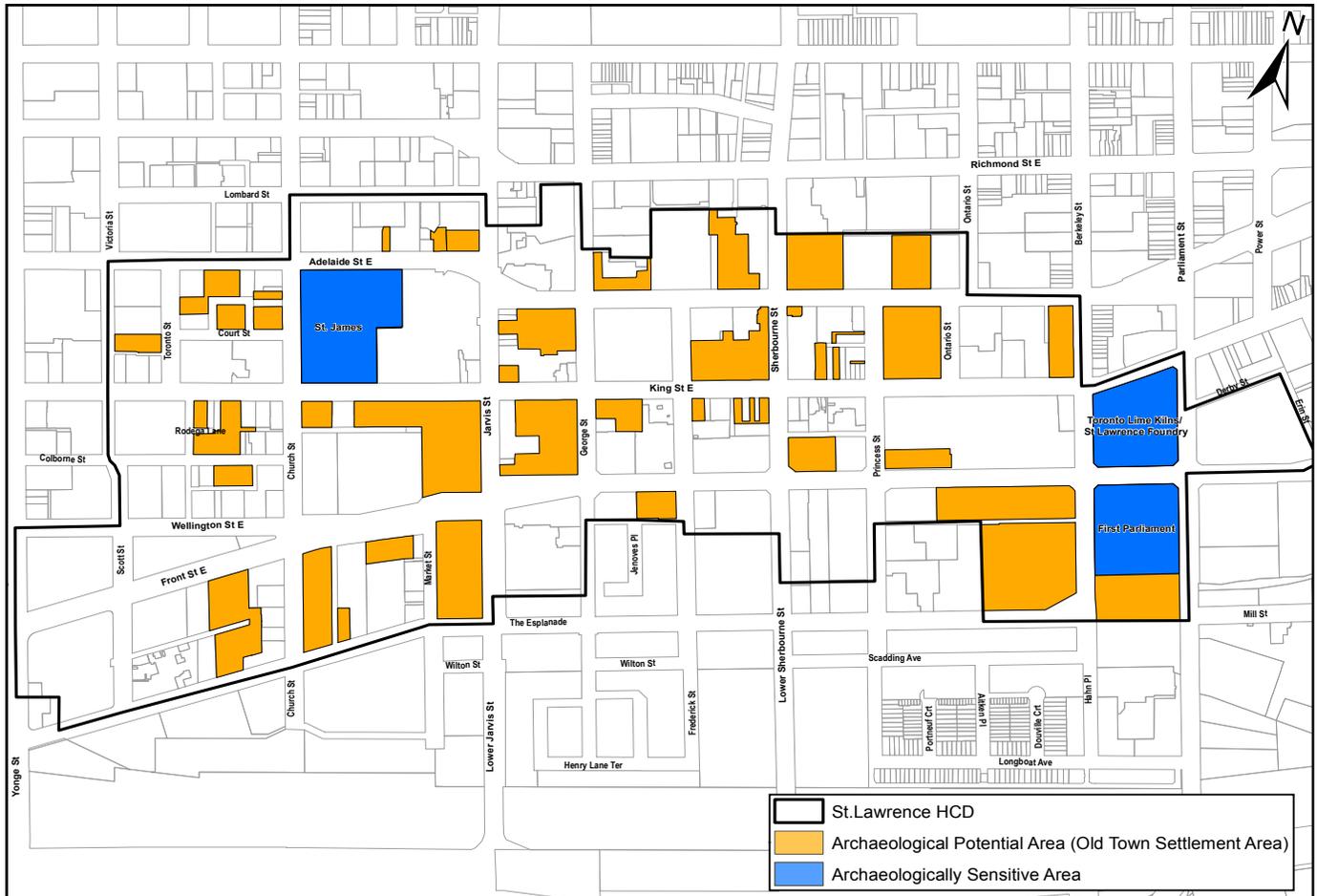
The City of Toronto Archaeological Management Plan currently recognizes three Archaeologically Sensitive Areas (ASAs) within the St. Lawrence HCD plan area:

- First Parliament Site ASA
- St. James Cathedral and Burying Ground ASA
- Toronto Lime Kilns ASA

Eight properties (three *contributing* and five *non-contributing*) are located within these ASAs (Table 3), which are included as *heritage attributes* of the District.

