

5.10 SHADOWS

CONTEXT

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

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

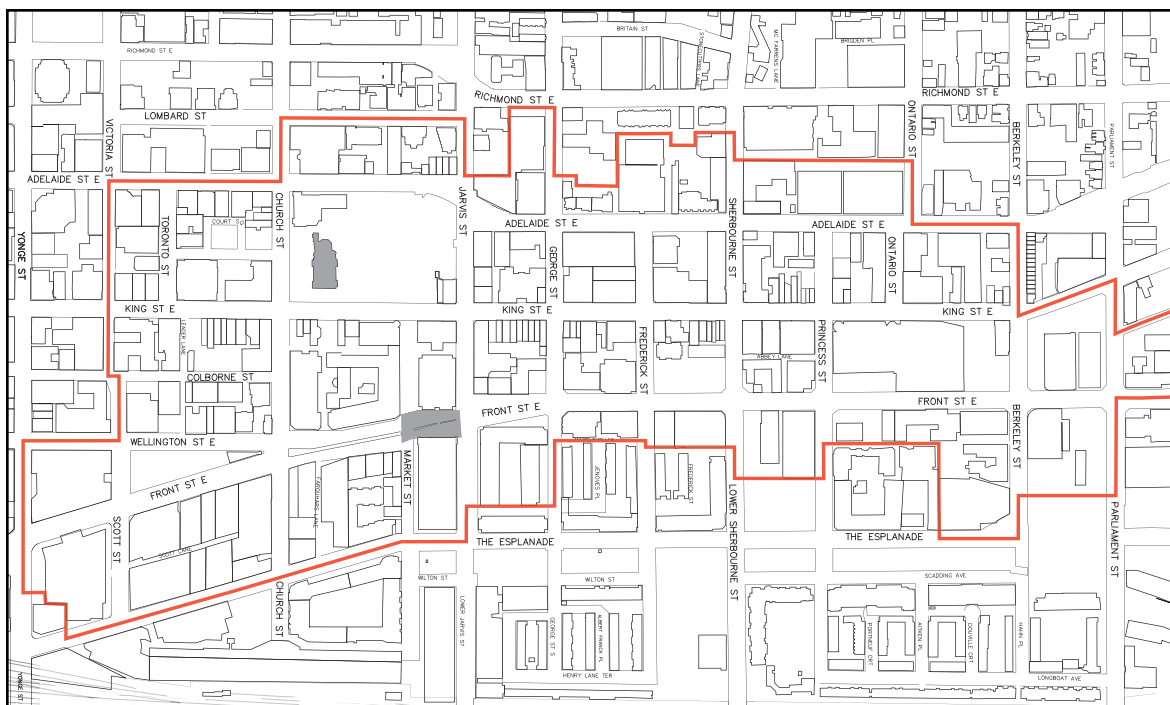
The open space between the North and South St. Lawrence Market is created by the boulevard configuration of Front Street East, which marks the original shoreline. The market buildings form part of the heritage character of the District, and this open space creates an important physical and visual connection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

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

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

Sidebar

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



Map 19: Shadow-Sensitive Areas

5.11 STREETWALL COMPOSITION

CONTEXT

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

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

5.11.1 *Infill additions and alterations must reflect the vertical articulations and bay rhythm of the façade of the contributing property, matching bay widths and storefront widths of the contributing property as well as other contributing properties within the same block.*

5.11.2 *Infill additions and alterations must reflect the horizontal articulation of the façade of the contributing property, matching storey heights and continuing the cornice lines and datum lines of the contributing property as well as other contributing properties within the same block.*

