



ST. LAWRENCE NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT PLAN

EXECUTIVE SUMMARY

The St. Lawrence neighbourhood is one of Toronto's oldest neighbourhoods, and contains within its boundaries built, landscape and potential archaeological resources that reflect the evolution of Toronto, from the founding of the Town of York to the contemporary city of today. Centered on the iconic St. Lawrence Market, the neighbourhood is defined by historic landmark buildings, such as St. James Cathedral and the Flatiron Building, as well as numerous educational and theatrical institutions that helped to revitalize the area in the latter half of the 20th century.

The St. Lawrence neighbourhood was identified in the City of Toronto's Heritage Conservation District (HCD) Study Prioritization Report of 2012 as being a high priority for an HCD Study due to significant development pressure that threatened to impact the neighbourhood's historic built fabric and its heritage character. The subsequent HCD Study, completed in 2014, established the district's cultural heritage value, and laid the groundwork for the HCD Plan.

Following the completion of the HCD Study and approval by Toronto City Council, the study team was authorized to proceed with the HCD Plan in September of 2014. The HCD Plan builds upon research contained within the study which helped to inform the identification of character sub-areas, common building typologies, and contributing and non-contributing properties.

The overall objective of the HCD Plan is to protect and conserve the heritage value of the St. Lawrence neighbourhood. Grounded in an understanding of the district's historic, social and cultural value as well as its physical character, the HCD Plan seeks to guide change within the neighbourhood while maintaining its heritage attributes. The policies and guidelines contained within the HCD Plan will assist property owners in ensuring that proposed alterations conform to the district objectives and respect the overall neighbourhood context.

Significant effort was put into community consultations and stakeholder engagement, to ensure the participation of those with an interest in the St. Lawrence neighbourhood. These consultations provided invaluable information for the study team, and were a means of incorporating local knowledge and property owners' concerns into the HCD Plan. They were also of use in assisting with the implementation of the HCD Plan by including the community and stakeholders in the drafting of objectives, policies and guidelines.

The structure of the HCD Plan conforms to that established by the City of Toronto and informed by the Ontario Heritage Act. The HCD Plan first establishes the district's heritage attributes and objectives, followed by typologies, sub-areas and contributing properties before laying out the policies and guidelines. A 'Road Map' on page 10 has been provided to assist property owners in identifying what sections of the HCD Plan apply to their property, and should be consulted prior to undertaking any work.

The St. Lawrence neighbourhood is a significant historic district whose heritage attributes and value should be protected and maintained. It is the intention of the study team that this document will assist the City of Toronto and property owners in managing change over time within the St. Lawrence neighbourhood, while ensuring that those features most valued within the district are conserved for the education and enjoyment of current and future generations.

TABLE OF CONTENTS

Executive Summary.....	3
Study Team & Acknowledgements	9
Road Map	10
1. INTRODUCTION.....	13
1.1 Background And Methodology.....	14
1.2 Policy Framework.....	19
2. STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST.....	25
2.1 Statement Of Heritage Attributes	33
2.2 Statement Of HCD Objectives	36
3. CHARACTERIZATION OF DISTRICT.....	39
3.1 Delineation Of District Boundaries.....	40
3.2 Building Typologies.....	43
3.3 Categorization Of Properties.....	50
3.4 Character Sub-Areas.....	52
4. GUIDING PRINCIPLES.....	67
5. POLICIES AND GUIDELINES FOR CONTRIBUTING PROPERTIES.....	73
5.1 Understanding.....	75
5.2 Existing National historic Sites and Part IV Designations.....	76
5.3 Demolition.....	78
5.4 Maintenance.....	79
5.5 Code Compliance	80
5.6 Restoration.....	81
5.7 Alterations.....	82
5.8 Additions.....	84
5.9 Massing.....	85
5.10 Shadows.....	89
5.11 Streetwall Composition.....	90
5.12 Corner Lots.....	91
5.13 Sustainability.....	92
5.14 Entrances.....	93
5.15 Windows.....	96
5.16 Awnings	99
5.17 Roofs.....	100
5.18 Exterior Walls.....	102
5.19 Commercial Signage.....	106
5.20 Special Policies for Commercial Warehouses (Typology).....	110
5.21 Special Policies for Industrial Buildings (Typology).....	114
5.22 Landmark Buildings.....	116

6.	POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES.....	119
6.1	Understanding.....	121
6.2	Demolition.....	122
6.3	Additions and Alterations.....	123
6.4	Infill and New Development.....	124
6.5	Massing.....	125
6.6	Shadows.....	130
6.7	Streetwall Composition.....	131
6.8	Corner Lots.....	136
6.9	Sustainability.....	138
6.10	Roofs.....	139
6.11	Exterior Walls.....	140
6.12	Commercial Signage.....	141
7.	POLICIES FOR PROPERTIES ADJACENT TO THE DISTRICT.....	145
7.1	Adjacency to the District.....	147
8.	POLICIES AND GUIDELINES FOR STREETSAPES AND OPEN SPACES.....	149
8.1	Framework.....	151
8.2	Paving.....	154
8.3	Medians.....	156
8.4	Laneways and Mid-Block Connections.....	158
8.5	Gateway Treatments.....	160
8.6	Street Trees.....	162
8.7	Lighting.....	163
8.8	Street Furniture.....	165
8.9	Public Realm Signage.....	166
8.10	Parking Areas.....	167
8.11	Public Art.....	168
8.12	Views.....	169
8.13	Parks.....	172
8.14	Privately Owned Publicly-Accessible Spaces (POPS).....	174
8.15	Utilities and Public Works.....	175
9.	ARCHAEOLOGY.....	177
9.1	Policy Context.....	178
9.2	Archaeological Resource Requirements.....	180
9.3	Heritage Permit Requirements for Archaeology.....	186
10.	IMPLEMENTATION.....	189
10.1	Heritage Permits Deemed to be Issued.....	191
10.2	Heritage Permit Process.....	192
10.3	Heritage Impact Assessment.....	193

APPENDIX A: DEFINITIONS.....	195
APPENDIX B: REFERENCES.....	199
APPENDIX C: SCHEDULE OF PROPERTIES.....	203
APPENDIX D: HERITAGE IMPACT ASSESSMENT (HIA) TERMS OF REFERENCE.....	249

LIST OF FIGURES

Figure 1: March 24, 2015 Public Consultation Presentation.....	18
Figure 2: March 24, 2015 Public Consultation Break-out Tables.....	18
Figure 3: South side of Front Street East, looking west from Wellington Street East, 1913.....	28
Figure 4: Demolition of the St. Lawrence Market’s Front Street Canopy, 1950s.....	28
Figure 5: Demolition at the southeast corner of King Street East and Church Street, 1971.....	28
Figure 6: 67-69 Front Street East, an example of a Commercial Warehouse building.....	29
Figure 7: 70 The Esplanade, an example of an Industrial building.....	29
Figure 8: Polychrome brick, decorative stone detailing and ornamental storefronts at 81-83 Front Street East.....	30
Figure 9: 55 Front Street East, a contemporary steb-back building.....	30
Figure 10: 61-75 Jarvis Street, examples of Commercial Warehouse buildings.....	45
Figure 11: Prototype of a Commercial Warehouse building.....	45
Figure 12: 35 Front Street East, an example of a Commercial Warehouse building.....	45
Figure 13: 204 King Street East, an example of a Industrial building.....	47
Figure 14: Prototype of an Industrial building.....	47
Figure 15: 219 Front Street East, an example of a Industrial building.....	47
Figure 16: Flatiron Building.....	49
Figure 17: Bank of Upper Canada.....	49
Figure 18: South St. Lawrence Market.....	49
Figure 19: King Edward Hotel.....	49
Figure 20: St. James Cathedral.....	49
Figure 21: Streetwall Characteristics in the HCD.....	85
Figure 22: How to Measure Angular Plane Requirements - Contributing Properties.....	87
Figure 23: Historic Entrance Features and Components.....	93
Figure 24: Historic Window Features and Components.....	96
Figure 25: Historic Roofline Features and Components.....	100
Figure 26: Requirements for Projecting Signs.....	108
Figure 27: Historic Features of Commercial Warehouses and Variations within the Typology.....	111
Figure 28: Historic Features of Industrial Buildings and Variations within the Typology.....	115
Figure 29: How to Measure Angular Plane Requirements – Non-Contributing Properties.....	127
Figure 30: Compatible streetwall Expression on a Non-Contributing Property.....	128
Figure 31: Massing Requirements for Non-Contributing Properties.....	129
Figure 32: Horizontal Alignment of Non-Contributing Property with Heritage Streetwall Context – Example 1.....	131
Figure 33: Horizontal Alignment of Non-Contributing Property with Heritage Streetwall Context – Example 2.....	132
Figure 34: Vertical Alignment of Non-Contributing Property with Heritage Streetwall Context – Example 1.....	132
Figure 35: Vertical Alignment of Non-Contributing Property with Heritage Streetwall Context – Example 2.....	133
Figure 36: Glazing requirements on Non-Contributing Properties.....	134
Figure 37: Glazing Best Practices for Non-Contributing Properties.....	135
Figure 38: Diagram Identifying the Primary and Secondary Structure on a Contemporary Building.....	140
Figure 39: Requirements for Projecting Signs.....	142

MAPS

Map 1: Boundary Adjustment – HCD Plan Phase.....	17
Map 2: Government Reserves - 1797 Survey.....	27
Map 3: Properties on the City of Toronto’s Heritage Register, 2015.....	31
Map 4: HCD Boundary.....	41
Map 5: Commercial Warehouse Typology.....	44
Map 6: Industrial Buildings.....	46
Map 7: Landmark Buildings.....	48
Map 8: Contributing Properties.....	51
Map 9: Character Sub-Areas.....	53
Map 10: King – St. James Sub-Area.....	55
Map 11: Courthouse Sub-Area.....	57
Map 12: Flatiron Sub-Area.....	59
Map 13: Market Sub-Area.....	61
Map 14: Front Street Sub-Area.....	63
Map 15: Adelaide Street Sub-Area.....	65
Map 16: Existing Heritage Protections.....	77
Map 17: Existing Streetwall Heights - Contributing Properties.....	86
Map 18: Application of 45 degree Angular Plane within the Character Sub-Areas.....	87
Map 19: Shadow-Sensitive Areas.....	89
Map 20: Streetscape Classifications.....	91
Map 21: Existing Streetwall Heights – Contributing Properties.....	126
Map 22: Application of 45 degree angular plane within Character Sub-Areas.....	127
Map 23: Shadow Sensitive Areas.....	130
Map 24: Streetscape Classifications.....	137
Map 25: Streetscape Classifications.....	152
Map 26: Potential Gateway Locations.....	161
Map 27: Views identified in Official Plan Amendment 199.....	171
Map 28: Views identified in the St. Lawrence Neighbourhood Heritage Conservation District Plan.....	171
Map 29: Areas of Archaeological Potential and Archaeologically Sensitive Areas within the HCD.....	185

LIST OF TABLES

Table 1: Development/Alteration Types for Properties with Archaeological Potential.....	180
Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern.....	181
Table 3: Properties within Archaeologically Sensitive Areas.....	184

STUDY TEAM & ACKNOWLEDGEMENTS

The study team was composed of Fournier Gersovitz Moss Drolet and Associates Architects (FGMDA), Archaeological Services Inc. (ASI), and Bousfields Inc.

Lead Conservation Architects: FGMDA

Fournier Gersovitz Moss Drolet and Associates Architects (FGMDA) was formed by the 1996 merger of two offices both founded in 1983 and is a partnership of four individual architects, Alain Fournier, Julia Gersovitz, Rosanne Moss and George Drolet. FGMDA is a recognized leader in the field of Heritage Conservation and has participated in the evaluation of numerous heritage properties and districts over the last three decades. It has over 30 years of experience in the practice of architecture, conservation architecture, interior design and project management. FGMDA has a staff of 85 professionals including architects, architectural technicians, interior designers and administrative personnel, and is working in cities across Quebec, Ontario and the Canadian North. From its headquarters in Montreal, and offices in Toronto and Ottawa, FGMDA contributes to architectural conservation across the country.

Archaeological Consultant: Archaeological Services Inc. (ASI)

ASI was founded in 1980 in response to increasing public awareness of the importance of Ontario's heritage resources, particularly archaeological sites, cultural landscapes, and heritage buildings, and offers the widest array of heritage consulting services in the province. ASI works with public sector agencies, including federal, provincial, and municipal governments, private landowners, engineering consortiums, and non-profit organizations to provide a variety of services, including: complete heritage resource assessments (as part of environmental impact studies or subdivision plans review); large scale heritage planning studies; the documentation of archaeological and built heritage features on properties of proposed development; and the salvage excavation of archaeological sites. All of our work is conducted to provide the highest quality consulting services in cultural heritage conservation, planning and management.

Planning Consultants: Bousfields Inc.

Bousfields is a consulting firm with special expertise in planning policy and regulation, urban and community design, project management and community consultation. Established in 1974, the firm today comprises 35 planners, urban and community designers and support staff -- a size which still ensures that each project is handled directly by the partners of the firm. Bousfields offers a full range of land use planning and urban design services to the development industry, municipalities and government agencies.

The consultant team would also like to acknowledge and thank:

- The St. Lawrence Neighbourhood Association and St. Lawrence Market BIA;
- the stakeholders for their valuable input into the teams development of policies and guidelines for the district; and
- City of Toronto staff for their guidance and feedback.

ROAD MAP

All public and private properties in the St. Lawrence Neighbourhood Heritage Conservation District (HCD) are designated under Part V of the Ontario Heritage Act, and this HCD Plan applies to every property in the District. Owners of property in the District should read this document when planning any maintenance work, repairs, alterations, additions or new construction on their property. This document will assist property owners in meeting the objectives of the HCD Plan when undertaking work.

Policies and Guidelines The policies and guidelines in this Plan are intended to guide conservation and manage change in the St. Lawrence Neighbourhood HCD based upon an understanding of the District's cultural heritage values. Policies have been organized into four sections: Contributing Properties, Non-Contributing Properties, Streetscapes and Open Spaces, and Archaeology. Depending on the categorization of each property, different sections should be consulted to identify applicable policies.