Address (ASA)	Contributing or Non-contributing	Alterations Requiring Assessment/Review
106 King St. East/65 Church St. (St. James ASA)	Contributing	1, 2, 3, 4, 5, 6
125 Adelaide St. East/135 Adelaide St. East (St. James ASA)	Contributing	1, 2, 3, 4, 5, 6
St. James' Park and Cathedral Grounds (St. James ASA)	Contributing	1, 2, 3, 4, 5, 6
250 Front St. East (Toronto Lime Kilns ASA)	Non-contributing	1, 2, 3, 4, 5, 6
265 Front St. East (First Parliament ASA)	Non-contributing	1, 2, 3, 4, 5, 6
271 Front St. East/25 Berkeley St. (First Parliament ASA)	Non-contributing	1, 2, 3, 4, 5, 6
68 Parliament St. (Toronto Lime Kilns ASA)	Non-contributing	1, 2, 3, 4, 5, 6
70 Parliament St. (Toronto Lime Kilns ASA)	Non-contributing	1, 2, 3, 4, 5, 6

Table 3: Properties within Archaeologically Sensitive Areas



Map 29: Areas of Archaeological Potential and Archaeologically Sensitive Areas within the HCD

## 9.3 HERITAGE PERMIT REQUIREMENTS FOR ARCHAEOLOGY

### General Archaeological Potential Areas

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

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

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

## Archaeologically Sensitive Areas

Not all *contributing properties* necessarily require review and/or assessment for all types of identified alterations (see Table 2).

*Non-contributing properties* within areas of general archaeological potential where soil disturbances associated with large scale redevelopment, such as applications under the Planning Act including Committee of Adjustment applications, will be subject to archaeological review by City staff and an archaeological assessment will be required prior to any on-site work. Small-scale alterations not subject to Planning Act control will not, in most cases, require archaeological review/assessment.

As *heritage attributes* of the HCD, any actions that will affect the First Parliament, St. James and Toronto Lime Kilns ASAs must be completed under a heritage permit issued under Part V of the *Ontario Heritage Act*. As laid out by the City of Toronto's *Heritage Conservation Districts in Toronto Procedures Policies and Terms of Reference*, actions within an ASA that require a heritage permit include, but are not limited to:

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

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

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





## 10. IMPLEMENTATION



## 10.1 HERITAGE PERMITS DEEMED TO BE ISSUED

Any person wishing to erect, *demolish*, or remove a building or structure, or to *alter* the external portions of a building or structure, must apply for a heritage permit.

A heritage permit application will be required for any project that involves the *demolition* or *alteration* of the external portions of any building within the District that are visible from the *public realm*, or the construction of a new building within the District. In accordance with Part V of the *Ontario Heritage Act* and with Chapter 103 of the City of Toronto Municipal Code, certain classes of *alterations* are considered minor in nature and may be carried out without applying for a heritage permit:

- Painting of wood, stucco or metal finishes
- Repair of existing features, provided that they are repaired *in kind*
- Installation of eavestroughs