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

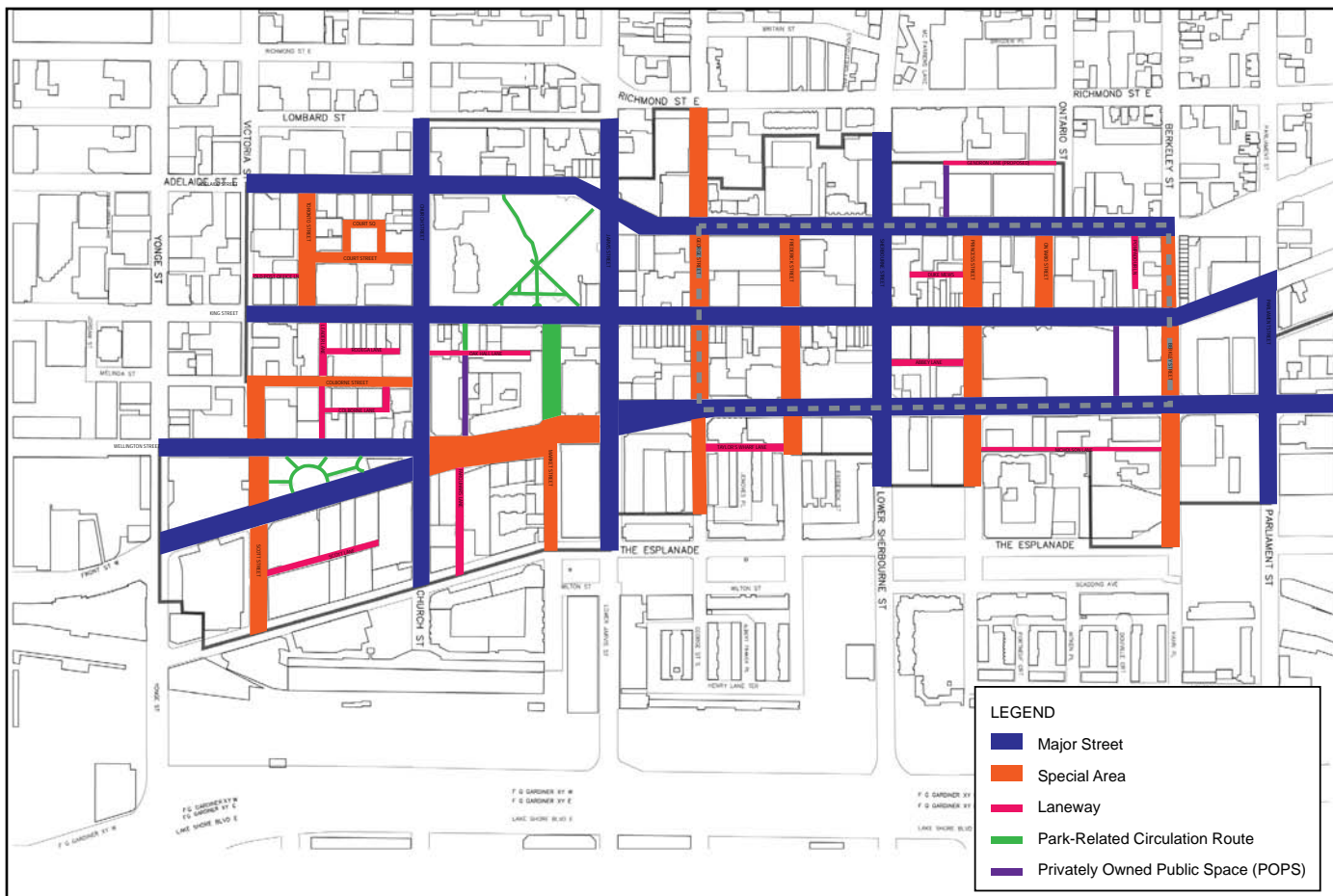
5.12 CORNER LOTS

CONTEXT

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

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

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



Map 20: Streetscape Classifications

5.13 SUSTAINABILITY

CONTEXT

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

- Heritage building elements that have the inherent potential to enhance sustainability include, but are not limited to:
- operable windows, which allow for natural air flow and temperature control;
- canopies, awnings, and other shading devices which create shade on the sidewalk and assist with temperature control inside buildings;
- windows and skylights which contribute to daylighting;
- materials with a long life-cycle; and
- materials that can be repaired rather than replaced.

5.13.1 Maintain all *heritage fabric* with inherent qualities that enhance sustainability. Reinstate these features if they have been removed or have deteriorated beyond repair, where appropriate historical documentation exists.

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

- a. Do not damage conceal, or otherwise negatively impact the *cultural heritage values and attributes* of the *contributing property* when undertaking sustainability-related interventions, including upgrades to increase the energy performance of a structure such as building envelope upgrades and exterior additions.
- b. Where possible, design and locate green roofs, reflective roofs and solar panels so that their elements are not visible from the street.
- c. Install interior storm windows where the installation of exterior storm windows would negatively impact the character of existing windows.