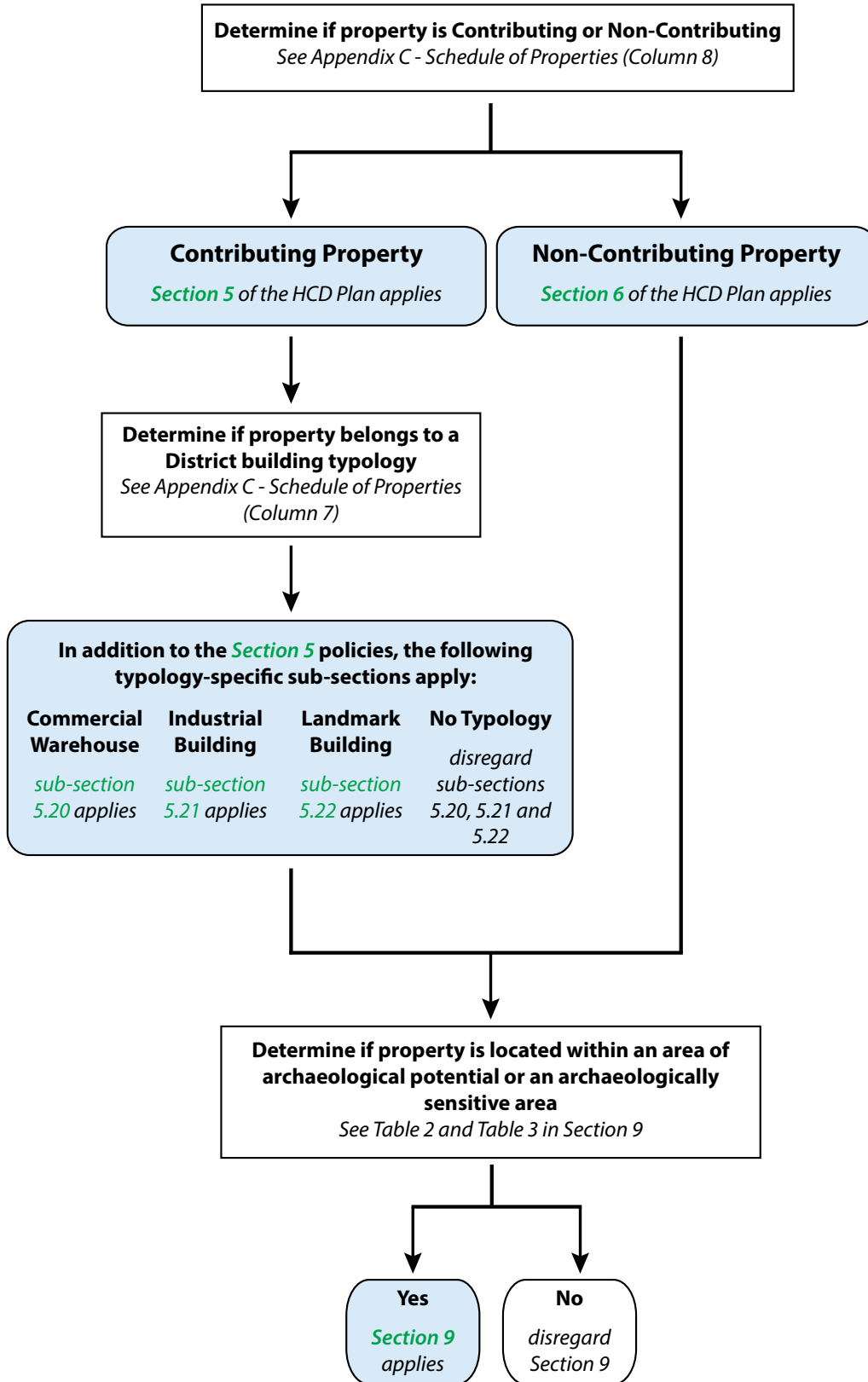
Understanding the Flow Chart

The flow chart on the following page identifies which sections of this document should be consulted, depending upon a property's categorization as a Contributing or Non-Contributing Property, and the nature of the planned work. The flow chart will also assist property owners in identifying whether their property is located in an area of archaeological potential or an archaeologically sensitive area, to which specific policies will apply.

Additional Information

This HCD Plan should be read in conjunction with the City of Toronto Official Plan, which gives further direction on the management and conservation of heritage properties.

Important background information about the St. Lawrence Neighbourhood HCD Plan, including the Statement of District Significance and District Objectives, can be found in Part One of the Plan. For additional information on the history and evolution of the District, and its physical character, refer to the St. Lawrence Neighbourhood Heritage Conservation District Study (2014), available from Heritage Preservation Services' website.





1. INTRODUCTION

1.1 BACKGROUND AND METHODOLOGY

Identification of the HCD Study Area

The area selected for designation as the St. Lawrence Neighbourhood Heritage Conservation District has evolved through study. The broader St. Lawrence Neighbourhood area was first identified as a potential heritage conservation district (a “HCD”) in the report “Toronto Urban Design Guidelines – St. Lawrence Neighbourhood Focused Area,” which was adopted by City Council in July of 2005. In September of 2005, Council authorized the identification of a focused area within the broader St. Lawrence Neighbourhood for study as a potential HCD under Part V of the *Ontario Heritage Act*. That study area boundary identified in 2005 was amended by Council in September of 2009 through the adoption of a Staff report that recommended the enlargement of the study area. The revised boundary was intended to capture more of the “Old Town” to the east of George Street, in order to properly convey the extent of this area’s significance within the City of Toronto and to allow for a more informed and representative heritage conservation district study. In October of 2012, Council adopted the “Toronto Heritage Conservation District (HCD) Study Prioritization Report,” which recommended the prioritization of five areas for HCD studies to proceed immediately in response to concerns over diminishment of the heritage character of the identified areas. The St. Lawrence Neighbourhood HCD Study Area, with the boundary identified in the 2009 Staff Report, was one of these five areas.

HCD Study

A team of consultants was engaged and they began the HCD Study in June of 2013. The information gathering stage of the HCD Study had two main components: developing an understanding of the thematic historic and evolution of the Study Area, and undertaking a survey of the existing built form and landscape. The St. Lawrence Neighbourhood Association, which had been a strong supporter of the recommendation for an HCD Study for the area, assisted in the preparation of inventory sheets for each property within the Study Area. The findings of this stage were analyzed in detail and a Statement of Cultural Heritage Value and Interest for the neighbourhood was developed through an evaluation of the extant built form patterns and historic themes. Two community consultation meetings and a number of meetings with individual stakeholders were held throughout the Study process. The Study determined that the area contains cultural heritage values that are best protected through its designation as an HCD under Part V of the *Ontario Heritage Act*, and recommended that an HCD Plan be developed for the neighbourhood. A refined boundary and objectives for this Plan were also proposed. The Study was endorsed by the Toronto Preservation Board in May of 2014.

Delineation of District Boundary

Defining the boundary of the HCD was an iterative process that took place during the Study phase of the project. The HCD boundary was significantly refined from the HCD Study Area (see Map 1). The thematic history of the neighbourhood developed in the HCD Study established critical periods of development; while the mapping of the built form established the extant physical evidence of these periods. The area was further refined by validating that the boundary encompassed the key attributes of the District's cultural heritage values.

Areas excluded from the HCD Boundary

The north-western corner of the Study Area was excluded from the boundary. Its history and physical character are more closely associated with those of the Financial District immediately to the west, and it falls outside of the limits of the historic Government Reserves that structured the development of western portion of the District. The building heights, styles, materials and uses are distinct from the predominant character of the rest of the neighbourhood.

The two north-eastern blocks of the Study Area overlap the Corktown Area of Special Identity. These blocks are located on the government reserve lands defined in the original planning of the town of York. However, unlike the street grid of the original 10 blocks, no physical trace of its original designation remains. The extant physical character speaks to the more recent history of economic and industrial development. The distinct residential character of the northernmost corner is closely associated with Corktown's workers' housing history, and was therefore excluded from this HCD boundary. The block immediately to its south has no trace of either its industrial or its government reserve land history; it does, however, provide continuity between the site of the first parliament buildings, and the Consumers' Gas buildings to its east and west. The boundary, here, was extended past the Study Area to include the 51 Division police station which is housed in a rehabilitated Consumers' Gas building.

HCD Plan

Development of the St. Lawrence Neighbourhood HCD Plan began in September of 2014. The intention of the HCD Plan is to work in concert with other current and future planning policies, including the City's Official Plan, the King-Parliament Secondary Plan, and applicable urban design guidelines, to provide the planning framework for the area. The HCD Plan will work to protect the character of the District, conserve the existing heritage attributes and resources, and guide future development.

The HCD Plan builds on the research, analysis and recommendations of the HCD Study. Its Statement of Cultural Heritage Value and Interest for the neighbourhood, the proposed boundary, the conservation objectives, and the District's heritage attributes identified in the Study have been carried forward and refined in this Plan. The project team employed a systematic approach to identifying the properties that contribute to the District's heritage character. Further analysis in the HCD Plan phase also produced a deeper understanding of the distinctive traits that characterize certain groups of blocks or streetscapes within the District, these trends are described in the section of this Plan entitled Character Sub-Areas.

The section of this Plan entitled "Principles" summarizes federal and provincial standards for the conservation of cultural heritage resources. These principles provided the framework for the development of the Policies and Guidelines in this Plan which articulate how these principles will be applied within the distinctive context of the St. Lawrence Neighbourhood HCD. Separate sets of policies and guidelines were developed for Contributing Properties, Non-Contributing Properties, and properties adjacent to the District. Policies for protecting and enhancing the heritage character of the District in

the public realm are included in Section 8.0. Section 9.0 identifies Areas of Archaeological Potential and Archaeologically Sensitive Areas within the District, and outlines requirements and processes for the assessment of proposed work on these sites. Certain classes of alterations may be undertaken without obtaining a heritage permit under Part V of the *Ontario Heritage Act*, and have been identified in Section 10.0, along with a general description of the heritage permit procedure at the City of Toronto.

Boundary Adjustments in the HCD Plan Phase

As seen on Map 1, a minor adjustment was made to the southwest corner of the HCD boundary during the Plan phase. This change brings the property at 1 Scott Street (22 - 38 The Esplanade) into the District boundary. This adjustment was made to ensure that the properties and public realm along the north side of The Esplanade between Jarvis Street and Scott Street develop consistently and in a manner that is compatible with the District. The decision to make this adjustment was made, in part, as a result of public and stakeholder consultation.



Map 1: Boundary Adjustment – HCD Plan Phase

Stakeholder Engagement

A key part of the development of the HCD Plan was the engagement with neighbourhood stakeholders. Formally, this process occurred from November 2014 to September 2015. Building on the consultation that occurred during the HCD Study Phase, the project team developed a stakeholder engagement strategy to: educate stakeholders on the purpose of an HCD Plan, integrate stakeholders' knowledge of the area into the preparation of the HCD Plan; and to facilitate the implementation of the HCD Plan through stakeholder involvement in the preparation of its objectives, policies and guidelines.

Key stakeholders in the process included community organizations (e.g. the St. Lawrence Neighbourhood Association), residents, local business owners (e.g. the St. Lawrence Market Neighbourhood BIA) and larger-scale property owners (including institutional stakeholders and private owners with a potential interest in property redevelopment). The project team employed a multi-faceted engagement approach, which included:

- Focus group meeting with residents at the SLNA Development Sub-Committee on December 12, 2014;
- Community consultation meetings with the wider public on March 24, 2015 and on October 6, 2015; and
- Meetings in the winter and spring of 2015 with representatives of larger property owners, including representatives of 3 institutional property owners and 6 private property owners (a total of 29 letters were sent to stakeholders identified as key property owners in the HCD area).

In addition to the formal consultation exercises, stakeholders were able to directly contact the project team via email, telephone and mail. The City of Toronto created a project website and updated the page after certain milestones.



Figure 1: March 24, 2015 Public Consultation Presentation



Figure 2: March 24, 2015 Public Consultation Break-out Tables

1.2 POLICY FRAMEWORK

Preparation of the HCD Plan took into account the current land use planning framework, with a view to establishing a Plan that would remain relevant and attuned to core principles of cultural heritage conservation, protection and preservation through the passage of time -- notwithstanding anticipated ongoing evolution of such policy and regulatory documents.

The HCD area is currently governed by a land use planning framework that includes various provincial and municipal policy documents. The provisions of the *Planning Act* are central to land use planning in Ontario. The purposes of the Act include a land use planning system led by provincial policy, while supporting the decision-making authority and accountability of municipal councils as they review development proposals in the context of community-based involvement in the process.

In accordance with the provisions of the *Planning Act*, development is required to be consistent with the Provincial Policy Statement, 2014 (“PPS”) and to conform to or not conflict with the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”). At the municipal level, development is required to conform to the City of Toronto Official Plan, including Secondary Plans, as well as the applicable zoning by-law(s), which implement the policies of the Official Plan. In addition, land use planning matters that involve cultural heritage resources are addressed in accordance with the provisions of the *Ontario Heritage Act*. Other documents that impact upon planning decisions include area-specific urban design guidelines that may apply within the HCD area. The St. Lawrence Neighbourhood Focused Urban Design Guidelines and the King-Parliament Urban Design Guidelines work to clarify and to suggest means to achieve the urban design objectives of the Official Plan for specific areas. These urban design guideline documents, enacted in connection with the Official Plan under the *Planning Act*, do not have the same force as Official Plan policy, but aim to guide development in a targeted, desirable manner. In addition, the St. Lawrence Neighbourhood Community Improvement Plan and the King-Parliament Community Improvement Plan provide strategic frameworks, themes and community project ideas for the improvement of the public realm.

The Ontario Heritage Act

The *Ontario Heritage Act* provides the legislative framework for heritage conservation, protection and preservation in the province of Ontario. Part IV of the *Act* enables municipal councils to pass a by-law designating an individual property as being of cultural heritage value or interest. Part V of the *Act* enables municipal councils to pass a by-law designating a defined area as a heritage conservation district (HCD). This by-law would also adopt a Heritage Conservation District Plan for the designated HCD. Part V of the *Ontario Heritage Act* lists the following as required contents of a Heritage Conservation District Plan:

- a) a statement of objectives to be achieved in designating the area as a heritage conservation district;
- b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in a heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

The Provincial Policy Statement (2014)

The current Provincial Policy Statement (PPS) came into effect as of April 30, 2014. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The main policy directions expressed in Part V of the PPS are intended to promote efficient development and land use patterns in order to support strong communities; to protect the environment and public health and safety; and to promote a strong economy.

With respect to cultural heritage, Policy 2.6.1 directs that significant built heritage resources and significant cultural heritage landscapes shall be conserved, while Policy 2.6.3 provides that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development has been evaluated and it has been demonstrated that “the heritage attributes of the protected heritage property will be conserved”.

The Growth Plan for the Greater Golden Horseshoe (2006)

The Growth Plan came into effect on June 16, 2006. The lands within the District would be considered an “intensification area” pursuant to the Growth Plan (i.e. a focus on accommodating intensification), given that it is located within an Urban Growth Centre and that a portion is within a “major transit station area”. Policy 4.2.2(e) provides that municipalities will develop and implement Official Plan policies and other strategies in support of cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified.

The City of Toronto Official Plan (2006)

The Official Plan for the amalgamated City of Toronto (“the Plan”) was adopted on November 26, 2002 and was substantially approved by the Ontario Municipal Board (“OMB”) on July 6, 2006, with the exception of certain policies and land use designations. The Plan sets out a vision encouraging contextually appropriate growth and intensification which is supported by transit, good architecture, high quality urban design and a vibrant public realm. It recognizes that most new development will occur on infill and redevelopment sites.

The City of Toronto is currently undertaking a 5-year review of its Official Plan including a review of the policies that affect heritage resources and the public realm. As a result the City Council adopted an Official Plan Amendment (OPA No. 199) to adopt new heritage and public realm policies at its meeting of April 3rd and 4th, 2013. OPA No. 199 was subsequently appealed to the Ontario Municipal Board, and was modified and approved by a Board Order dated May 12, 2015. OPA 199 is now in effect with a number of outstanding site-specific appeals.

Section 3.1.5 of the Official Plan, as amended, provides policies with respect to heritage resources. The section provides that properties of cultural heritage value or interest, including Heritage Conservation Districts, will be protected through designation under the *Ontario Heritage Act* and/or included on the City’s Heritage Register. Development on, or adjacent to, a property on the Heritage Register will “be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.”

The King-Parliament Secondary Plan

The King-Parliament Secondary Plan (“the Secondary Plan”) applies to the area generally bound by Jarvis Street to the west, Queen Street East to the north, the Don River to the east, and the Canadian National Railway to the south (with The Esplanade and St. Lawrence residential neighbourhood excluded). As such, the north-eastern portion of the HCD boundary is included in the Secondary Plan area. The Secondary Plan is approved Official Plan policy, established to guide growth in an area where change is both expected and desired and to set the stage for reurbanization.

Section 4 of the Secondary Plan provides policies regarding Heritage and Community Improvement. Policy 4.1 provides that heritage buildings are essential to the area and that the City will seek the retention, conservation, rehabilitation, re-use and restoration of heritage buildings by means of one or more appropriate legal agreements. Policy 4.2 provides that the height of buildings on a lot containing at least one heritage structure may be increased above the otherwise specified maximum only if historic conservation, restoration and maintenance of such heritage building are secured through a satisfactory agreement (pursuant to Section 37). Policy 4.3 provides that the community improvement projects comprising the King-Parliament Community Improvement Plan will be used to strengthen the quality of the area’s public realm, including its heritage character. Policy 4.4 provides that new buildings should be compatible with the heritage buildings in their context.

National Standards in Heritage Preservation

The St. Lawrence Neighbourhood HCD Plan takes guidance from Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*. This document establishes a consistent and accepted conservation approach to heritage resources in Canada, including heritage conservation districts. The *Standards and Guidelines* were adopted by Toronto City Council in 2008 as the official framework for planning, stewardship and conservation of heritage resources within the City of Toronto.