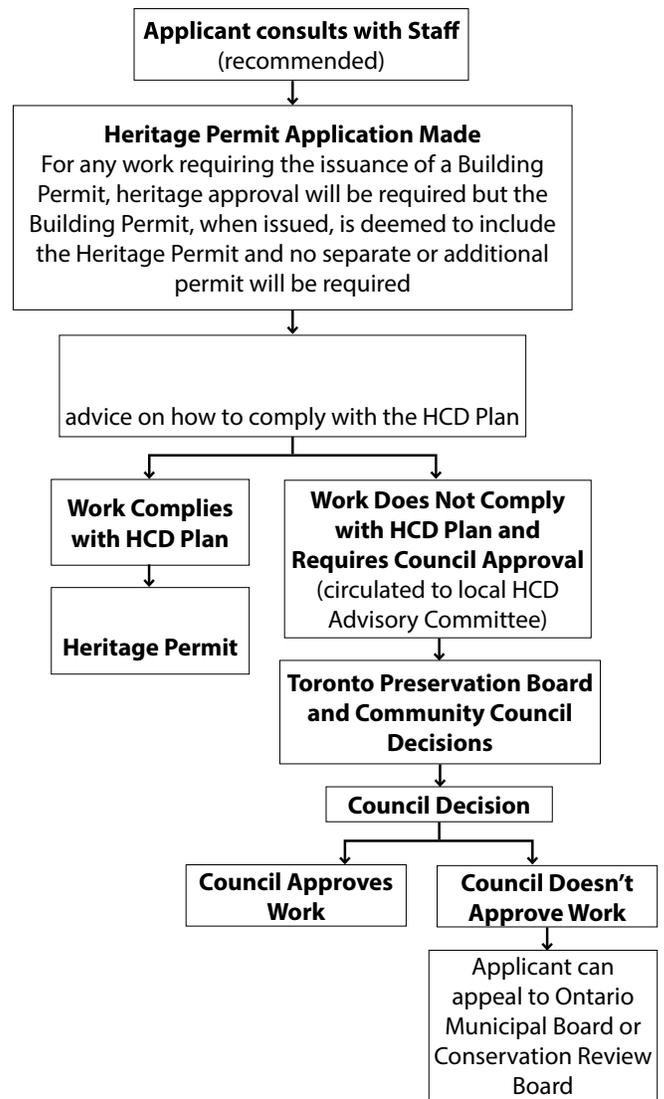
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping.
- Installation of exterior lights
- An *alteration* that is not visible from the *public realm*
- Temporary commercial signage (ie. 'sale' sign in a window display)
- *Maintenance* of existing features
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- Repair of existing utilities or public works
- Temporary or seasonal installations, such as planters, patios and seasonal decorations

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

## 10.2 HERITAGE PERMIT PROCESS

Owners of property within the St. Lawrence Neighbourhood HCD are required to submit a heritage permit application for *alterations* that are visible from the *public realm*. Proposed *alterations* are reviewed for consistency with the HCD Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the *public realm*, the HCD Plan does not apply to the *alteration* of interiors or to exteriors that cannot be seen from the *public realm*.

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



## 10.3 HERITAGE IMPACT ASSESSMENT

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

For *additions* to *contributing* and *non-contributing* properties:

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

For *demolitions*:

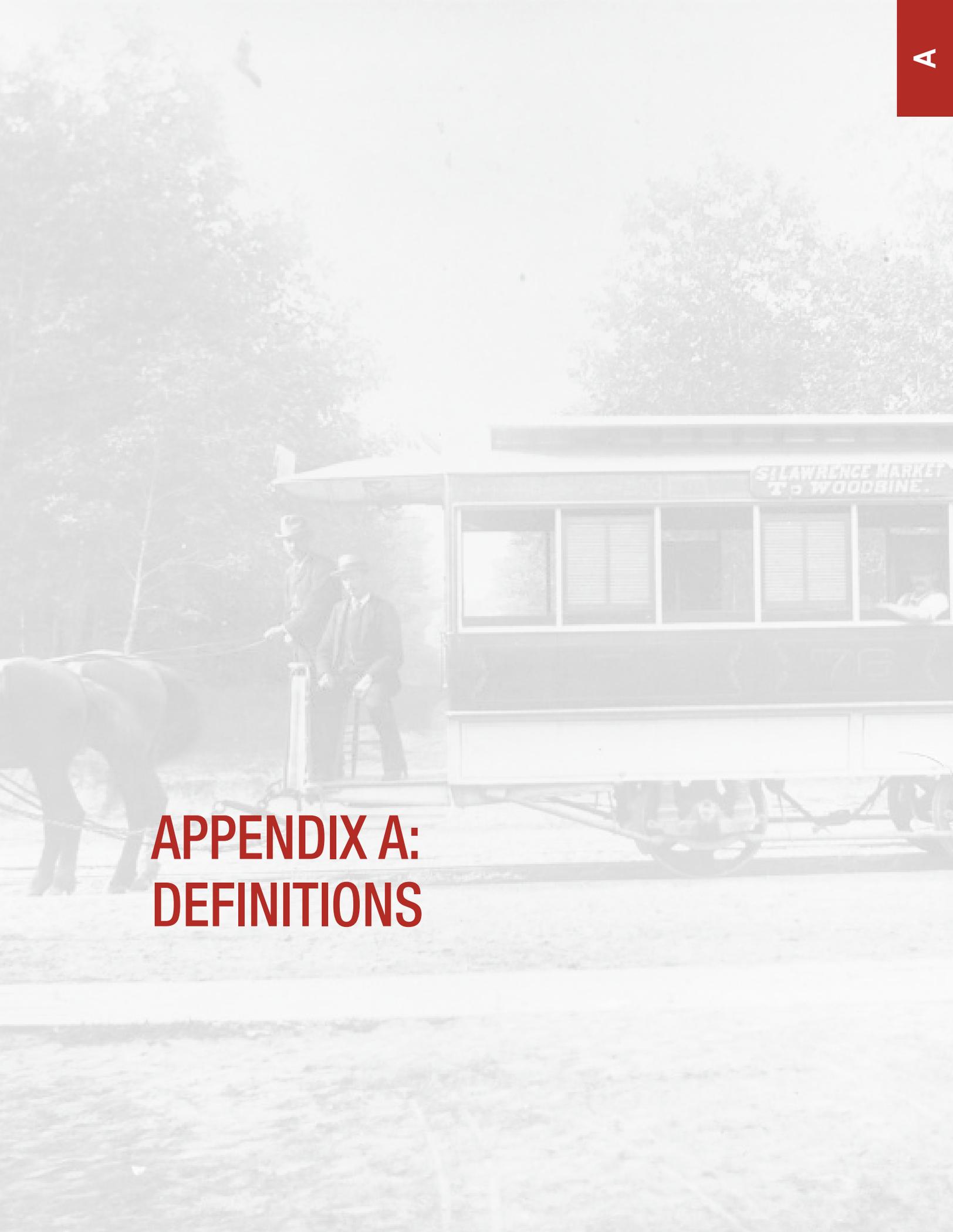
"A heritage impact assessment will be required to determine the impact of replacement buildings on the *cultural heritage value* and attributes of the district."