5.14 ENTRANCES

CONTEXT

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

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

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

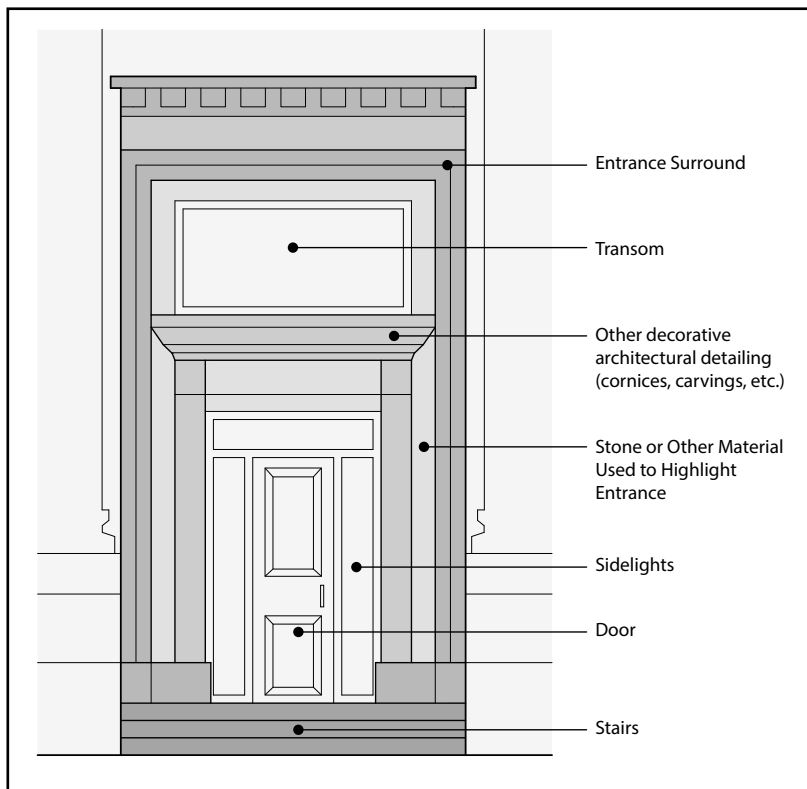


Figure 23: Historic Entrance Features and Components

5.14.1 Additions and alterations must protect and maintain historic entrance openings.

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

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

5.14.3 Additions and alterations must protect and maintain historic entrance features and components.

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

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

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

5.14.5 When the replacement of non-historic entrances is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials, glazing patterns and detailing.

5.14.6 Entrances located on an *addition* to a *contributing property* must be physically and visually compatible with the historic architecture of the building, including existing entrance and window openings, the rhythm of windows and bays and the orientation of the building.

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

5.15 WINDOWS

CONTEXT

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

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

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

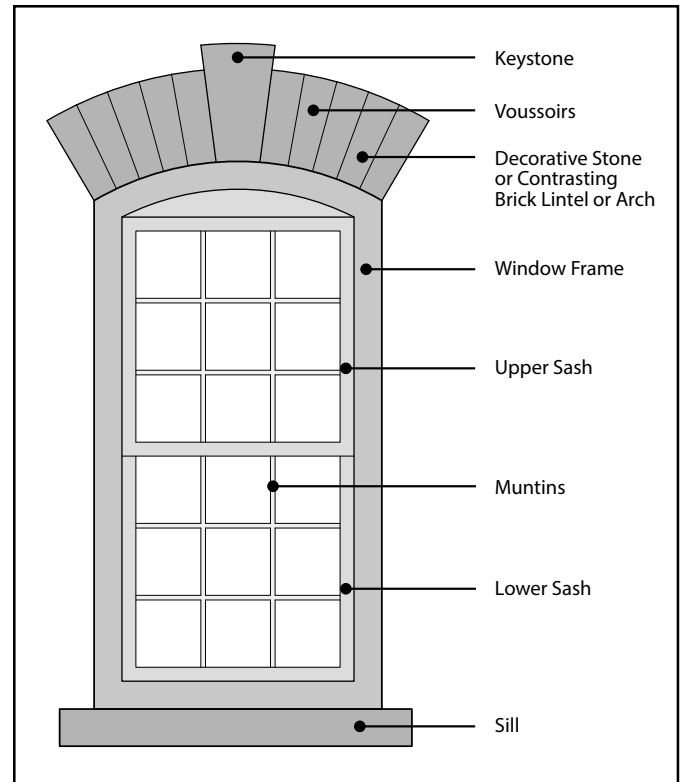


Figure 24: Historic Window Features and Components

5.15.1 Additions and alterations must protect and maintain the placement, orientation and size of existing window openings.

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

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

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

5.15.3 Additions and alterations must protect and maintain historic window features and components.

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

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

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

5.15.5 When the replacement of non-historic windows is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials, operability, glazing patterns and detailing.

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

5.15.6 Windows located on an *addition* to a *contributing property* must be compatible with the historic architecture of the building, including existing windows and the rhythm of bays.