Other Provisions

In addition to the applicable policies noted above, the HCD boundary extends across an area covered by a number of Zoning By-law categories, Urban Design Guidelines, Community Improvement Areas and other Master Plan documents. The following regulatory and guideline documents were considered in the preparation of the HCD policies:

- Former City of Toronto Zoning By-law 438-86, as amended;
- New City-wide Zoning By-law 569-2013, as amended;
- City of Toronto By-law 196-2010 (adopts a new City of Toronto Municipal Code Chapter 694, Signs, General);
- St. Lawrence Neighbourhood Focused Area Urban Design Guidelines (2005);
- King-Parliament Urban Design Guidelines (2004);
- Tall Building Design Guidelines (2013);
- Downtown Tall Buildings: Vision and Supplementary Design Guidelines (2013);
- Urban Design Study for the Old Town of York (2000);
- The St. Lawrence Neighbourhood Community Improvement Plan (2006);
- The King-Parliament Community Improvement Plan (1997);
- Heritage Interpretation Master Plan for Old Town Toronto (2013);
- Heritage Lighting Master Plan for Old Town Toronto (2011);
- Old Town Toronto: A Heritage Landscape Guide (2001);
- Old Town Toronto Revitalization Action Plan (2002),
- Toronto's Old Town Growth and Continuity: A Redevelopment Study (2002); and
- St. Lawrence Market Neighbourhood BIA Master Plan (2015).

A historical black and white photograph showing a street construction site. In the foreground, a grid of wooden forms and steel beams is laid out on the ground. Several workers in hats and work clothes are visible, some standing and some working with tools. A horse-drawn cart is also present. In the background, a row of multi-story buildings with arched windows and doorways lines the street. A sign on one of the buildings reads "STEEL RADIATOR". The overall scene depicts a busy urban construction project from a past era.

2. STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST

The cultural heritage value and interest of the St. Lawrence Neighbourhood HCD is based on three factors. The District has historical value as the original footprint of the town of York, which was the seat of government for Upper Canada and which evolved into the City of Toronto and capital of Ontario; Secondly, the District has its own distinctive physical character, which includes its concentration of 19th century buildings. Thirdly, the District has contextual, social and community significance by virtue of its numerous institutions and landmarks, including the St. Lawrence Market and Hall, St. James' Cathedral and its numerous theatres.

The St. Lawrence Neighbourhood is a large mixed-use area to the east of Toronto's downtown core. Its southern border takes in both sides of Front Street East. Its eastern edge is defined by the western side of Parliament Street from Front Street East north to King Street East and includes the 51 Division police station at the northeast corner of that intersection; north of King Street East, the border takes in the west side of Berkeley Street. Adelaide Street forms the northern border of the District; both the north and south side of Adelaide Street are included with the exception of the northern properties at the east and west ends. The western boundary encompasses both sides of Victoria Street up to Front Street East, and then south again including the buildings on the east side of Yonge Street.

The area is also bordered by the St. Lawrence residential neighbourhood to the south, the Cabbagetown, the Garden District and St. James neighbourhoods to the north, Corktown to the northeast, the Financial District to the west, and the Union Station Heritage Conservation District to the southwest.

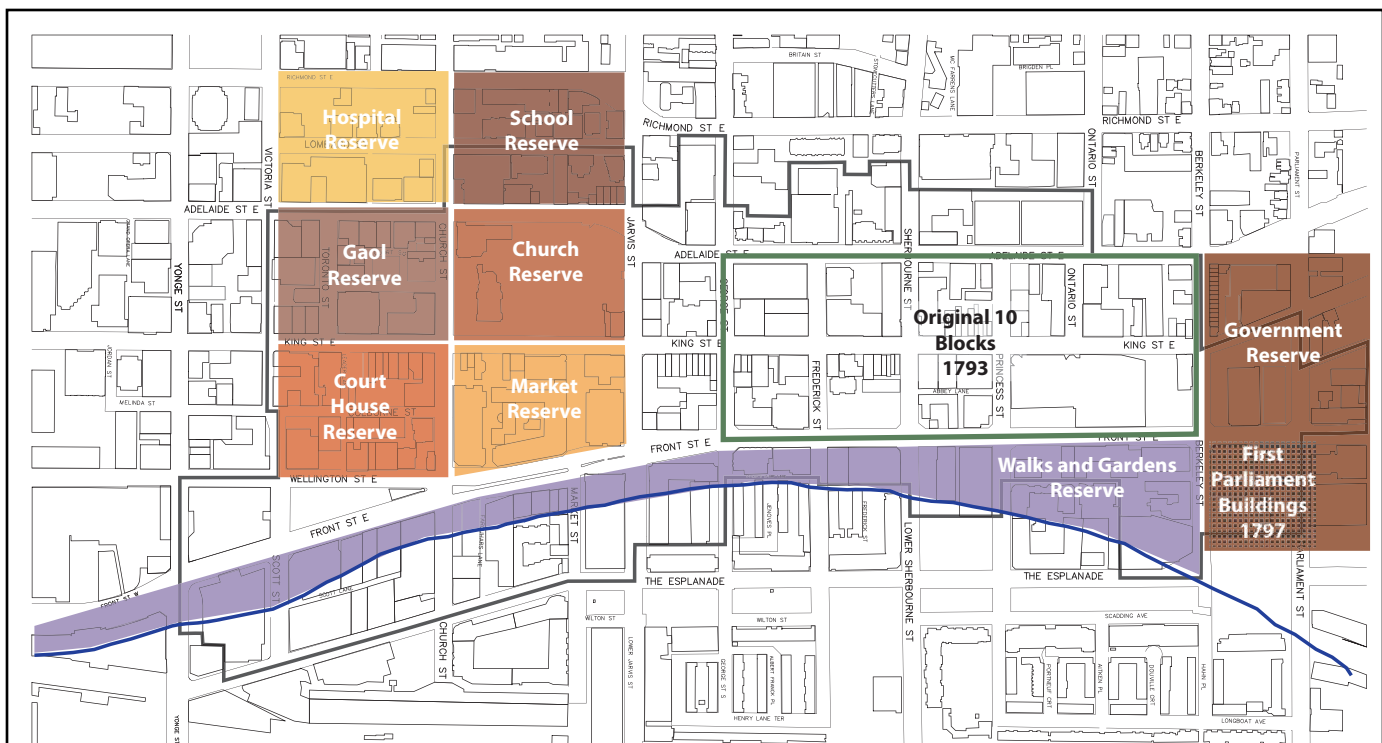
District Historical Value

The District encompasses the original 10 blocks of the town of York, the First Parliament Buildings site and the land parcels originally reserved for the church, the market, the gaol, and the courthouse. Its western half includes the St. Lawrence Market, St. Lawrence Hall, St. James' Cathedral and Park, the Gooderham Flatiron Building, Berczy Park, and numerous 19th century commercial warehouse buildings; its eastern half includes a number of historic industrial buildings, including a concentration of Consumers' Gas buildings.

The District has significant historical value, because in a very real sense, in terms of community activity, commerce and political events, the District may be characterized as the birthplace of the City of Toronto. Its historical value is further enhanced by the number of significant events that occurred within its boundaries. These include the survey of the original 10 blocks defining the town of York and the siting of the First Parliament buildings. It was in relation to this central core that measures were taken to establish the military reserve and the construction of Fort York to the west; the government reserve to the east; and the Walks and Gardens reserve along the shoreline. The City's first civic functions, including the market, city hall, police station, church, jail, courthouse, school, post office and meeting halls, were all built within the District.

The historical value of the District's original and evolving character remains legible in the extant buildings and urban fabric. The District's early development (1793 to 1849) encompassed the foundation of the town of York, its designation as the capital of Upper Canada in 1796, its initial growth period with the extension of the street pattern westward in 1797, its expansion southwards with the infilling of the water lots that extended into the harbour, and its incorporation into the City of Toronto in 1834. The development patterns established in that period are still legible today. They include the original

street grid of the first 10 residential blocks and the continuous use of the church and market on their originally reserved lands. This early period also marked the gradual concentration of commercial warehouses in the western half, and industrial buildings in the eastern half as well as along the harbour to the south. The advent of the rail, the reconstruction following the fire of 1849, and the infilling of the water lots in the harbour initiated a period of intensification from 1850 to 1920. The District's rich history also signals its potential as an archaeologically significant area.



Map 2: Government Reserves - 1797 Survey

Many of the events that have marked the District's history link it to a wider historical framework and story. The rapid early expansion was the result of migration pressures from Loyalists leaving the newly independent United States in the late 1700s and early 1800s. The subsequent War of 1812 resulted in an American occupation of the town of York, the burning of the Parliament Buildings and the destruction of the Government House in Fort York, leading to the retaliatory attack on Washington and the burning of the White House. A more substantial, albeit accidental, fire in 1849 destroyed an extensive part of the centre of the neighbourhood, including the original church and market, which were subsequently rebuilt as the present day St. James' Cathedral and St. Lawrence Hall. A significant change to the urban fabric resulted from the advent of the rail in the 1850s, which along with the harbour growth, greatly increased economic trade and development. The City's relationship to the waterfront was inexorably altered as the harbour was subdivided into water lots and filled in. The initiative undertaken in the 1960s for the centenary of the Confederation resulted in the creation of the St. Lawrence Centre for the Arts.

The District is also associated with the founding fathers of the City and with some of its most prominent citizens. These have included John Graves Simcoe, the first Lieutenant Governor of Upper Canada; Peter Russell, the Administrator of Upper Canada; Lieutenant Governor Peter Hunter; William Berczy; William Lyon MacKenzie; William and George Gooderham and James Worts.



Figure 3: South side of Front Street East, looking west from Wellington Street East, 1913. City of Toronto Archives, Series 372, item 108.



Figure 4: Demolition of the St. Lawrence Market's Front Street Canopy, 1952. Virtual Reference Library, Toronto Public Library.



Figure 5: Demolition at the southeast corner of King Street East and Church Street, 1971. City of Toronto Archives, Fonds 1525, File 8, Item 52.

District Physical Character

The District's cultural heritage value and interest also stems from its high concentration of 19th and early 20th century buildings. At the time of the HCD Study and this Plan's development, the District contained 45 buildings that were listed in the City of Toronto's Heritage Register, 65 buildings that were designated under Part IV of the *Ontario Heritage Act*, and 4 National Historic Sites. Although more recent development approvals are sometimes larger in scale, the predominant scale of the heritage buildings in the District consists of one to four storey buildings interspersed with five to ten storey buildings, with streetwall heights not exceeding the width of the right-of-way. This generates a sense of visual continuity within the District, arising from the continuous street elevations of buildings built to their lot lines with shared party walls; as well as the relationship of the resulting streetwall to the overall street widths.

Two historical building typologies exemplify the District's overall physical character and historical evolution. The commercial warehouses have a tripartite design with a storefront base, above which sit two to three storeys with regular window bays and either an expressed cornice or a mansard roof. The finer grain of this typology is expressed as a single lot, either in individual buildings or in vertical bays of wider buildings, which in turn correspond to the storefront widths. The frame and entablature of these storefronts create a strong, continuous horizontal datum line. By contrast, the industrial buildings are characterized by a large footprint, a more uniform elevation with repetitive bays of windows, and little porosity at street level.



Figure 6: 67-69 Front Street East, an example of a Commercial Warehouse building



Figure 7: 70 The Esplanade, an example of an Industrial building

Other architectural characteristics include the predominant use of brick, which is often polychromed; the use of stone for more prominent buildings; the decorative detailing of the brick and stonework; the ornamentation of storefronts and cast iron work; and the proportions of the windows.

More recent building typologies within the District include five to ten storey buildings with gradual step-backs, as well as towers on base buildings. These can be found throughout the Neighbourhood, but do not contribute to the cultural heritage value of the District. Similarly, there are some, more recent existing or approved but not yet constructed buildings within the District with heights significantly taller on base buildings as high as five to ten storeys. To date, the numbers of such buildings have not impacted the District's physical character; however such buildings do not contribute to the cultural heritage value of the District and there is potential for an overabundance of the tall building built form to undermine the physical character of the District.

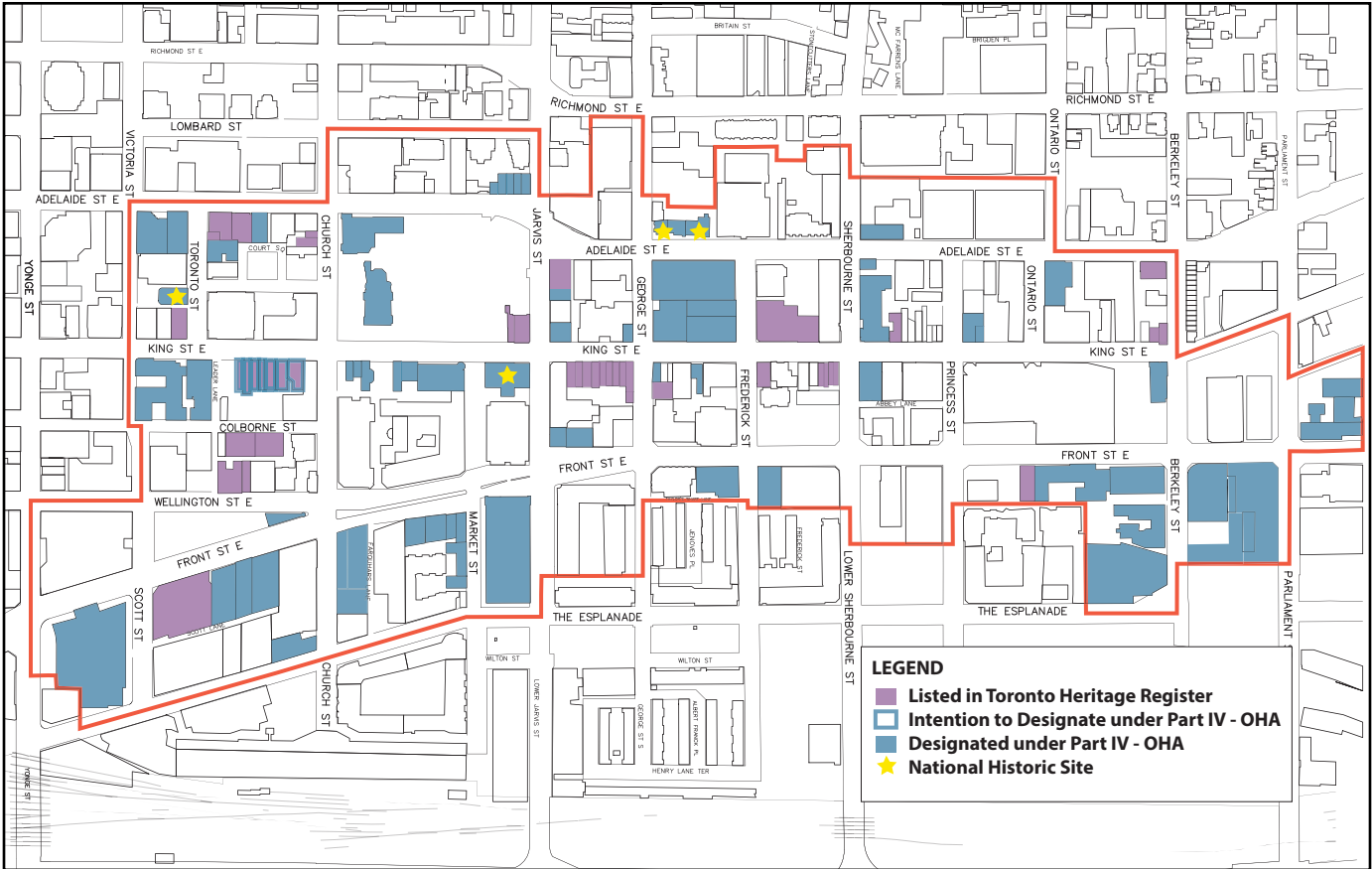
Two elements of the District's physical character stand out as representative of its cultural heritage value and interest. One element arises from the number of structures that are unique and architecturally significant within the City. Examples include the Gooderham Building, Alumnae Theatre, and St. James Cathedral. Such important landmark structures help define the character and identity of the St. Lawrence Neighbourhood. In addition to such buildings, the overall physical texture and built form of the structures within the District results in a historic enclave within the City in proximity and in contrast to the intensity and the built form of nearby areas such as the City's Financial District.