For infill:

"A heritage impact assessment may be required to determine the impact of new buildings and structures on the *cultural heritage value* and attributes of the district."

## 10.4 PERIODIC REVIEW

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



# APPENDIX A: DEFINITIONS

## APPENDIX A: DEFINITIONS

**Additions:** New construction that extends the existing structure, and which may or may not require the use of additional land, or the enclosing and/or finishing an existing structure.

**Adjacent:** Lands adjoining a Contributing Property or lands that are directly across from and near to a Contributing Property and separated by land used as a private or public road, street, lane, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these.

**Alterations:** “alter” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning. (*Ontario Heritage Act*)

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

**Contributing Property:** A property, structure, landscape element or other feature of an HCD that supports the identified significant cultural heritage values, character and integrity of the District. (*HCDs in Toronto*)

**Demolition:** the complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. (*OPA 199*)

**Features and/or Components:** Architectural parts and elements that combine to form the larger whole of a building.

**Guideline:** In this document, a specific direction on how to achieve each *policy*.

**Heritage Attributes:** In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. (*Ontario Heritage Act, 2005*). These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the cultural heritage value of an historic place, which must be retained to preserve its cultural heritage value.

**In kind:** With the same form, material and detailing as the existing. (*Standards and Guidelines*)

**Integrity:** A measure of the wholeness and intactness of the cultural heritage values and attributes of a contributing property. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property’s significance; and the extent to which it suffers from adverse effects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment. (*OPA 199*)

**Intervention:** Any action, other than demolition or destruction, that results in a physical change to an element of a historic place or contributing property. (*Standards and Guidelines*)

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

**Non-Contributing Property:** A property, structure, landscape element or feature of a district that does not support the overall cultural heritage values, character and integrity of the District. (*HCDs in Toronto*)

**Patina:** The patina is the result of the natural aging of a material and provides it with a protective coating.

**Policy:** In this document, a rule for conserving cultural heritage values and managing change on properties.

**Preservation:** The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value. (*Standards and Guidelines*)

**Primary Structure:** The exterior physical expression of the structural grid of a building as expressed, for example, in the rhythm of its bays.

**Property:** Real property, including all buildings and structures thereon. (*Part V – Ontario Heritage Act, 2005*)

**Public Realm:** Any street, sidewalk, laneway, park, privately owned publically accessible open space, or other public space.

**Rehabilitation:** 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. (*Standards and Guidelines*)

**Removal:** the complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property. (*OPA 199*)

**Restoration:** 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. (*Standards and Guidelines*)

**Secondary Structure:** The secondary structure represents the rhythm of either the infill within or an overlay over the primary structure.