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

5.16 AWNINGS

CONTEXT

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

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

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

5.17 ROOFS

CONTEXT

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

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

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

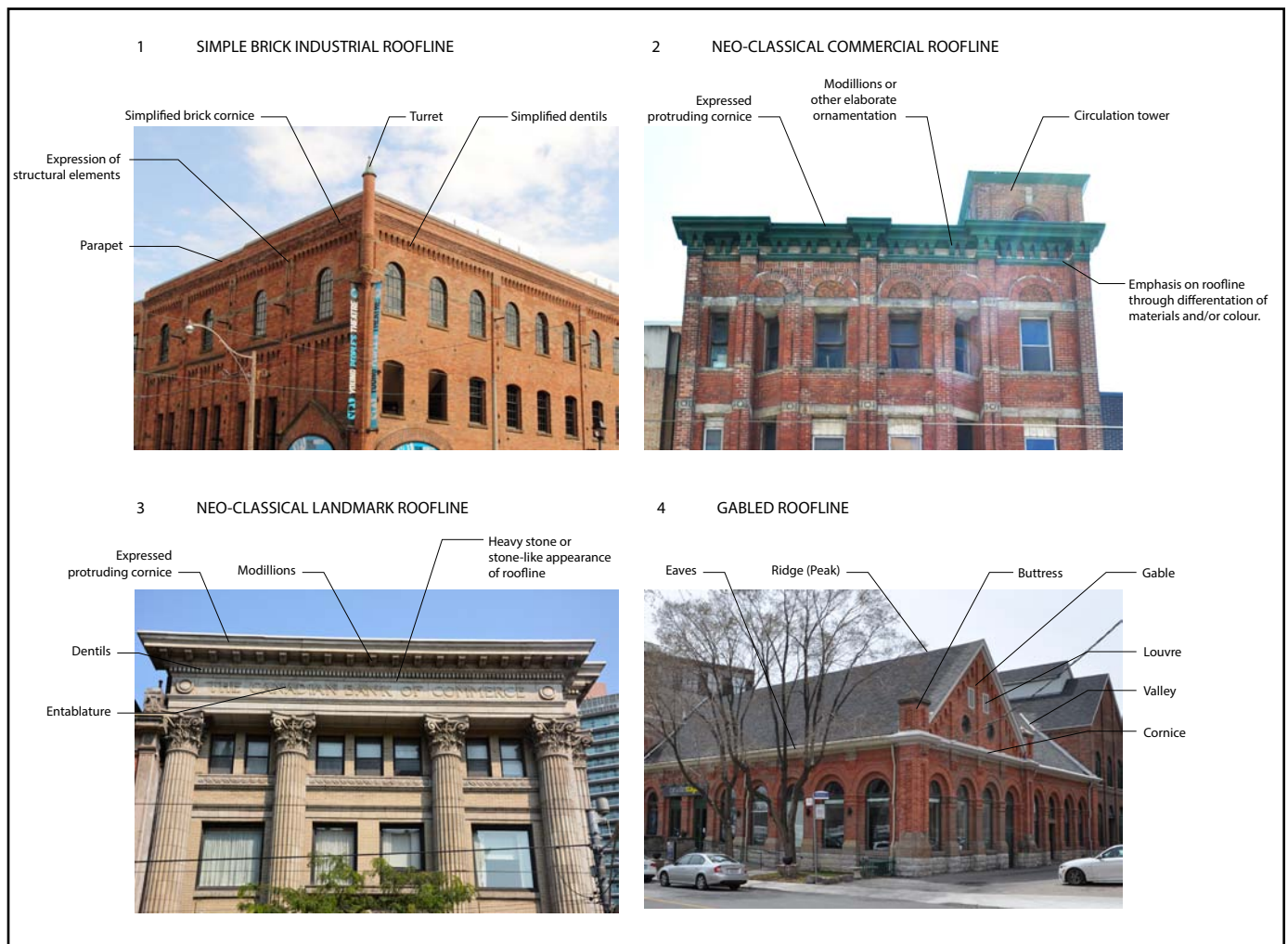


Figure 25: Historic Roofline Features and Components

5.17.1 Additions and alterations must protect and maintain historic roof forms and profiles.

- a. Design the massing and placement of vertical *additions* to conserve the historic roof form and profile of the building, as viewed from the *public realm*.
- b. Where possible, locate new rooftop elements, such as mechanical penthouses, vents, drainage components, solar panels, satellite dishes, solar panels, skylights, metal chimneys, flues and decks, out of view of the *public realm*.
- c. If it is not technically possible to locate the rooftop elements so that they are out of view of the *public realm*, ensure that they are appropriately screened. Use screening material that is physically and visually compatible with the *contributing property*.