Figure 8: Polychrome brick, decorative stone detailing and ornamental storefronts at 81-83 Front Street East



Figure 9: 55 Front Street East, a contemporary step-back building



Map 3: Properties on the City of Toronto's Heritage Register, 2015

District Social and Community Significance

The District's historic value, together with its physical character as described above, establish a contextual framework for the District's social and community significance. This cultural heritage value and interest operates both locally and on a much broader scale. Local neighbourhood character is a key component of life in the City of Toronto. In this regard the contextual framework of the District creates a strong sense of place and community. This social value is evident in the strong community activism and neighbourhood pride that characterizes the St. Lawrence Neighbourhood.

In addition, on a broader scale the District serves as an identifiable City landmark. The "Old Town" contains numerous institutions that continue to attract visitors to the District to enjoy its attractions and participate in its ambience from across the City and beyond. Examples of institutions anchoring the broader cultural heritage value and interest and of the District and reinforcing its social value to the community at large include St. Lawrence Hall and the north and south markets, which have since their inception been focal points for civic activities. The theatre clusters at the eastern and western edges reinforce and sustain cultural activities. St. James Cathedral, as the home of the Diocese of Toronto and the Anglican Church of Canada, is a historic religious anchor located within the District. Berzcy Park, St. James Park, Courthouse Square and the Sculpture Garden, together with David Crombie Park immediately to the south of the District, provide important green spaces.

2.1 STATEMENT OF HERITAGE ATTRIBUTES

The District heritage attributes may be considered in terms of five elements. These consist of its built form, landscape and streetscape attributes, its function and its archaeological elements and potential. The overall impact of these attributes generates the contextual significance of the District, which is preserved as a historic enclave in proximity and in contrast to the density and the built form of nearby areas such as the City's Financial District.

Built Form

- the lower-scale buildings of the District are in proximity to the tall buildings of the Financial District (Yonge Street), which lower scale presence engenders a sense of place within the historic context of the District, as well as the resultant views to the downtown core;
- the one to four storey predominant scale, interspersed with five to ten storey buildings, with most buildings not exceeding six storeys at the streetwall;
- the sky views from the sidewalk resulting from the predominant scale of the buildings.
- the building construction to the front and side lot lines;
- the distinctive built form typologies of commercial warehouses and the industrial buildings;
- the predominantly equal proportion of the height of the streetwalls to the width of the streets;
- the fine-grained vertical rhythm of facades that defines the commercial blocks;
- the vertically-oriented fenestration;
- the symmetry at upper levels of building facades;

- the articulation of horizontal rhythm (string courses, storeys, cornices) and vertical rhythm (window bays, pilasters, columns) in building facades;
- the use of brick (red and buff) and stone, and the overall quality of the ornamentation and detailing of masonry, including the use of polychrome brickwork;
- the landmark buildings;
- the orientation of main entrances towards major streets;
- the expressed rooflines, including:
 - the use of mansard roofs; and
 - the expressed cornices.

Landscape

- The views of landmark buildings and open spaces, which connect us to the past, provide a sense of place, and create focal points in relation to surrounding buildings;
- the harbour infill south of Front Street East and the change in elevation between Front Street East and The Esplanade which marks the difference between the city and the former lower beach;
- the urban parks, gardens and public squares that provide green space, leisure space and pedestrian pathways, including:
 - St. James Park;
 - Berczy Park;
 - Market Lane Park;
 - Sculpture Garden; and
 - Courthouse Square.

Streetscape

- The street grid of the original 10 blocks;
- the bend of Adelaide Street East west of Jarvis Street that marks the northern edge of the town of York's Church and Jail Reserves, and east of Jarvis Street that marks the northern edge of the original 10 blocks;
- the bend in Front Street East and the change in grade between Front Street East and The Esplanade that reflect the old shoreline;
- the confluence of Front Street East with Wellington Street East at Church Street;
- the enclosed visual character of Toronto Street at its north and south ends;
- the animated streetscapes and pedestrian-oriented storefronts;
- the streetcar line along King Street East, which was the birthplace of the Toronto Street Railway and bus service;
- the high-levels of pedestrian activity along Front Street East and King Street East;
- the median on Front Street East between Church Street and Jarvis Street, which assists in pedestrian circulation around the St. Lawrence Market;
- the pedestrian cultural life related to the St. Lawrence Market;
- the marked and unmarked gateways to the neighbourhood;
- the distinctive pedestrian street lights on Toronto Street;
- the laneways, narrow streets, and mid-block pedestrian connections, which break down large blocks, enhance connectivity, and sometimes have distinct commercial pockets, including:
 - Old Post Office Lane;
 - Rodega Lane;
 - Colborne Lane;
 - Oak Hall Lane;
 - Scott Lane;
 - Farquhars Lane;
 - Taylor's Wharf Lane;
 - Duke Mews;
 - Nicholson Lane;
 - Pompadour Lane;
 - Leader Lane;
 - Abbey Lane;
 - Colborne Street; and
 - Court Street.

Function

- The continuous operation of numerous historic structures within the District preserves a built form cultural link to the past. Such structures include the St. Lawrence Market and St. James' Cathedral on the land originally reserved for them;
- the continuous commercial use of 19th century commercial warehouse storefronts;
- the adaptive re-use of industrial buildings;
- the importance of the District as a setting for artistic activities, including the film industry within the City;
- the continuous mixed-use character of the Neighbourhood;
- the continuous role of key institutions in the social, educational, community and cultural life of the community and city, including:
 - St. James' Cathedral;
 - North and South St. Lawrence Market;
 - St. Lawrence Hall;
 - George Brown College - St. James Campus;
 - St. Lawrence Centre for the Arts, Sony Centre for the Performing Arts, Alumnae Theatre, Canadian Opera Company, Young Peoples' Theatre, The Canadian Stage Company (CanStage);
 - King Edward Hotel.

Archaeological

- The Archaeologically Sensitive Areas (ASAs);
- the lost historic sites, including:
 - First Parliament Buildings Site; and
 - Original 10 Blocks.
- The sites of the first St. Lawrence Market

2.2 STATEMENT OF HCD OBJECTIVES

The overall objective of this Heritage Conservation District Plan is to protect and conserve the cultural heritage value and interest of the District as manifested by its heritage attributes in order to preserve these qualities for the benefit of current and future generations. The cultural heritage value and interest of the District consists of its historic value, physical character and its social and community value. The heritage attributes of the District include its built form, landscape, streetscape, function and archaeological elements. Looking forward to the management of change within the District, the overall objective of this District Plan will focus upon addressing the physical character and the function of the St. Lawrence Neighbourhood.

Specific objectives of this Plan are set out below. Although the following sections are numbered, the numeric sequence does not establish a priority among the objectives.

1. Conserve the cultural heritage value of the District as embodied in its physical character, which is described in general terms in the Heritage Attributes.
2. Conserve the Heritage Attributes of the heritage resources as well as the general fabric of the District, including its predominantly one to four storey scale of buildings, and its character as a historic enclave in proximity and in contrast to the density and the built form of nearby areas such as the City's Financial District;
3. Conserve and enhance the social and community significance of the District in terms of its role as a neighbourhood with a distinct local identity premised on its distinct physical character and in terms of its broader role as an identifiable City landmark containing important cultural, institutional and social venues;
4. Manage change within the District such that new construction, infill development, additions and alterations to built form, landscapes and streetscapes are compatible with their context and further, complement the cultural heritage value and interest of the District;
5. Maintain and reinforce the historic height of the District, and the differentiation between the scale of the tall buildings around Yonge Street and the street-related, pedestrian-scaled environment of the District;

6. Reinforce the strong and articulated streetwalls that characterize the main arteries of the District.
7. Recognize King Street East as the historic artery of the neighbourhood and city;
8. Support and encourage the adaptive re-use of heritage properties where those uses and the proposed built form do not result in unacceptable adverse impact on the cultural heritage value and interest of contributing buildings and the District;
9. Protect identified shadow-sensitive heritage features from net new shadows;
10. Protect the streetscapes, particularly along King Street East, by minimizing loss of sky views and sight lines;
11. Protect identified vistas and views into and out of the area;
12. Promote excellence in streetscape, lighting, landscape, signage, and civic design to enhance the public realm;
13. Encourage and promote a continued sense of community and uses related to public gathering and civic activity through the establishment of complete streets, pedestrian amenities and pedestrian connections;
14. Enhance the legibility of the historic urban fabric including the original 10 blocks, the original government reserve lands and the First Parliament Buildings site through means which will encourage signage and streetscape treatments;
15. Ensure that known and potential archaeological resources are protected until such time as appropriate investigation is undertaken.

3. CHARACTERIZATION OF DISTRICT

8 CHURCH JUNE 16 1913

3.1 DELINEATION OF DISTRICT BOUNDARIES

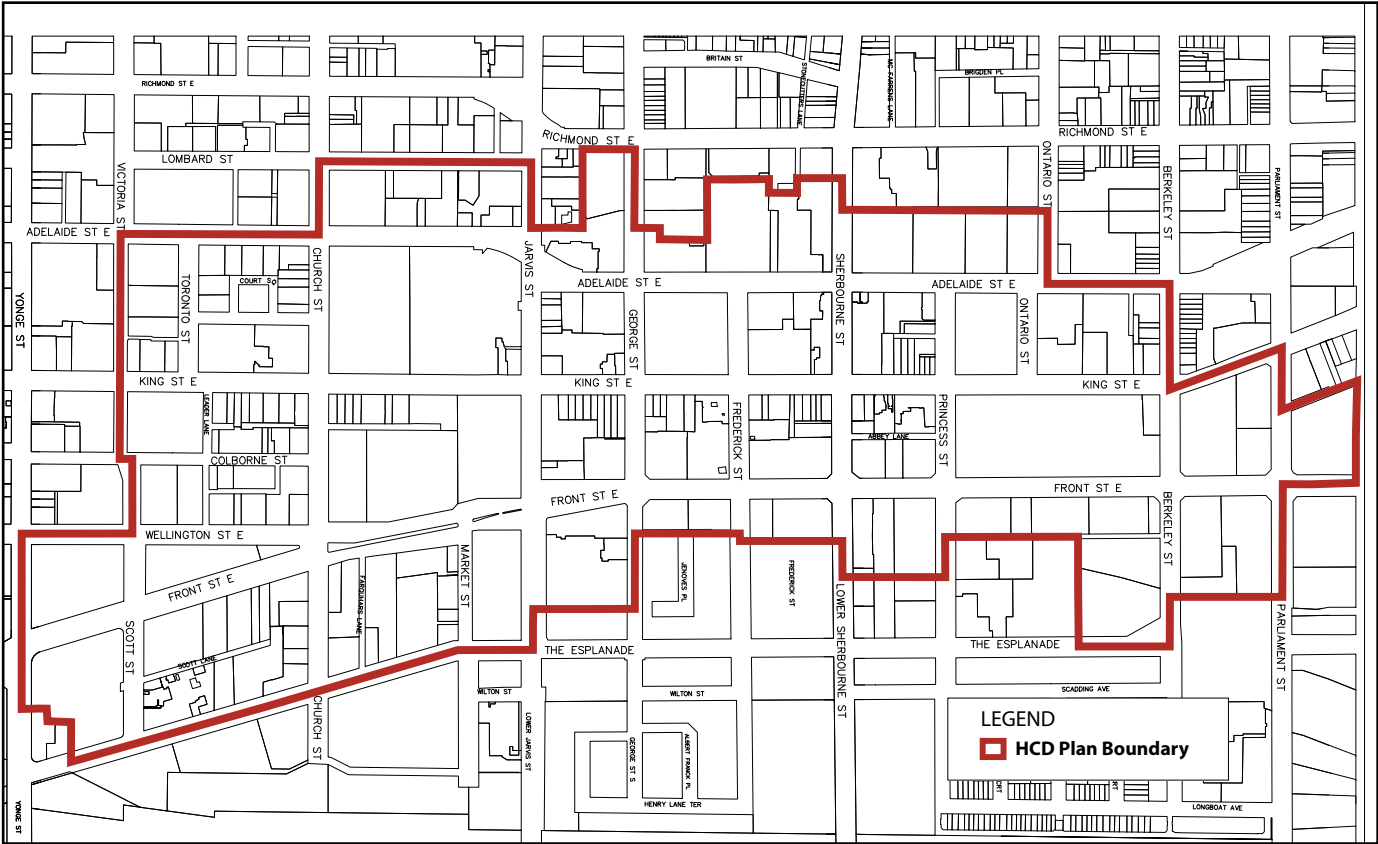
The District boundary, therefore, includes:

- the original 10 blocks of the town of York surveyed in 1793, as well as those immediately to the west which were defined soon after;
- the areas related to early civic and religious institutions of the city of Toronto, including the church, the market and meeting hall, the courthouse and jail, and the locations of the First Parliament buildings and the first City Hall;
- the landmark buildings that form the neighbourhood's visual identity, including the Flatiron Building and St. Lawrence Hall;
- the cultural and educational institutions that serve the area and the city at large, including the theatres at the west and eastern ends of the District, and George Brown College;
- the buildings that chart the economic development of the early Toronto, including the commercial warehouses and the industrial buildings; and
- the buildings that contribute to the overall visual identity of the District.

The boundary limits run along rear and side property lines and the centrelines of roads, where indicated on Map 4.

The northern border encompasses both sides of Adelaide Street East with the exceptions of the eastern and western corners for reasons discussed above.

A large section of the southern edge of the Study Area was excluded. The boundary includes both sides of Front Street East. The blocks south of Front Street East form an area with a distinct history and character, based around the 1980s municipal initiative to develop a mixed income and socially diverse community. While the linear David Crombie Park traces its origins to the original railway lines of the city, the predominant character of the neighbourhood is marked by the much more recent residential buildings.