**Streetwall:** A streetwall is a wall or portion of a wall of a building fronting a street.

**Streetwall Context:** The prevailing streetwall height and composition of one or multiple contributing properties located on the same block.



# APPENDIX B: REFERENCES

## APPENDIX B: REFERENCES

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**APPENDIX C:  
SCHEDULE OF  
PROPERTIES**

19 BLDGS. IN LANE REAR 109-119 KING ST. EAST

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
55 Adelaide St. East	1853	landmark	yes	This property's contribution lies in the structure's historic associations with the York County Courthouse and the Consumers' Gas Company, as well as its siting within original Gaol (Jail) Reserve of the Town of York. The property also contributes to the physical character of the District through its materiality (buff brickwork with stone detailing) and its 4 storey height within a row of similarly-massed buildings along Adelaide Street East.
57 Adelaide St. East	1852	landmark	yes	This property's contribution lies in its historic function as a court house on the original Jail (Gaol) Reserve of the Town of York, and in its historic associations with the County of York, the Council of Metropolitan Toronto, the Arts and Letters Club and the Group of Seven. The property also contributes to the physical character of the District through its prominent siting on Adelaide Street East, its Neoclassical architecture, scale and detailing, and its 3 storey height within a row of similarly-massed buildings along Adelaide Street East.
65 Adelaide St. East	1960			
67 Adelaide St. East	1950			
82 Adelaide St. East	1982			
90 Adelaide St. East	1979			
100 Adelaide St. East	1889	commercial warehouse	yes	This property's contribution lies in its prominent siting across from St. James Park and its historic role in the economic development of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design; expressed cornice; mansard roof; storefront with a recessed entrance; and materiality (buff brickwork) - attributes which characterize the commercial warehouse typology within the District.
110 Adelaide St. East	1927			

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
120 Adelaide St. East	1990			
125 Adelaide St. East	1909	landmark	yes	This property's contribution lies in its continuous historic role as the site of supporting services for St. James' Cathedral and its predecessors, as well as its location on the original Church Reserve of the Town of York. The structure contributes to the physical character of the District through its materiality (buff brick and limestone) and its Institutional Gothic architecture, which complements the Gothic Revival architecture of St. James' Cathedral. The contribution of this property is connected to the other District heritage attributes located in this block, including the Cathedral (1853), the War Memorial (1927), St. James Park and the Cathedral Burying Grounds.
132 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.
134 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
138 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.
140 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.
142 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.
207 Adelaide St. East	1930	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid-20th century. The structure also contributes to the physical character of the District through its materiality of brick with cast and rubble stone, art deco detailing and symmetrical design, attributes that characterize industrial buildings within the District.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
230 Adelaide St. East	2010			
233 Adelaide St. East	1939	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid-20th century. The structure also contributes to the physical character of the District through its materiality of brick with stone, recessed art deco detailing, the regular rhythm of bays and symmetrical design, attributes that characterize industrial buildings within the District.
252 Adelaide St. East	1827	landmark	yes	This property's contribution lies in the structure's age (1827), which makes it the oldest extant structure in the District); its associations with prominent Toronto architects John G. Howard and Frederick Cumberland; and its designation as a National Historic Site of Canada.. The structure also contributes to the physical value of the District its distinctive Neoclassical architecture; and its relation to the adjacent properties at 256 and 260 Adelaide Street East (19th century structures that have shared historic ownership as well as architectural features and modifications over the years).
256 Adelaide St. East	1871	landmark	yes	This property's contribution lies in its location within the Original 10 Blocks and its historic role in the economic intensification of the District and the Original 10 Blocks in the late 19th century. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing), its glazed storefront with a recessed entrance and its high quality Romanesque Revival architectural detailing, attributes which characterize the commercial warehouse typology within the District. The property has a significant relationship with the neighbouring structure (254 King Street East) and the industrial red brick buildings in the same block, which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
260 Adelaide St. East	1834	landmark	yes	This property's contribution lies in its location within the Original 10 Blocks and its historic role in the industrialization of the District and the Original 10 Blocks in the early 20th century. The group of structures on this property share attributes which contribute to the physical character of the District and characterize the industrial buildings within the District, including red brickwork, uniform elevations with repetitive windows and bays, large building footprints and a lack of porosity at street level. The property has a significant relationship with neighbouring properties in the same block (254 and 256 King Street East), which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.
300 Adelaide St. East	1987			
314 Adelaide St. East	1919			
330 Adelaide St. East	2001			
333 Adelaide St. East	2003			
363 Adelaide St. East	1842	landmark	yes	This property's contribution lies in its historic value as the oldest remaining residential structure in the Original 10 Blocks, dating from 1842 when the Original 10 Blocks were predominantly residential during the early development of the District. The structure also contributes to the physical integrity of the District through its materiality (red brickwork with stone detailing) and its unique Georgian architecture, which was a common style for residential structures in Toronto at the time of its construction.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
365 Adelaide St. East	1842	landmark	yes	This property's contribution lies in its historic value as the oldest remaining residential structure in the Original 10 Blocks, dating from 1842 when the Original 10 Blocks were predominantly residential during the early development of the District. The structure also contributes to the physical integrity of the District through its materiality (red brickwork with stone detailing) and its unique Georgian architecture, which was a common style for residential structures in Toronto at the time of its construction.
366 Adelaide St. East	1899	Industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th and early 20th centuries. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, large building footprint and red brickwork, attributes which characterize industrial buildings within the District.
383 Adelaide St. East	1919	industrial	yes	This property's contribution lies in its historic role in the industrialization of the District and of the Original 10 Blocks in the early 20th century. The structure also contributes to the physical character of the District through its materiality (red brickwork), its large building footprint and its uniform elevations with repetitive windows and bays, attributes which characterize industrial buildings within the District.
401 Adelaide St. East	1951			
406 Adelaide St. East	c. 2014			
460 Adelaide St. East	c. 2016			
501 Adelaide St. East	2009			