5.17.2 Additions and alterations must protect and maintain historic structural and decorative roof-line features.

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

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

5.17.4 When the replacement of non-historic historic roof and/or roofline is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials and detailing.

5.18 EXTERIOR WALLS

CONTEXT

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

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

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

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

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

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

5.18.3 When the replacement of non-historic materials of exterior walls is necessary, replacements must be historically, physically and visually compatible with the building, in terms of their compositions, size, finishes, patterns, tooling and colours.

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

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

5.18.5 Historic wood finishes and elements must be protected and maintained.

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

5.18.6 Historic masonry must be protected and maintained.

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

5.18.7 Historic metals must be protected and maintained.

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

BEST PRACTICES

Regularly inspect and maintain the exterior materials on the building.

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

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

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

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

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

Replace newer unsympathetic exterior cladding materials based on historic documentation.

5.19 COMMERCIAL SIGNAGE

CONTEXT

All applications for new signage on *contributing properties* will be reviewed in accordance with the City of Toronto's Sign By-Law and the definitions and regulations specified therein. The policies developed here provide additional direction on the application of the by-law to *contributing properties* without negatively impacting the *heritage attributes* of the property and the *cultural heritage values* of the District.

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

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

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

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

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

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

5.19.5 The following signage types may be permitted on the first floor of contributing properties:

- **Window signs:** signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
 - a. Do not mount window signs on the exterior of a window.
 - b. Ensure that window signs do not cover more than 25% of the window.
- **Fascia signs:** signage attached to or supported by a fascia board which projects no more than 0.6m from the wall.
 - c. Locate fascia signs on storefront fascias only.
- **Projecting signs:** signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.
 - d. Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance.
 - e. Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.
 - f. Ensure that projecting signs do not project more than 1m from the exterior wall of a building, and have a sign face no greater than 1m².
 - g. Where it is not feasible to install a projecting sign at the first floor without negatively impacting the *heritage attributes* of the *contributing property*, upper storey projecting signs may be permitted, providing they are vertically oriented and have a sign face no greater than 1m².

- **Externally illuminated signs:** projecting signage or fascia signage that is lit by an artificial light source located external to the sign.

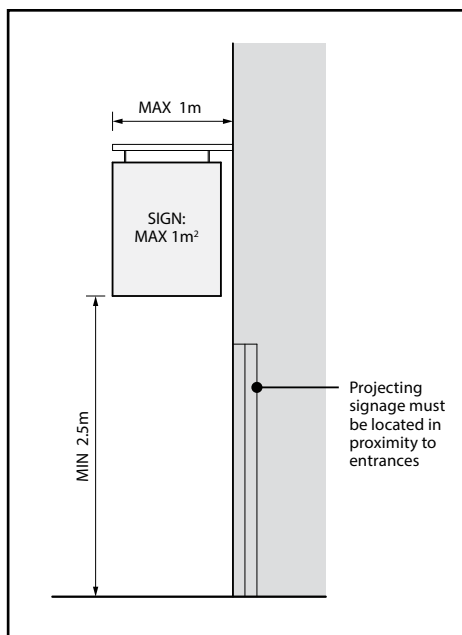


Figure 26: Requirements for Projecting Signs

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

- **Third party signs:** signage not related to the occupants or programming of the property.
- **Banners:** suspended fabric signs mounted parallel to the building elevation.
- **Digital display screens, moving signs, signs with mechanical or electronic copy.**
- **Wall signs:** signage attached or painted directly onto the wall surface
- **Roof signs:** signage installed on or projecting from the roof.
- **Internally illuminated signs:** signage that is lit by an artificial light source located on or within the sign, including sign boxes.

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

5.20 SPECIAL POLICIES FOR COMMERCIAL WAREHOUSES (TYPOLOGY)

CONTEXT

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

Map 5 identifies Commercial Warehouse buildings in the District.

Historic features of the Commercial Warehouse typology include:

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

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

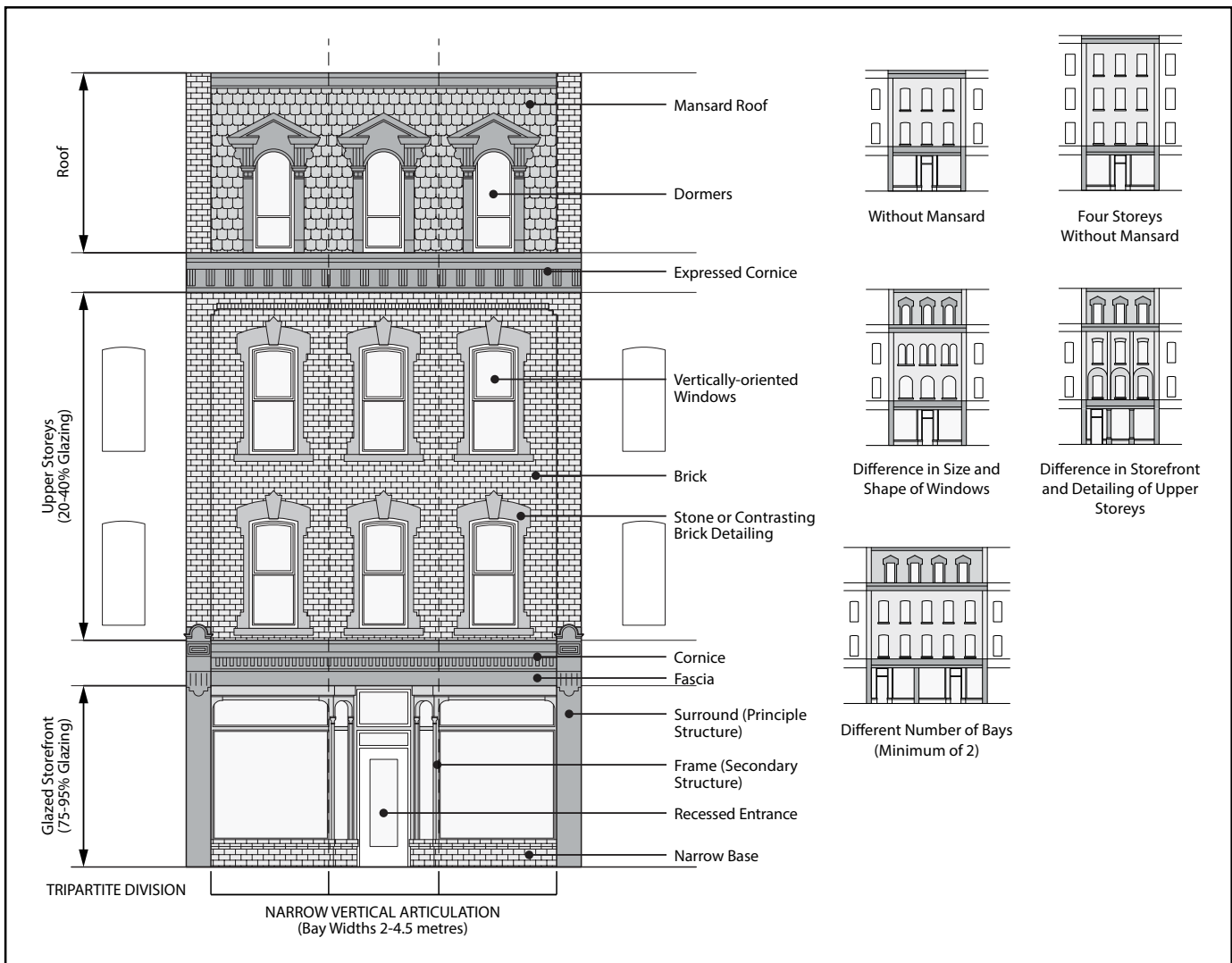


Figure 27: Historic Features of Commercial Warehouses and Variations within the Typology

5.20.1 The historic features that characterize the Commercial Warehouse typology within the District must be protected and maintained.

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

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

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

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

- a. Replace only the historic features that have deteriorated beyond repair, rather than replacing an entire storefront unit.

5.20.4 When the replacement of non-historic features is necessary, replacements must be historically, physically and visually compatible with the building and the Commercial Warehouse typology, in terms of their form, appearance, materials and detailing.

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

5.21 SPECIAL POLICIES FOR INDUSTRIAL BUILDINGS (TYPOLOGY)

CONTEXT

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

Map 6 identifies Industrial buildings in the District.

Historic features of the Industrial Building typology include:

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

5.21.1 The historic features that characterize the Industrial Building typology within the District must be protected and maintained.