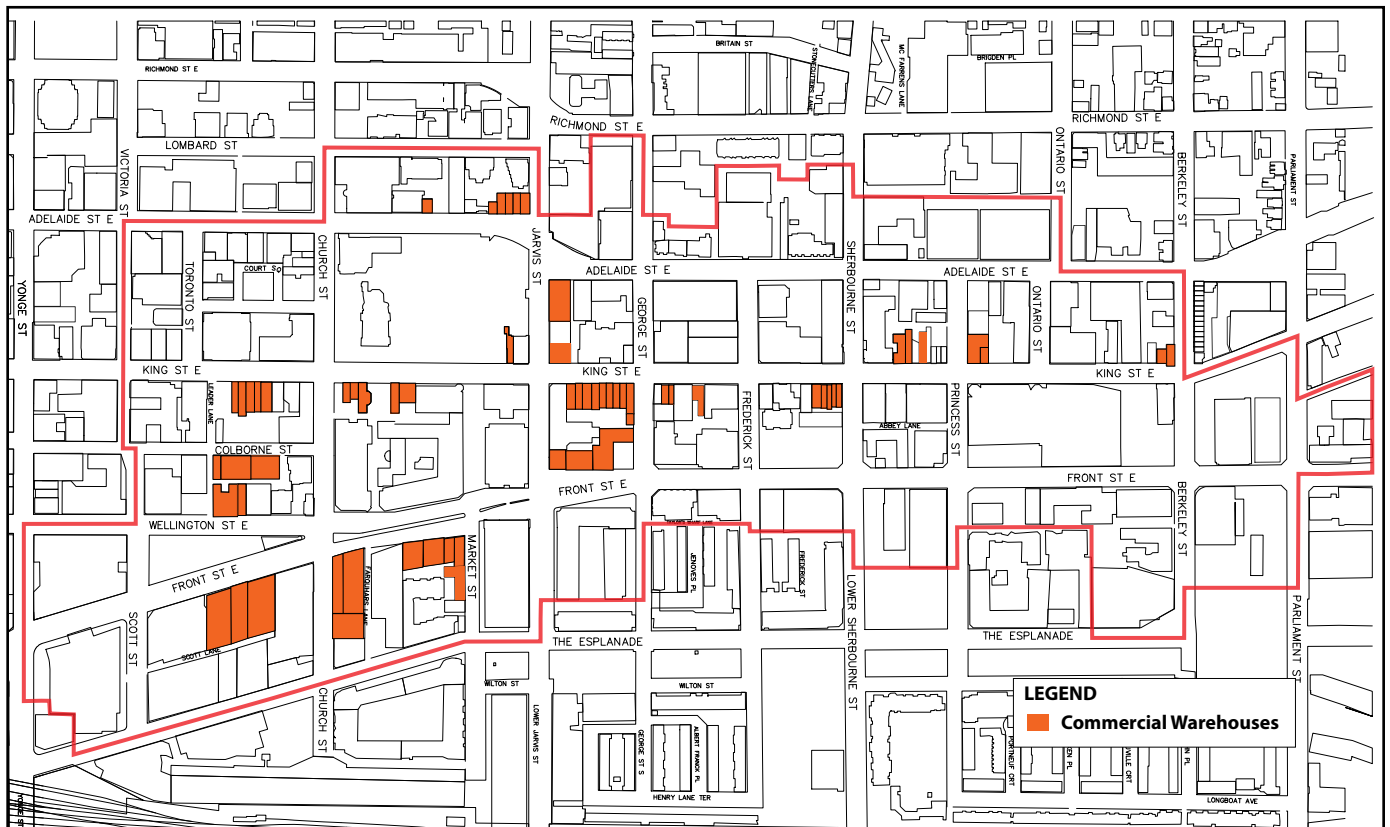
Map 4: HCD Boundary

3.2 BUILDING TYPOLOGIES

Two historical building typologies exemplify the district's overall physical character and historical evolution: the Commercial Warehouse typology and the Industrial Building typology. The evolution of these building typologies in the District is discussed in the HCD Study. The following section outlines the key physical attributes that characterize the typologies within the District. Landmark buildings constitute a third building typology within the District. These historic buildings do not necessarily share common architectural styles, detailing or materiality. In fact, they are often defined by their unique and/or exceptional physical attributes. Together, they contribute to the District's heritage character as some of Toronto's most distinctive historic landmarks. Properties belonging to these typologies are identified on Maps 5, 6 and 7 as well as in *Appendix C – Schedule of Properties*.

Commercial Warehouse Typology – Common Attributes

- Distinct tripartite design (storefront, upper storeys, roof)
- Expressed separation between upper storeys and storefronts
- Three to five storey height
- Narrow rhythm of façades (average bay width of 2m–4.5m, average storefront width of 5m–9m)
- Red, buff or polychrome brickwork, often with stone detailing
- Glazed storefronts with wood or metal frames
- Recessed entrances
- Decorative storefront surrounds, often including pilasters, cornice, fascia, and/or cast iron detailing
- Glazing proportions (75–95% storefronts, 20-35% upper storeys)
- Regularly-spaced and vertically-oriented windows in the upper storeys
- Flat roof with expressed cornice or mansard/gable roof with dormers
- Italianate, Neoclassical, Second Empire, and Romanesque Revival stylistic influences



Map 5: Commercial Warehouse Typology

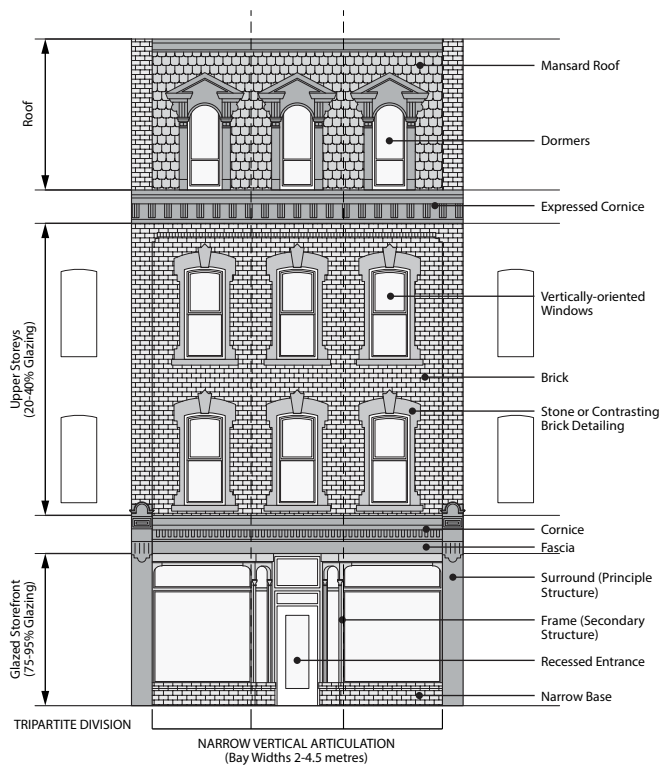


Figure 11: Prototype of a Commercial Warehouse building



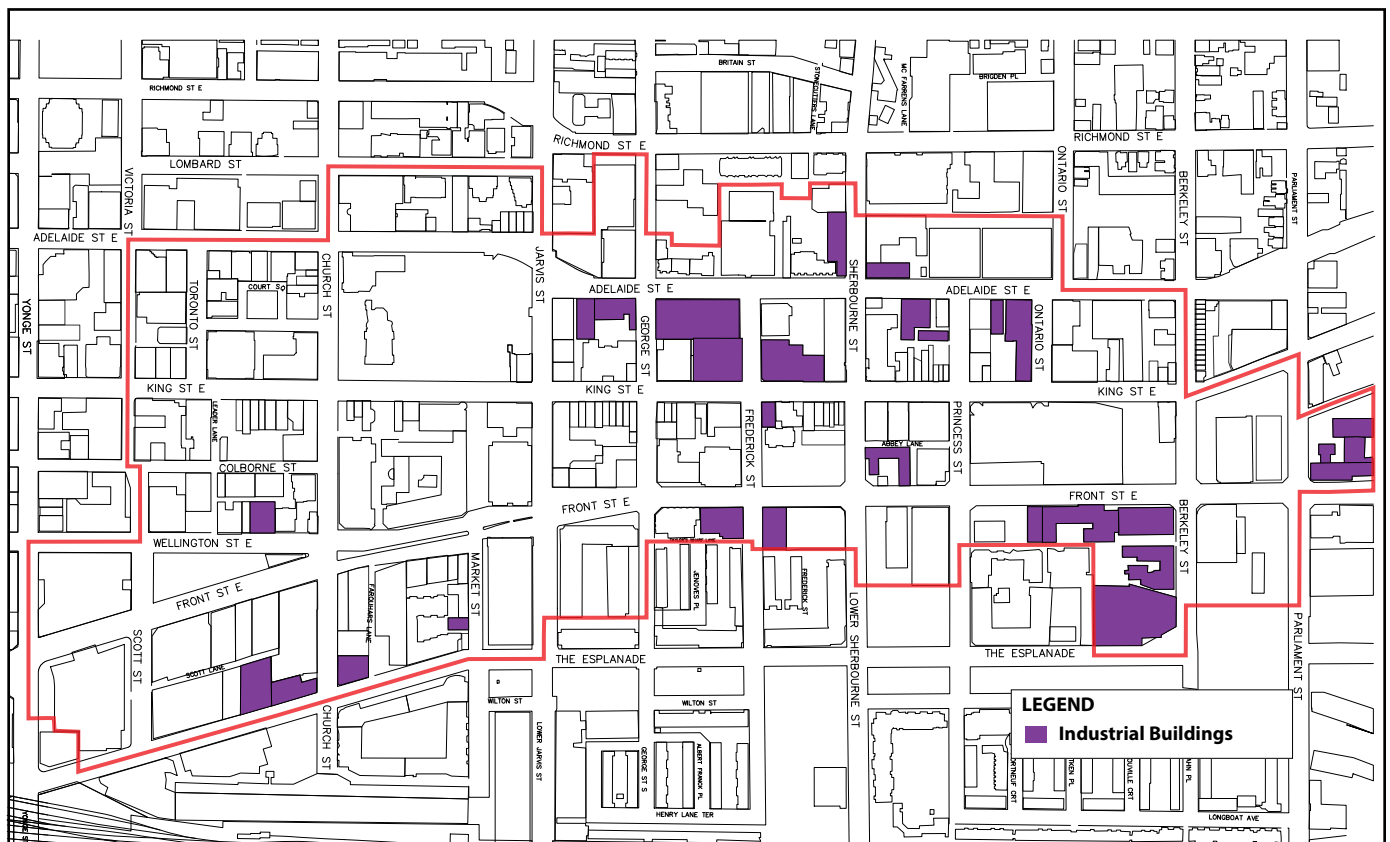
Figure 10: 61-75 Jarvis Street, examples of Commercial Warehouse buildings



Figure 12: 35 Front Street East, an example of a Commercial Warehouse building

Industrial Building Typology - Common Attributes

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



Map 6: Industrial Buildings

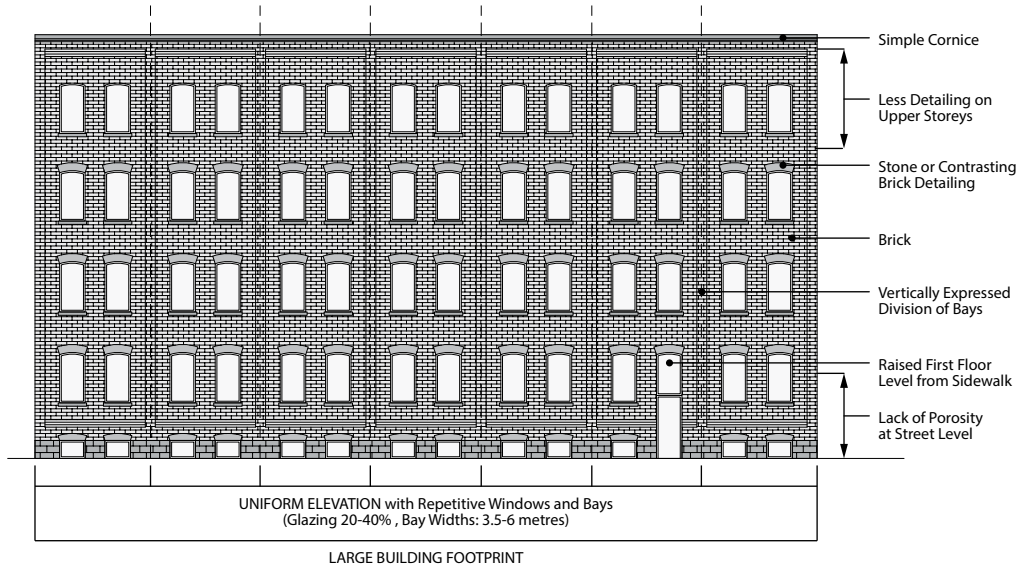


Figure 14: Prototype of an Industrial building



Figure 13: 204 King Street East, an example of a Industrial building



Figure 15: 219 Front Street East, an example of a Industrial building

Landmark Buildings – List Keyed to Map 7

- Old Toronto Post Office **(1)**;
- King Edward Hotel **(2)**;
- Flatiron Building **(3)**;
- Sony Centre for the Performing Arts **(4)**;
- St. Lawrence Centre for the Arts **(5)**;
- South St. Lawrence Market **(6)**;
- St. Lawrence Hall **(7)**;
- Alumnae Theatre **(8)**;
- Paul Bishop House **(9)**;
- Fourth York Post Office **(10)**;
- De La Salle Institute **(11)**;
- Bank of Upper Canada **(12)**;
- St. James' Cathedral and Cathedral Centre **(13 and 14)**; and
- York County Courthouse **(15)**.



Map 7: Landmark Buildings



Figure 16: Flatiron Building



Figure 19: King Edward Hotel



Figure 17: Bank of Upper Canada



Figure 20: St. James Cathedral



Figure 18: South St. Lawrence Market

3.3 CATEGORIZATION OF PROPERTIES

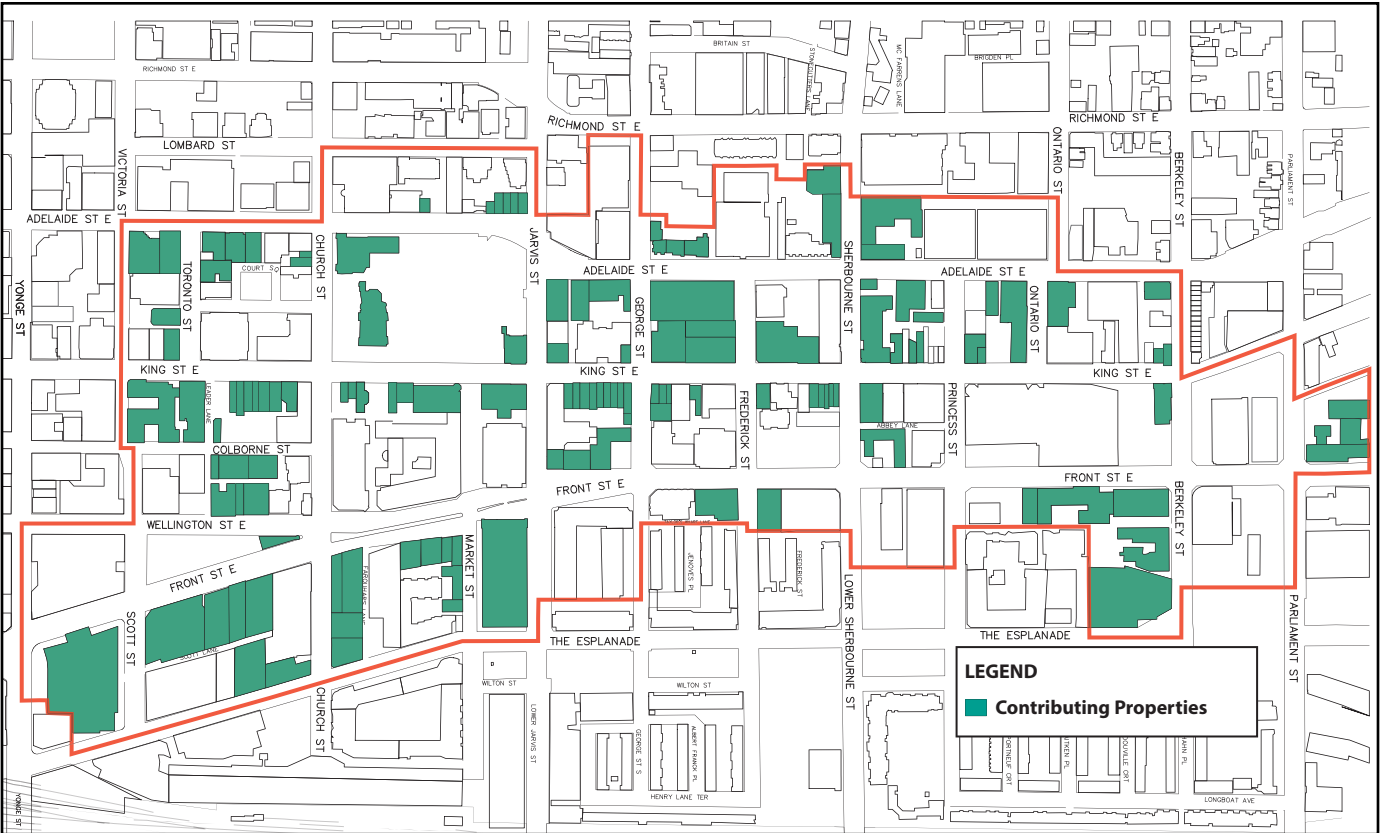
The compilation and evaluation of the Built Form Inventory during the HCD Study set the foundation for the classification of all properties within the District boundary into two categories: “contributing properties,” which contribute to the heritage character of the District, and “non-contributing properties,” which do not contribute to the heritage character of the District. Different sets of policies and guidelines apply to these two categories of properties.