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
2 Berkeley St.	1871	industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century and its relation to adjacent 19th century industrial structures on Berkeley Street and Front Street East. The complex of structures on this property also contribute to the physical character of the District through their uniform elevations with repetitive windows and bays, large building footprints and red brickwork, attributes which characterize industrial buildings in the District.
26 Berkeley St.	1887	industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century, its historic association with the Consumers' Gas Corporation and its contemporary association with CanStage. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing) and its relation to adjacent 19th century industrial structures, in particular the Consumers Gas Company purifying house (251 Front Street East).
58 Berkeley St.	1964			
70 Berkeley St.	1905	landmark	yes	This property's contribution lies in the structure's unique Queen Anne Revival architecture, which makes it a landmark anchoring the northeast corner of the Original 10 Blocks and the HCD. It contributes to the historic value of the District through its original use as a fire hall serving the area, and it contributes to the cultural value of the District through its contemporary use as a theatre.
3 Church St.	1914		yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to the topography of Church Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing) and its Edwardian architecture.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
11 Church St.	1877	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to the topography of Church Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing) and its relation to similarly massed 19th century buildings along Church Street and Front Street East.
30 Church St.	1981			
35 Church St.	1983			
76 Church St.	1869			
80 Church St.	1850	commercial warehouse	yes	This property's contribution lies in the structure's age (1850) and its prominent siting across Church Street from St. James' Cathedral. The structure also contributes to the physical character of the District through its location within of a row of narrow, 3 to 4 storey 19th century buildings.
82 Church St.	1882	commercial warehouse	yes	This property's contribution lies in the structure's age (1882) and its prominent siting across Church Street from St. James' Cathedral. The structure also contributes to the physical character of the District through the architectural detailing still evident on the mid-storeys of the structure, and its location within of a row of narrow, 3 to 4 storey 19th century buildings.
39 Colborne St.	1854	commercial warehouse	yes	This property's contribution lies in the structure's age (1854); its location on the original Court House Reserve of the Town of York; and its relation to similar 19th century commercial buildings on King Street East and the north side of Colborne Street. The structure also contributes to the physical character of the District through its glazed storefront with recessed entrances, which provides animation and commercial life at the street level.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
41 Colborne St.	1889	commercial warehouse	yes	This property's contribution lies in its role in the economic intensification of the District in the late 19th century; its location on the original Court House Reserve of the Town of York; and its relation to the adjacent Milburn Building (47 Colborne Street), a heritage commercial block of a similar style and age. The structure also contributes to the physical character of the District through the integrity of its distinctive Romanesque Revival architectural features; the structure can be seen as an ornate expression of the commercial warehouse typology within the District.
47 Colborne St.	1889	commercial warehouse	yes	This property's contribution lies in its historic association with architect E.J. Lennox; its role in the economic intensification of the District in the late 19th century; its location on the original Court House Reserve of the Town of York; and its relation to the adjacent Baxter Building (41 Colborne Street), a heritage commercial block of a similar style and age. The structure also contributes to the physical character of the District through the integrity of its unique Richardsonian Romanesque architectural features and the use of cast iron in its façade; the structure can be seen as an ornate expression of the commercial warehouse typology within the District.
60 Colbourne St.	c. 2016			
159 Frederick St.	1993			
160 Frederick St.	1984			
205 Frederick St.	2008			
1 Front St. East	1960	landmark	yes	This property's contribution lies in the structure's role in sparking the redevelopment of the District in the 1960s and 1970s, its role as a cultural hub of the District today, and its status as a city-wide landmark and a gateway to the District from the Financial District and Union Station. The structure also contributes to the physical value of the District through its distinctive Mid-century Modern architecture and its prominent siting at the corner of Yonge Street and Front Street.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
27 Front St. East	1969	landmark	yes	This property's contribution lies in its role in sparking the redevelopment of the District in the 1960s and 1970s, its association with Canada's centenary, its role as a cultural hub of the District today and its function as a city-wide landmark and a gateway to the District from the Financial District and Union Station. The structure also contributes to the physical character of the District through its distinctive Brutalist architecture and its prominent siting across from Berczy Park.
35 Front St. East	1872	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with architect David Roberts Jr.; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through the integrity of its architectural detailing as well as its tripartite design; materiality (brickwork and cast iron); 3 – 5 storey height; glazed storefronts with recessed entrances; expressed cornice; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
41 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with architect Frank Darling; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through the integrity of its Romanesque Revival architectural detailing as well as its tripartite design; materiality (polychrome brickwork, stone and cast iron); 3 – 5 storey height; glazed storefronts with recessed entrances; and expressed cornice - attributes which characterize the commercial warehouse typology within the District.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
45 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
47 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
49 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
55 Front St. East	2013			