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

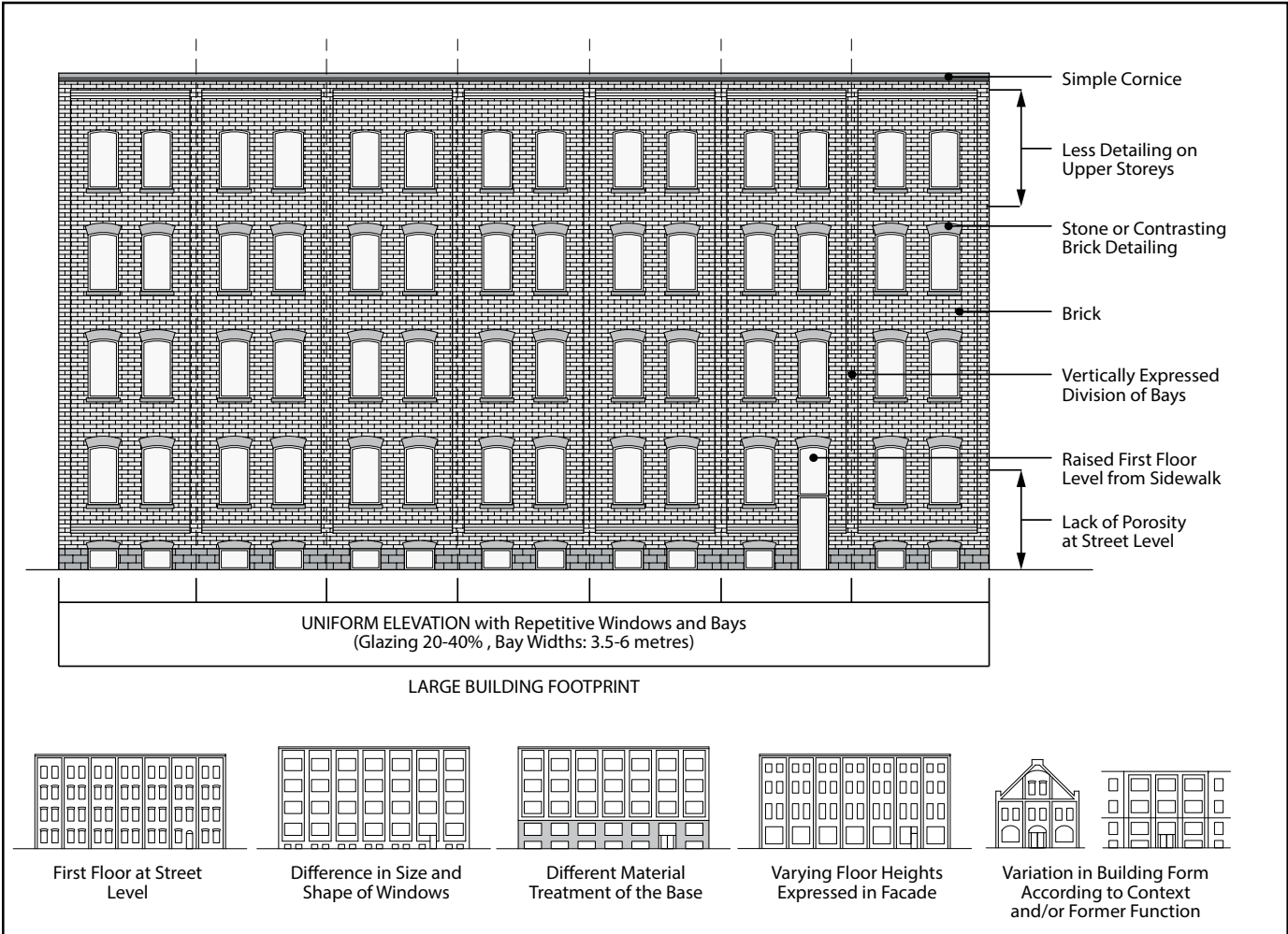


Figure 28: Historic Features of Industrial Buildings and Variations within the Typology

5.22 LANDMARK BUILDINGS

CONTEXT

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

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

Map 7 identifies Landmark buildings in the District.

Landmark Buildings in the District include:

- South St. Lawrence Market;
- St. Lawrence Hall;

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

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

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

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

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



6. POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

H & WELLINGTON RD 1912

The following section contains policies and guidelines for Non-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 Non-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.

6.1 UNDERSTANDING

CONTEXT

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

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

6.2 DEMOLITION

CONTEXT

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

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

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

- a. Ensure that the replacement building(s) conform to the *Policies and Guidelines for Non-Contributing Properties* as well as all applicable City of Toronto by-laws and processes.
- b. Ensure that substantial progress is made in the construction of the replacement building(s) within two years of the demolition of the previous building.
- c. If construction of the replacement building(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site.