The methodology used to identify Contributing Properties consisted of reviewing the Built Form Inventory sheet for each property within the District’s boundary individually, in order to identify whether the property meets at least two of the following criteria:

- Property is on the City of Toronto’s Heritage Register;
- Property belongs to one of the District’s three Building Typologies – Commercial Warehouse Buildings, Industrial Buildings or Landmark Buildings (*Section 3.2*); and/or
- Property’s age links it clearly to the history of the District.

All District properties that were determined to meet at least two of the above criteria were then reviewed again to determine whether they retained enough architectural integrity to effectively contribute to the heritage character of the District. Properties that were determined not to have architectural integrity were classified as Non-Contributing Properties, as were all remaining properties that do not meet at least two of the above criteria. While Non-Contributing do not individually contribute to the heritage character of the District, their proximity to and evolution alongside the contributing properties gives them the potential to significantly impact the heritage character of neighbouring properties and the District as a whole.

A complete address list of Contributing and Non-Contributing Properties can be found in Appendix C.



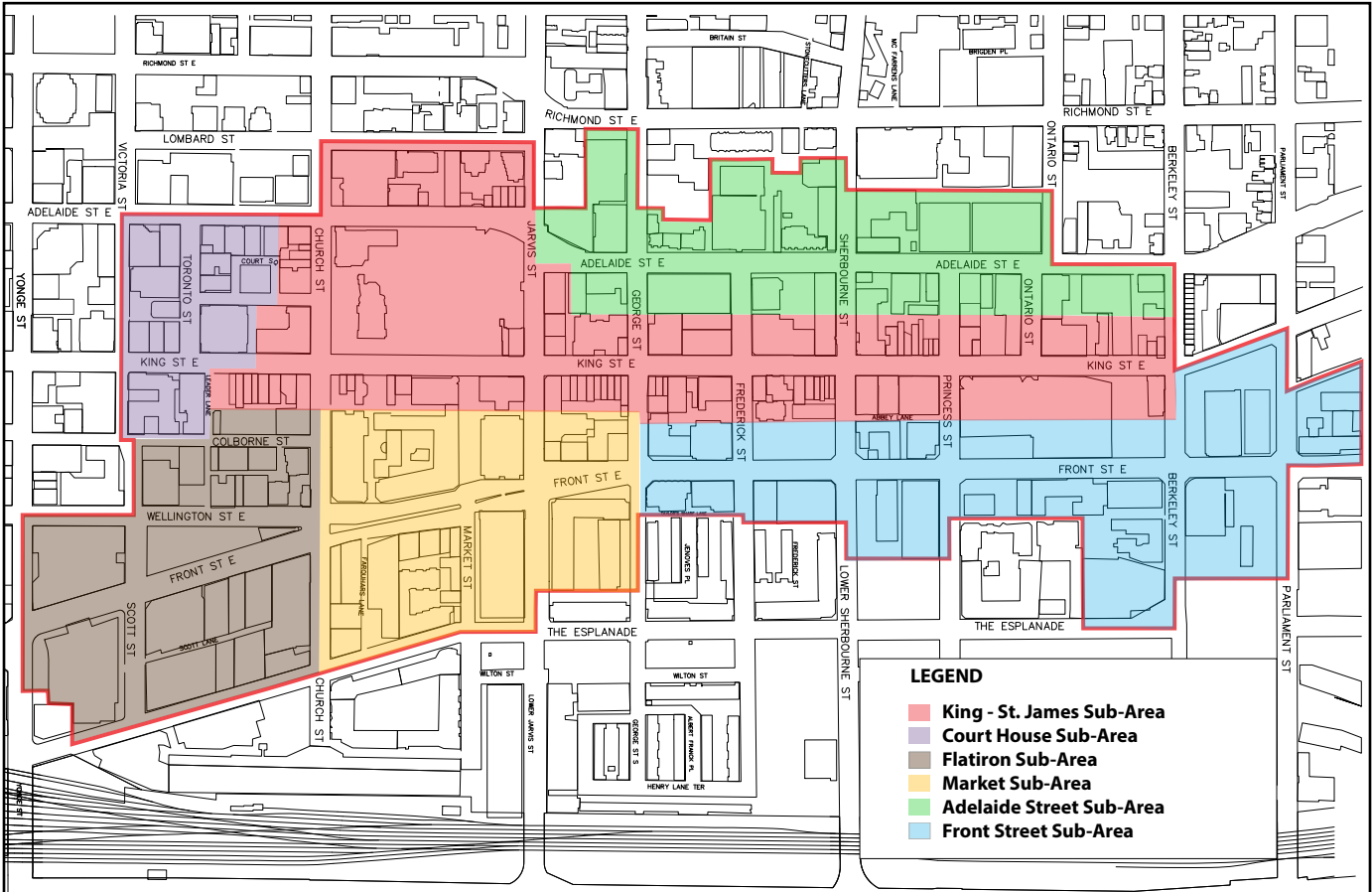
Map 8: Contributing Properties

3.4 CHARACTER SUB-AREAS

The St. Lawrence Neighbourhood Heritage Conservation District can be categorized as an Evolving District that has undergone continuous change since its founding in 1793 as the town of York. Its development can be understood through four historic periods of significance; each leaving its trace on the urban fabric. These periods were elaborated in the HCD Study:

1. Early development (1793 to 1849)
2. Intensification period (1850 to 1920)
3. Industrial and commercial decline (1920s to 1970s)
4. Regrowth and redevelopment (1970s to today)

The waves of development associated with each period of significance left their mark on different sub-areas of the District in different ways. The extant buildings, streetscapes and open spaces that constitute these sub-areas help to provide a strong sense of how the District has evolved over time, as one moves through the neighbourhood between sub-areas. The following section identifies the boundaries and unique trends and features that characterize the six identified Character Sub-Areas within the District. The Character Sub-Areas were identified in order to allow for the Policies and Guidelines in Sections 5.0 and 6.0 to more effectively respond to variations of the built form throughout the District. The lists of characteristics in following section describe the extant character, history and use of the heritage and non-heritage elements of each Sub-Area, and are intended to inform a general understanding of the nuanced expression of the District's overall heritage character within each Character Sub-Area.



Map 9: Character Sub-Areas

King – St. James Sub-Area

Periods of Significance

- Early Development Period (1793 – 1849)
 - Commercial warehouses along the south side of King Street East, west of Original 10 Blocks
- Intensification Period (1850 - 1920)
 - St. Lawrence Hall, St. James Cathedral and commercial warehouses (1850 - 1900)
 - Banks and industrial buildings (1900 - 1920)
- Industrial and Commercial Decline Period (1920s - 1970s)
 - Primarily infill development
- Regrowth and Redevelopment Period (1970s - today)
 - Evolution of King Street Design District; development of new commercial complexes such as 333 King Street East; adaptive re-use of industrial clusters such as the Ontario Design Centre (254 - 260 King Street East, 427 - 435 Adelaide Street East) and George Brown College (200 King Street East, 215 King Street East).

Built Form

- Built out to front property line, pedestrian-oriented
- Sympathetic contemporary infill of “missing teeth” in heritage streetscape
- High concentration of properties of the City of Toronto’s Heritage Register
- Clusters of some of the oldest (pre-1850) buildings in the District
- Oldest row of retail buildings in the city
- Adaptive re-use of industrial clusters: Christie Brown and Co. factories as George Brown College, IDA factories as Ontario Design Centre

- Narrow vertical rhythm of facades
- Predominantly two to six storeys buildings, with intermittent taller buildings
- Sky views looking east and looking west, with the backdrop of the Financial District skyline
- Streetwall:
 - Predominantly 10 – 20m east of Church Street
- Architectural integrity of industrial and institutional buildings
- Glazed storefronts with recessed entrances
- Prominent corner lots
- Contemporary tower and base building condominiums primarily on north side of King Street East, clustered around Sherbourne Street
- Newer five to fifteen storey residential buildings on north side of Adelaide Street East between Church Street and Jarvis Street, along Lombard Street
- Contributing Properties include:
 - St. James Cathedral and St. James’ Diocesan Centre
 - rows of commercial warehouses
 - St. Lawrence Hall
 - 19th c. banks and hotels
 - industrial clusters
- Contributing Architectural Styles:
 - Neoclassical (south side of King Street East, George Street to Church Street)
 - Edwardian (King Edward Hotel, , banks, industrial buildings)

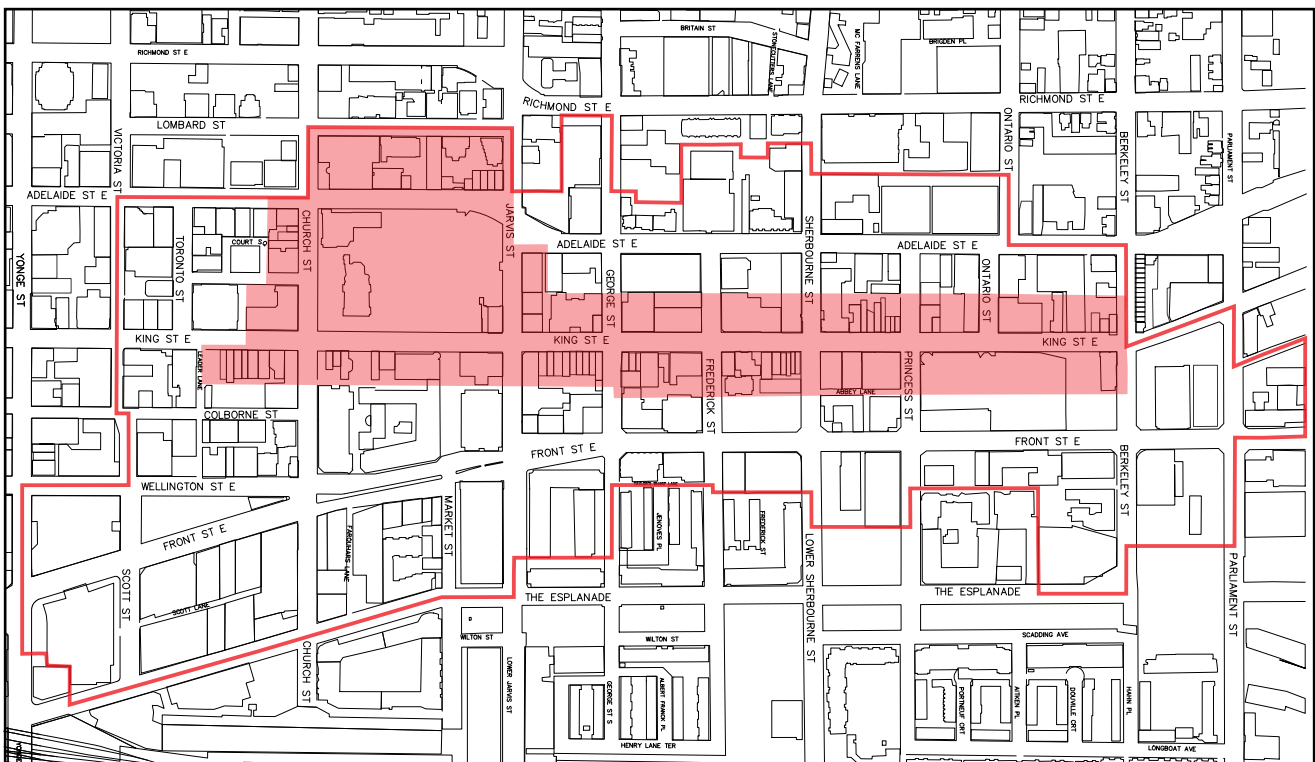
- Italianate (storefronts along north and south side of King Street East, Jarvis Street and Adelaide Street East)
- Second Empire (storefronts along south side of King Street East)
- Gothic Revival (St. James Cathedral)

- Movement:
 - High levels of automobile and pedestrian activity
 - Streetcar
 - Mid-block connections to Front Street East
 - Pedestrian connections through St. James Park

Streetscape and Landscape

- Street widths:
 - East - west streets – 20m
 - North - south streets – 20m
- Animated uses at grade

- Highly mixed-use:
 - commercial, institutional, residential (with commercial at grade)
- Green space:
 - St. James Park
 - Sculpture Garden
 - North edge of Market Lane Park



Map 10: King – St. James Sub-Area

Court House Sub-Area

Periods of Significance

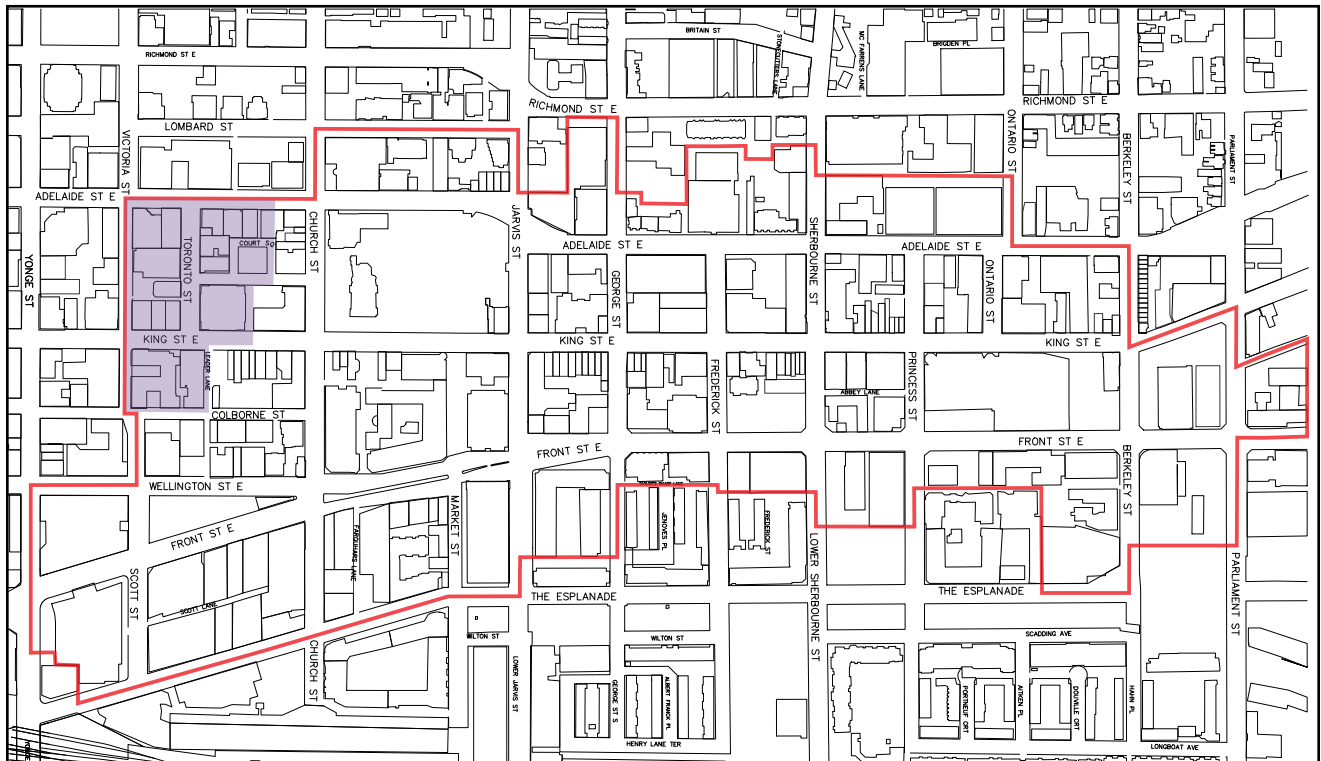
- Intensification Period (1850-1920)
 - Old Toronto Post Office, York County Court House
- Industrial and Commercial Decline Period (1920s - 1970s)
 - Proximity to Yonge Street following the westward shift of commercial activity out of the District led to the construction of several new office towers during this period.