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
65 Front St. East	1869	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to the topography of Church Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing), its relation to similarly massed 19th century buildings along Church Street and Front Street East, and its prominent location across from the Gooderham Flatiron Building.
67 Front St. East	1877	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to similarly massed 19th century buildings along Church Street and Front Street East. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
71 Front St. East	1987			
77 Front St. East	1861	commercial warehouse	yes	This property's contribution lies in the structure's age (1861); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (brickwork with stone detailing) its Italianate architecture and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
80 Front St. East	1983			

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
81 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (brickwork with stone detailing), its mansard roof, its Italianate architecture and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
85 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with limestone detailing), its mansard roof, its tripartite design and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
87 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market; and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with limestone detailing), its mansard roof and its tripartite design, attributes which characterize the commercial warehouse typology within the District.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
91 Front St. East	1844	landmark	yes	This property's contribution lies in the structure's age (1844); its historic association with the City of Toronto's first official City Hall; its continuous function as the St. Lawrence Market and a community hub within the District; its association with prominent Toronto architects William Thomas and Henry Langley; its relation to North St. Lawrence Market; its function as a city-wide landmark and spatial and social anchor for the District; and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing), its prominent siting at the corner of Jarvis Street and Front Street East and its function as a view terminus when looking east along Front Street.
92 Front St. East	1968			
100 Front St. East	1840	commercial warehouse	yes	This property's contribution lies in the structure's age (1840); its historic role in the economic intensification of the District in the mid-to-late 19th century; its prominent location across the street from the St. Lawrence Market; and its relationship with adjacent 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent properties and which characterize the commercial warehouse typology within the District, including polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
106 Front St. East	1879	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century; its prominent location across the street from the St. Lawrence Market; and its relationship with adjacent 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent properties and which characterize the commercial warehouse typology within the District, including polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances.
109 Front St. East	1998			
145 Front St. East	1867	industrial	yes	This property's contribution lies in its historic role in the industrialization of the District in the late 19th century. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, large building footprint and polychrome brickwork, attributes which characterize industrial buildings in the District.
154 Front St. East	c. 2017			
165 Front St. East	1888	industrial	yes	This property's contribution lies in its historic association with the Toronto Street Railway Company and its contemporary use as the Young People's Theatre. The structure also contributes to the physical character of the District through its distinctive Renaissance Revival architecture and its materiality (red brickwork with stone detailing).
171 Front St. East	1984			
176 Front St. East	1909	industrial	yes	This property's contribution lies in its role in the industrialization of the District in the early 20th century, its location within the Original 10 Blocks of the Town of York and its relation to the adjacent industrial structure at 33 Sherbourne Street.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
178 Front St. East	1939	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid-20th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its red brickwork and its large building footprint, attributes that characterize industrial buildings within the District.
183 Front St. East	1951			
184 Front St. East	1990			
197 Front St. East	c. 1940			
201 Front St. East	1976			
219 Front St. East	1885		yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century and its relation to adjacent 19th century industrial structures, in particular the Standard Woolen Mills (227 Front Street East). The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, large building footprint and polychrome brickwork, attributes which characterize industrial buildings in the District.
227 Front St. East	1882	industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century, its relation to adjacent 19th century industrial structures and its contemporary association with the Canadian Opera Company. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, large building footprint and polychrome brickwork, attributes which characterize industrial buildings in the District.
250 Front St. East	1950			