Built Form

- Hub of banking, insurance companies and utilities in the late 19th century; significant buildings remain
- High concentration of properties on the City of Toronto's Heritage Register, one National Historic Site
- Two to six storey buildings along Adelaide Street East, taller buildings along King Street East and Toronto Street
- Streetwall:
 - 12m – 66m
- Contributing Properties include:
 - Seventh Post Office
 - Consumers' Gas Headquarters
 - Trust and Loan Company building
 - York County (Adelaide) Court House
 - Excelsior Life Insurance tower
 - 2 buildings designed by E.J. Lennox, 2 by Frederick Cumberland (and co.)
- Contributing architectural styles:
 - Italianate and Neoclassical
 - Newer commercial buildings: Mid-Century Modern architectural style

Streetscape / Landscape

- Street widths:
 - Toronto Street, King Street East, Adelaide Street East – 20m
 - Court Lane – 6m
- Mid-block pedestrian links from Toronto Street to Church Street (east), downtown (west), and between Court Street and King Street East
- Almost exclusively commercial land uses
- Court House Square park
- Somewhat secluded transition zone between the Financial District and the St. Lawrence Neighbourhood



Map 11: Courthouse Sub-Area

Flatiron Sub-Area

Periods of Significance

- Intensification Period (1850-1920)
 - Wharves, shoreline infill, rail, westward shift of commercial activity
- Industrial and Commercial Decline Period (1920s-1970s)
 - Sony Centre and the St. Lawrence Centre for the Arts reflect the 1960's ambitions for large scale urban renewal in the neighbourhood, sparked further investment during the Regrowth and Redevelopment Period (1970s – today)

Built Form

- Juxtaposition of 19th century buildings and modern large scale buildings, downtown skyline
- High concentration of listed and designated properties, landmark buildings
- Architectural integrity of warehouses along south side of Front Street East and south side of Colborne Street – including original cast iron façades and architectural ornamentation.
- Narrow vertical rhythm of storefronts
- Predominantly three to six storeys with a few taller buildings on corner lots
- Streetwall:
 - 10m – 20m

- Pedestrian orientation of buildings
- Built out to front property line
- Warehouses on south side of Front Street East were constructed with retail spaces on the main floor and loading bays (now windows) to load and unload ships docked behind them
- Industrial warehouses on The Esplanade oriented towards former rail lines
- Iconic response of landmark Flatiron building to confluence of Front Street East and Wellington Street East (formerly the 'Coffin Block')
- Views of the Flatiron Building from Church Street looking west, framed by one to ten storey buildings with the backdrop of the Financial District skyline.
- Contributing Properties include:
 - Flatiron Building
 - Sony Centre
 - St. Lawrence Centre for the Arts
 - Rows of 19th century commercial warehouses on Colborne Street, Wellington Street East, Front Street East
 - Industrial buildings on The Esplanade
- Contributing architectural styles:
 - Romanesque Revival (Flatiron Building, several warehouses along Front Street East and Colborne Street)
 - Second Empire (warehouses)
 - Italianate (warehouses)

Streetscape / Landscape

- Street widths:
 - Front Street East – 25m
 - Wellington Street East, Scott Street, The Esplanade – 20m
- Mass demolition in the post-war era created opportunities for park space that contributes to the character and amenities of the District today (Berczy Park)
- Change in grade along Church Street and Scott Street relates to original shoreline

- Park is framed by significant heritage buildings, which can be viewed through the park at all angles
- Active uses at grade – retail, restaurants and patios
- Iconic views towards Flatiron Building, back-dropped by the downtown skyline from east, towards the Flatiron mural and down Front Street East from the west
- Gateway to the St. Lawrence Neighbourhood – from Union Station and the Financial District
- High level of pedestrian activity
- Highly mixed-use: commercial, institutional, residential (with commercial at grade)



Map 12: Flatiron Sub-Area

Market Sub-Area

Periods of Significance

- Early Development Period (1793 – 1849)
 - South St. Lawrence Market and hotels
- Intensification Period (1850-1920)
 - commercial warehouses
- Regrowth and Redevelopment Period (1970s – today)
 - Residential development along Front Street East brings new life and investment to the area

Built Form

- Contemporary residential development that complements heritage character and brings life to the street (Market Square, infill and adaptive re-use on south side of Front Street East)
- Adaptive re-use of warehouses with active uses at grade
- Predominantly two to ten storey buildings, one taller building (109 Front Street East – twelve storeys)
- Views of the Flatiron Building from Church Street looking west, framed by one to ten storey buildings with the backdrop of the Financial District skyline.
- Streetwall
 - 14m – 20m
- Cluster of eight to ten storey residential buildings from the 1980's, 1990's and early 2000's
- Cluster of some of the oldest (pre-1850) buildings in the District around Front Street East and Jarvis Street

- Contributing Properties include:

- Rows of 19th century commercial warehouses
- South St. Lawrence Market
- Contributing architectural styles:
 - Italianate (warehouses)
 - Neoclassical (warehouses)

Streetscape / Landscape

- Street widths:
 - Front Street East – 30m – 40m
 - Market Street – 15m
 - Jarvis Street – 20m
- Boulevard streetscape along Front Street East
- Historic area of commerce and high levels of pedestrian traffic between North and South markets, and in Market Lane
- Recent redevelopment of Market Street as a flexible street
- Movement:
 - Front Street East - major through-traffic artery
 - High level of pedestrian activity, overflowing into streets around the Market (Front Street East between North and South markets, Market Street south of Front Street East
 - Mid-block pedestrian connections (Market Lane, Farquhars Lane, lane from Front Street East to Sculpture Garden)
- Mix of commercial and residential land uses, residential buildings all have commercial uses at grade.



Map 13: Market Sub-Area

Front Street Sub-Area

Periods of Significance

- Intensification Period (1850-1920)
 - Heavy industrial activity (proximity to Gooderham & Worts, harbour, rail)

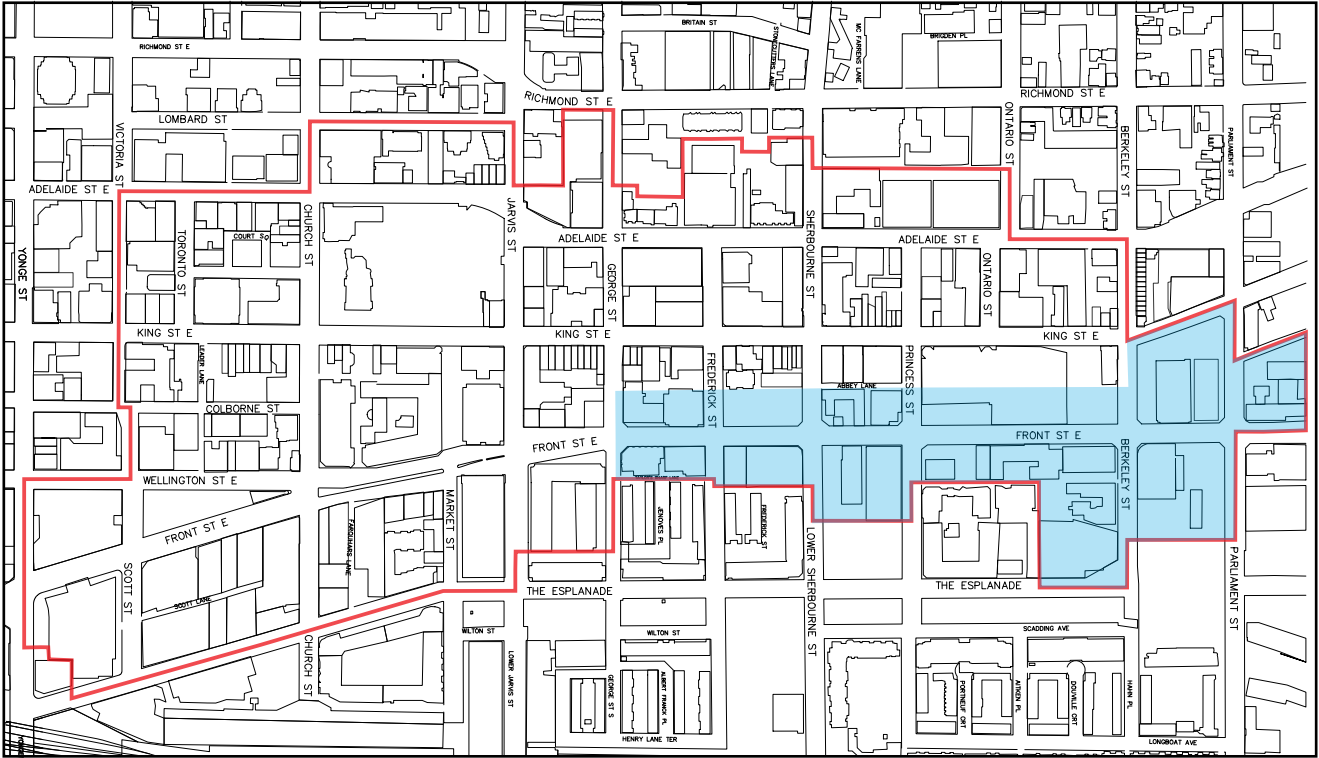
Built Form

- Distinct grouping of 19th century factories
- High concentration of properties on the City of Toronto's Heritage Register with a shared history
- Contributing Properties include:
 - Berkeley Castle
 - Standard Woolen Mills
 - Consumers' Gas (at Berkeley Street)
 - Consumers Gas (at Parliament Street)
 - Toronto Street Railway Stables
 - William Davies Pork Packing Plant
- Contributing architectural styles:
 - Romanesque Revival (factories)
 - Italianate (factories)
 - Orientation of buildings (and industries) at east end to the rail/ harbour
 - North side of Front Street East was part of Original 10 Blocks
 - Two to ten storey building heights
- Streetwall:
 - South side of Front Street East: 12m – 20m
- North side of Front Street East: more setbacks, vacant lots, parking lots, varying streetwall heights
- Adaptive re-use (office space – Berkeley Castle; performing arts – CanStage, Canadian Opera Company; civic – 51 Division Police)

- West end of Sub-Area: contemporary (1980's - contemporary) taller residential buildings with Post Modern or Contemporary architectural styles
- High development pressure, several properties currently under redevelopment, other potential development sites occupied by Non-Contributing Properties

Streetscape / Landscape / Activity

- Includes archaeologically sensitive areas: site of First Parliament Buildings/Third Jail/Consumers' Gas /Railway hub house; site of St. Lawrence Foundry
- Transition area between Distillery District, town of York, and St. Lawrence residential neighbourhood
- Street widths
 - Front Street East – 20m
 - North-South streets – 20m
- Movement
 - Major through-traffic artery
 - Less pedestrian traffic than other areas of District
- Fewer active uses at grade than in other parts of the neighbourhood
- Mix of commercial and residential uses at west end, institutional, commercial and civic uses at east end.



Map 14: Front Street Sub-Area

Adelaide Street Sub-Area

Periods of Significance

- Early Development Period (1793 – 1849)
 - Significant residential buildings from this period remain
- Intensification Period (1850 – 1920)
 - Industrial buildings including Christie Brown and Co. factory; Drug Trading Company factory, Studio City, Gillette factory and Imperial Optical.
- Regrowth and Redevelopment Period (1970s – today)
 - Residential densification.

Built Form

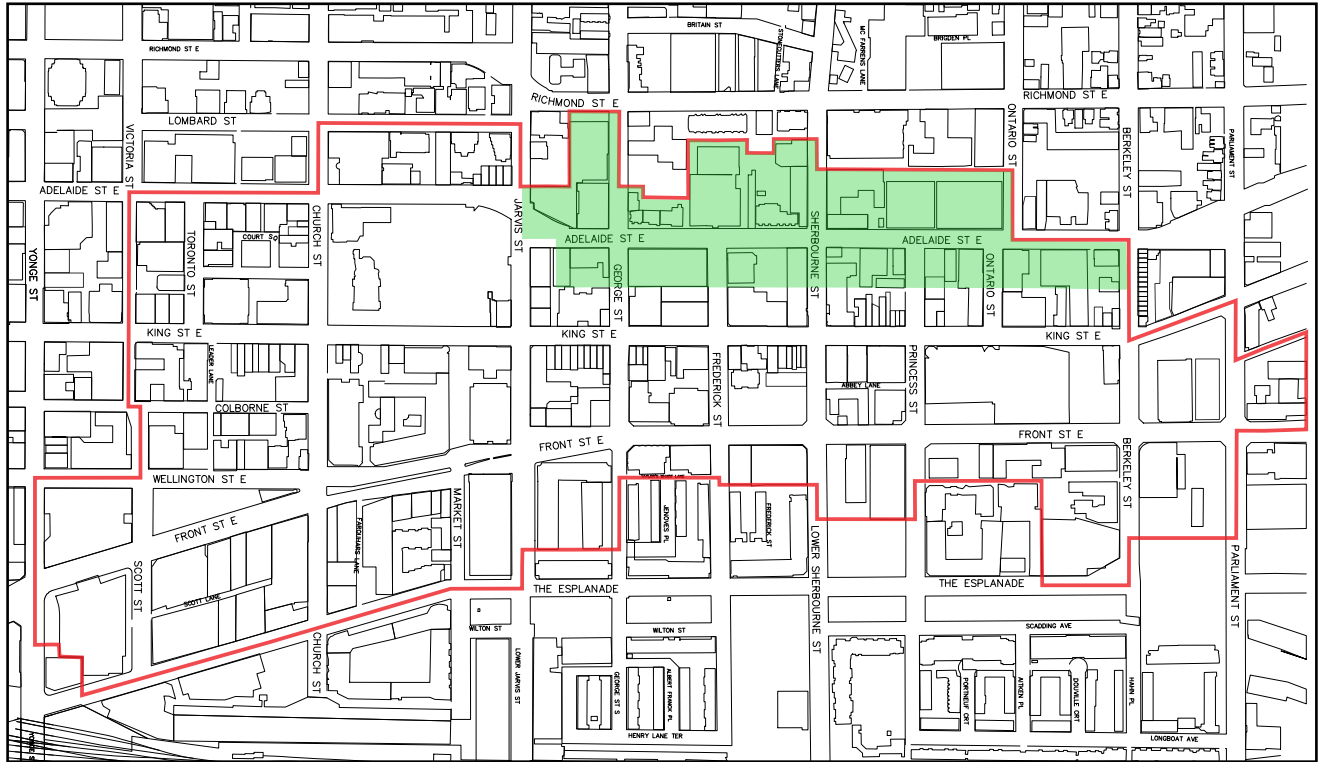
- Adaptive re-use of industrial clusters
- Emerging contemporary 11+ storey condominium buildings
- Predominantly two to six storey buildings with intermittent taller buildings
- Streetwall:
 - 12m – 20m
- More varying setbacks than in majority of District
- Contributing Properties
 - Paul Bishop House
 - Drug Trading Company, Imperial Optical, Studio City, Gillette industrial buildings
 - Alumnae Theatre
 - Toronto's First Post Office, De la Salle Institute and Bank of Upper Canada
 - Christie Brown and Co.

- Contributing architectural styles:

- Cluster of Queen Anne Revival architecture around Berkeley Street
- Two formerly industrial buildings with Art Deco detailing on Adelaide Street East between Jarvis Street and Sherbourne Street

Streetscape / Landscape / Activity

- Street widths:
 - Adelaide Street East – 20m
 - North-South streets – 20m
- Movement
 - Major through-traffic artery, opening up east of Berkeley Street
 - Less pedestrian traffic than King Street East and Front Street East
- Transition area to Corktown, Moss Park neighbourhoods
- Highly mixed-use: commercial, institutional (educational, cultural and religious), residential (with commercial at grade) public facilities



Map 15: Adelaide Street Sub-Area

4. GUIDING PRINCIPLES

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The policies and guidelines presented in the Sections 5.0, 6.0, 7.0, 8.0 and 9.0 are based on the following guiding principles. These principles express federal and provincial direction on heritage conservation. The “Standards” identified in Parks Canada’s document, *Standards and Guidelines for the Conservation of Historic Places* (2010), are followed by the 8 *Guiding Principles in the Conservation of Built Heritage Properties*, issued by the Ontario Ministry of Culture in 2007. The *Standards and Guidelines* have been adopted by Toronto City Council as the guiding document for heritage properties. The Policies and Guidelines in the following sections build on the foundation of these guiding principles, and articulate how these Principles will be applied within the unique context of the St. Lawrence Neighbourhood HCD. As per HCD Policy 10 of *HCDs in Toronto – Procedures, Policies and Terms of Reference*, the *Standards and Guidelines for the Conservation of Historic Places in Canada* will apply to any interventions to the HCD as a whole and will generally apply to individual properties within the HCD, along with the policies laid out in the following sections of the HCD Plan.