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
251 Front St. East	1887	industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century, its historic association with the Consumers' Gas Company and its contemporary association with the Canadian Opera Company. The structure's contribution is also tied to its prominent siting on the corner of Front Street East and Berkeley Street, its relation to adjacent 19th century industrial structures (in particular 26 Berkeley Street), and its relation to 51 Parliament Street (an architecturally-similar Consumers' Gas Co. structure from the late 19th century). The structure contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, lack of porosity at street level, large building footprint and materiality (red brickwork with stone detailing), attributes which characterize industrial buildings in the District.
265 Front St. East	2005			
271 Front St. East	1964			
25 George St.	1984			
65 George St.	1879		yes	This property's contribution lies in its historic association with architect Henry Langley and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing) and its relation to the adjacent heritage building (187 King Street East).
110 George St. South	1997			
112 George St. South	1997			
135 George St. South	1981			

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
33 Jarvis St.	1840	commercial warehouse	yes	This property's contribution lies in the structure's age (1840); its historic association with commercial activity around the St. Lawrence Market in the mid-to-late 19th century; its prominent location across the street from the St. Lawrence Market; and its relationship with adjacent 19th century commercial warehouses on Front Street East. The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent properties and which characterize the commercial warehouse typology within the District, including polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances.
39 Jarvis St.	2000			
53 Jarvis St.	1999			
61 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
63 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
65 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
73 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
75 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
34 King St. East	1967			
36 King St. East	1962			

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
37 King St. East	1901, 1928	landmark	yes	This property's contribution lies in its status as a city-wide landmark, its Edwardian architecture and high quality architectural detailing and its prominent siting on the corner of King Street East and Victoria Street, at the foot of Toronto Street and on the original Court House Reserve of the Town of York. The property also contributes to the historic value of the District through its historic and ongoing association with the King Edward Hotel, and its historic associations with George Gooderham and architect E.J. Lennox.
50 King St. East	1886		yes	This property's contribution lies in the structure's history as a financial institution, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century. The structure also contributes to the District's physical character through its Italianate architecture, its materiality (red brickwork with stone detailing) and its prominent siting on the corner of Toronto Street and King Street East.
71 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through its distinctive architectural ornamentation and its glazed storefront, which provides animation and commercial life at the street level.
75 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to physical character of the District through its glazed storefront, which provides animation and commercial life at the street level.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
79 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The property also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.
83 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.
85 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
91 King St. East	1930		yes	This property's contribution lies in the age of the structure (1842); its location on the original Court House Reserve of the Town of York; its historic and ongoing association with the Albany Club; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the high quality of its Modern Classical limestone architectural features.
92 King St. East	1991			
95 King St. East	1912		yes	This property's contribution lies in its location on the original Court House Reserve of the Town of York and its historic role in the economic development of the District in the early 20th century. The property also contributes to the character of the District through its materiality (buff brickwork with stone detailing), its Edwardian architecture and its storefronts, which provide animation and commercial life at the street level.
105 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James' Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.