“Standards”, from *Standards and Guidelines for the Conservation of Historic Places* (Parks Canada, 2010)

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

On page 34 of the Standards and Guidelines (2010), Standard 11 is elaborated and the concept of new work being compatible with, subordinate to and distinguishable from historic places is further explained. This concept is reiterated throughout the guidelines in the following section, so it is beneficial to include the following excerpt from the Parks Canada text here:

“Physical compatibility includes using materials, assemblies and construction methods that are well-suited to the existing materials. New materials and assemblies should also have compatible service lives or durability, so that maintenance and repair work can be undertaken concurrently. Not doing so can lead to prematurely replacing adjacent historic materials for the sake of efficiency.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.”

(Parks Canada, Standards and Guidelines for the Conservation of Historic Places in Canada, 2010)

Eight Guiding Principles in the Conservation of Built Heritage Properties (Ontario Ministry of Culture, 2007)

Respect for documentary evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

Respect for the original location: Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

Respect for historic material: Repair/conservate -rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

Respect for original fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

Respect for The building's history: Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

Legibility: New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.



5. POLICIES AND GUIDELINES FOR CONTRIBUTING PROPERTIES

The following section contains policies and guidelines for Contributing Properties in the St. Lawrence Neighbourhood Heritage Conservation District. “Policies” (in **bold** font) provide rules for conserving cultural heritage values and managing change on Contributing Properties. “Guidelines” (in regular font, bulleted lists following policies) provide specific directions on how to achieve each policy.

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

5.1 UNDERSTANDING

CONTEXT

Parks Canada's document *Standards and Guidelines for the Conservation of Historic Places in Canada* provides the basis for the Policies and Guidelines for *Contributing Properties*. This document has been adopted by the Toronto City Council. Its conservation approach establishes a three-step methodology that begins with **understanding** the *contributing property*. This understanding is the fundamental basis for developing and evaluating appropriate interventions that protect and maintain the *cultural heritage values* and *heritage attributes* of the property. The next steps, **planning** and **intervening**, are integrated into the rest of the Policies and Guidelines for *Contributing Properties*.

5.1.1 **Additions and alterations to a contributing property may be permitted only once the cultural heritage value and attributes of the property have been documented, and once the impact of proposed alterations and/or additions on those cultural heritage values and attributes has been determined.**

- a. This documentation and evaluation may be determined through the City of Toronto's Heritage Impact Assessment (HIA) process (see *Appendix E: HIA Terms of Reference*).

5.1.2 **Additions and alterations to a contributing property must be based on a firm understanding of the heritage fabric of that property and how it contributes to the cultural heritage values and attributes of the property and of the District as a whole.**

- a. In order to determine appropriate interventions, take into account:
 - historic architectural styles, typologies and identified periods of significance;
 - the intentions and design principles of the original architect or builder;
 - the changes that have been made to the building over time; and
 - the building's current conditions.
- b. Determine the cause of any distress, damage or deterioration of *heritage fabric* prior to planning any interventions, in order to determine the appropriate scope of work and to preserve as much of the *heritage fabric* as possible.
- c. Do not create a false sense of the historical evolution and development of the property by adding historic building *features or components* from other places, properties or historic periods.

5.2 EXISTING NATIONAL HISTORIC SITES AND PART IV DESIGNATIONS

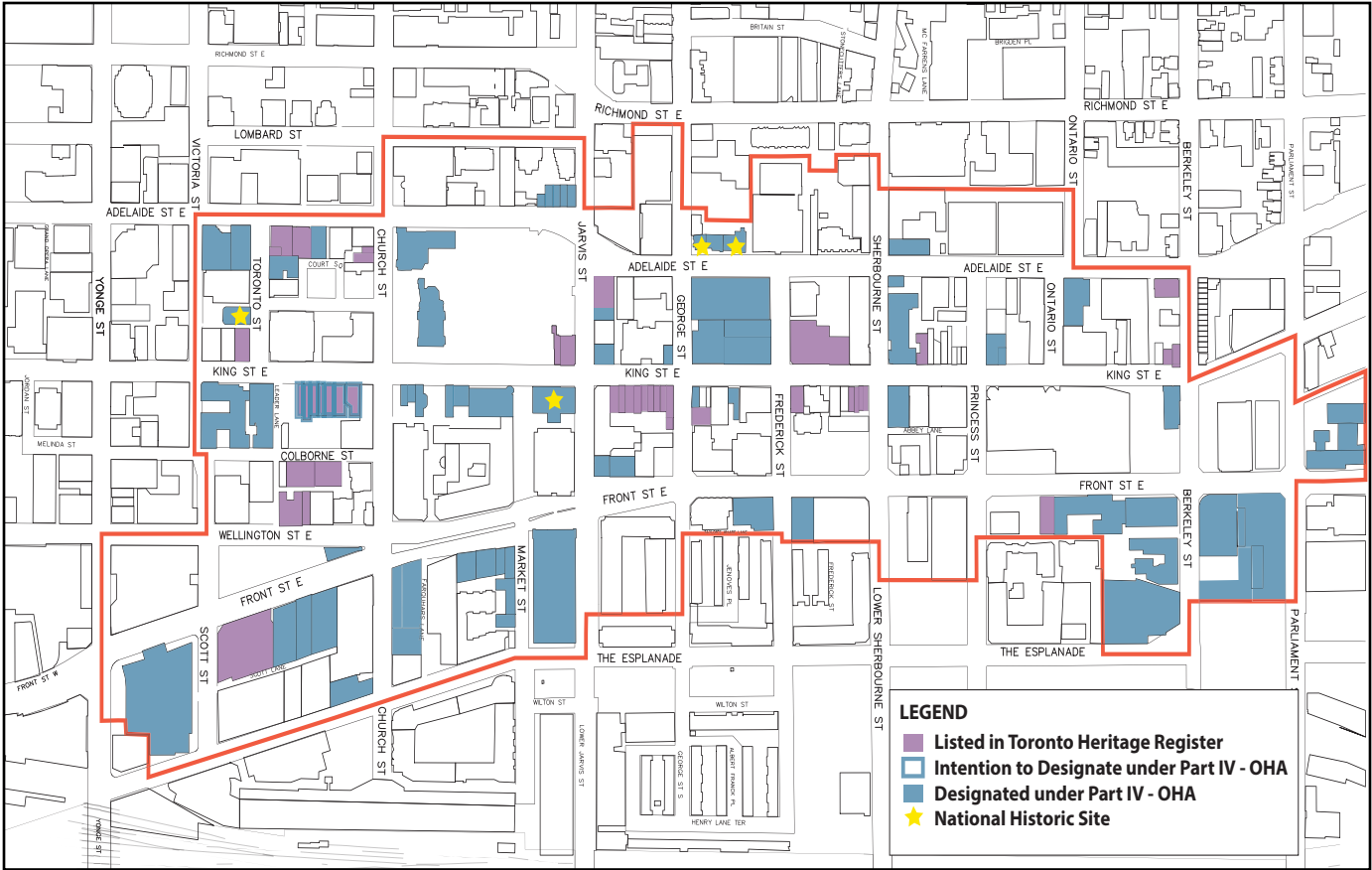
CONTEXT

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

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

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

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



Map 16: Existing Heritage Protections

5.3 DEMOLITION

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

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

CONTEXT

Official Plan Amendment (OPA) 199 requires a Heritage Impact Assessment for the proposed demolition of a property on the City of Toronto's Heritage Register, including properties located within HCDs. Article IV of the Municipal Code requires that heritage permit application be submitted for the proposed demolition of any property located in an HCD. The Property Standards By-Law protects heritage properties in HCDs from demolition by neglect. The Municipal Code and the Property Standards By-Law require that the demolition of properties in HCDs may only take place in accordance with the *Ontario Heritage Act*, and OPA 199 requires that demolitions of properties in HCDs must be in accordance with respective heritage conservation district plans.

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

5.4 MAINTENANCE

CONTEXT

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

Also refer to Article V (Heritage Property Standards) of the City of Toronto Property Standards By-Law. This By-Law specifies minimum standards for maintenance and occupancy of Part IV and Part V designated heritage properties, as well as minimum standards for repairing and replacing heritage attributes in order to ensure that the heritage character, visual and structural heritage integrity of the building or structure is maintained, preserved and protected.

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

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

5.5 CODE COMPLIANCE

CONTEXT

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

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

5.6 RESTORATION

CONTEXT

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* defines 'Restoration' as:

"the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, *as it appeared at a particular period in its history*, while protecting its heritage value" (italics added).

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

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

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

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

5.7 ALTERATIONS

CONTEXT

The *Ontario Heritage Act* (2005) defines *alterations* as follows:

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

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

“the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.”

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

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

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

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

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

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

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

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

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

5.8 ADDITIONS

CONTEXT

The policies for Additions to a *contributing property* are derived from the Rehabilitation Standards of Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, which defines 'Rehabilitation' as:

"the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value."

The *addition* must preserve the *cultural heritage values* and *integrity* of the *contributing property* by ensuring that it is differentiated from the *contributing property* while remaining compatible. The design of the new work should relate to the architectural expression of the *contributing property* while not copying it. New *additions* and other new construction should also not negatively impact the *heritage attributes* of the *contributing property* if they are removed in the future.

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

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

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

5.9 MASSING

CONTEXT

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

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

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

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

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

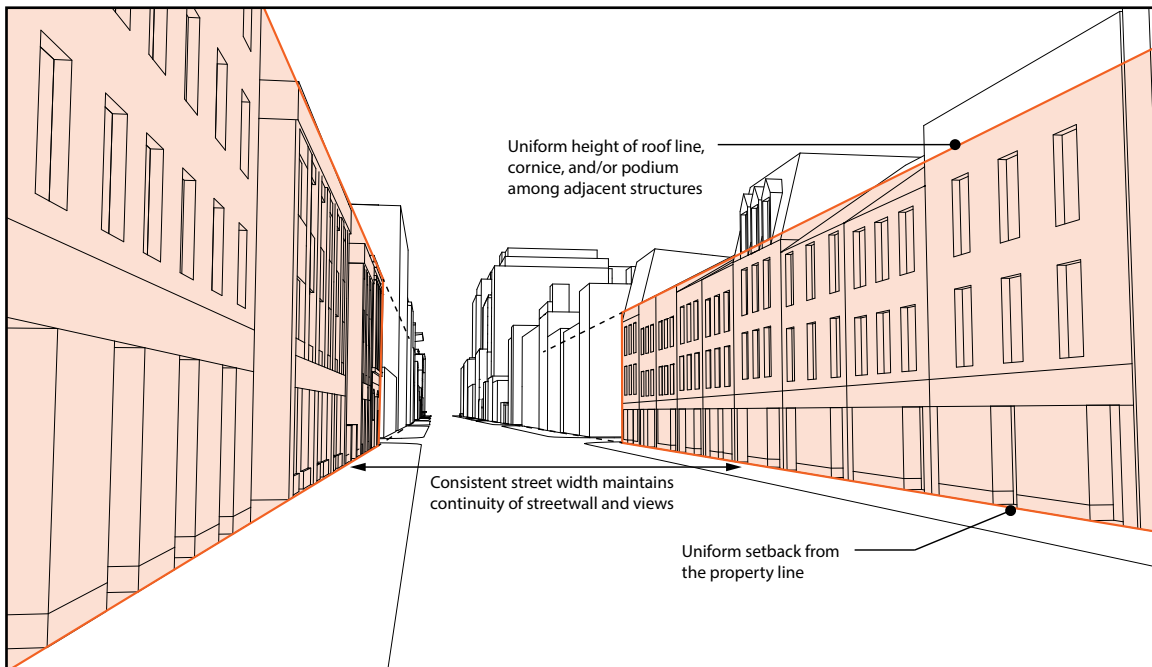


Figure 21: Streetwall Characteristics in the HCD

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

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

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



Map 17: Existing Streetwall Heights - Contributing Properties

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

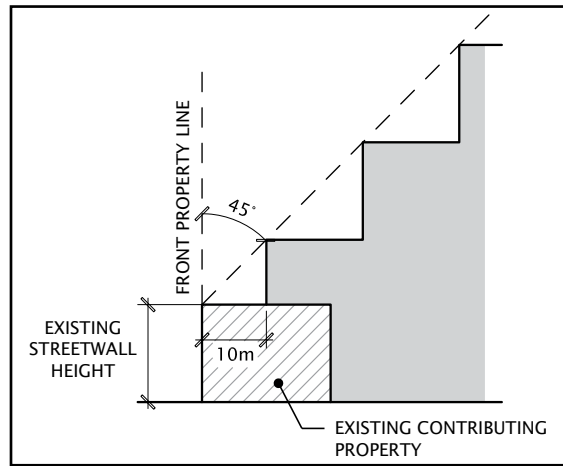
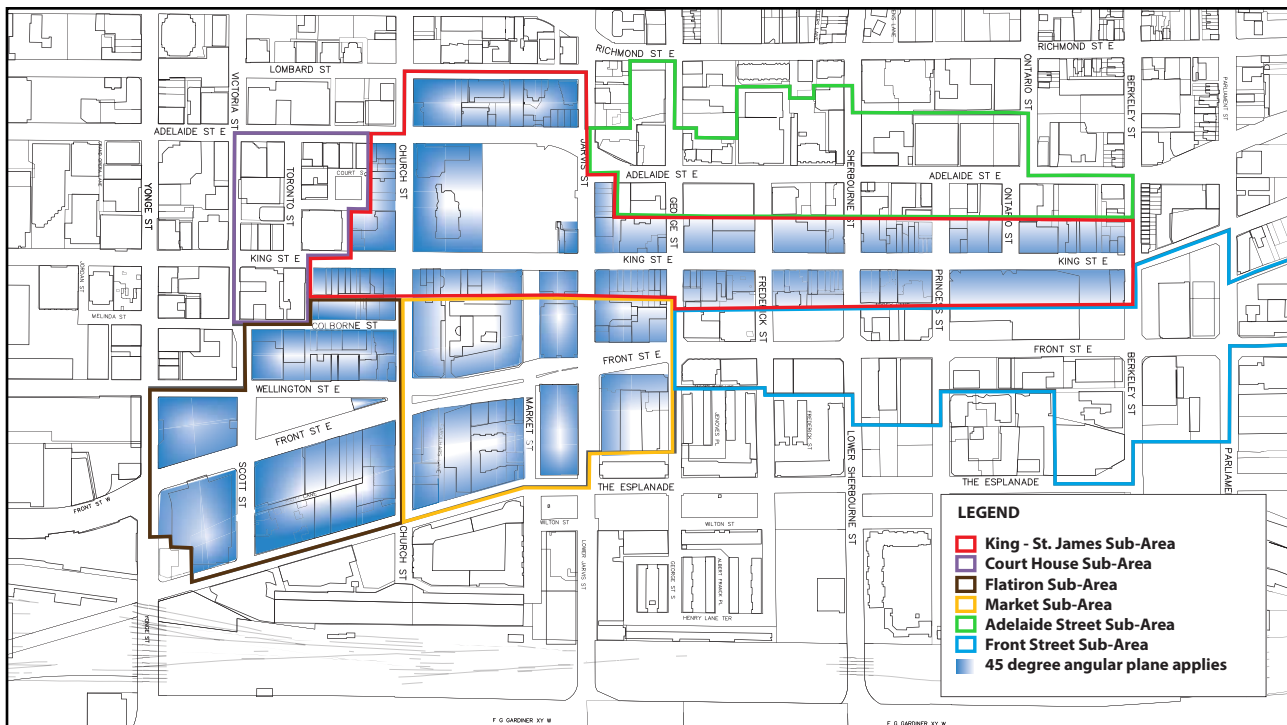


Figure 22: How to Measure Angular Plane Requirements - Contributing Properties

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



Map 18: Application of 45 degree Angular Plane within the Character Sub-Areas

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

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