6.3 ADDITIONS AND ALTERATIONS

CONTEXT

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

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

6.4 INFILL AND NEW DEVELOPMENT

CONTEXT

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

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

6.5 MASSING

CONTEXT

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

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

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

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

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

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

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



Map 21: Existing Streetwall Heights – Contributing Properties

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

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

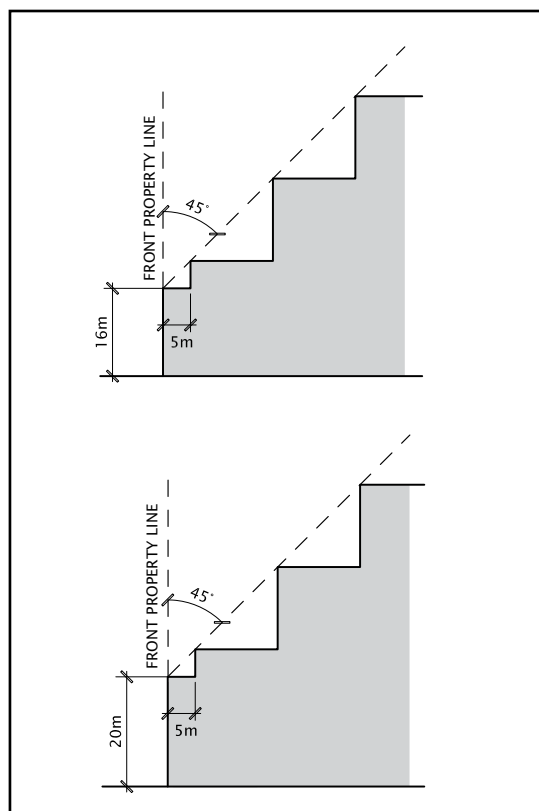
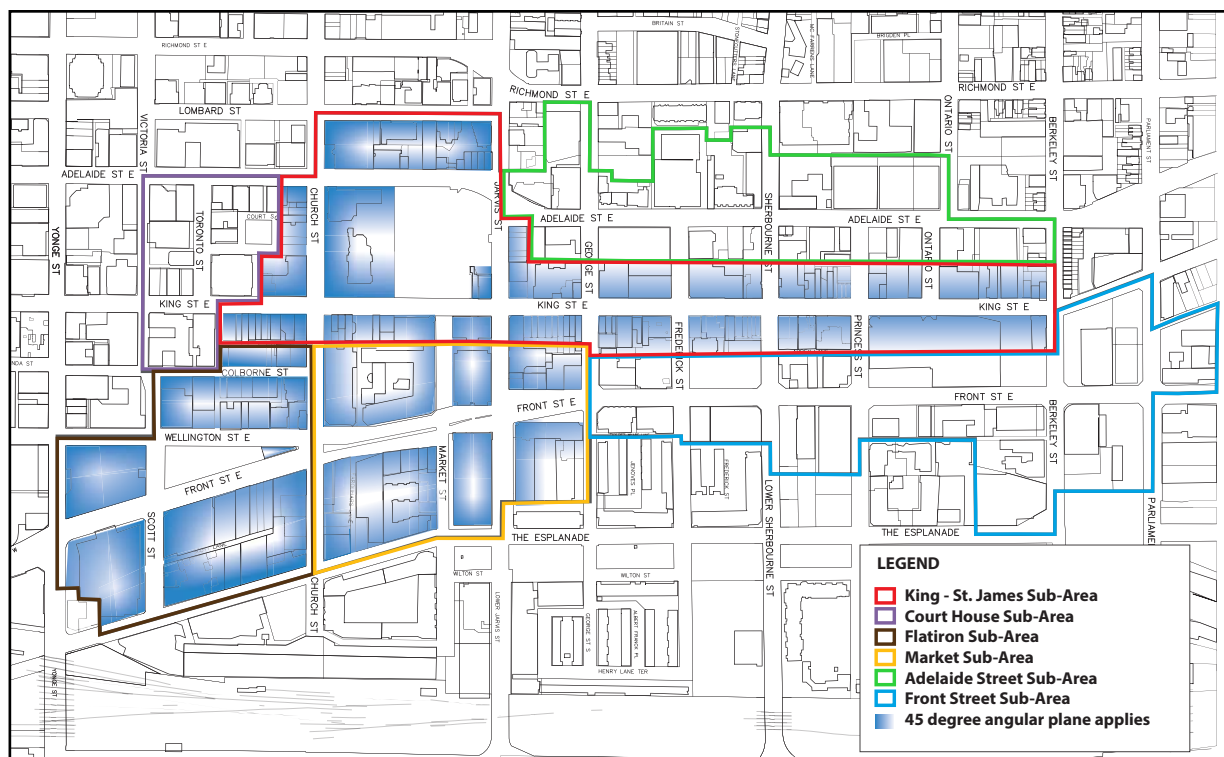


Figure 29: How to Measure Angular Plane Requirements – Non-Contributing Properties



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

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

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

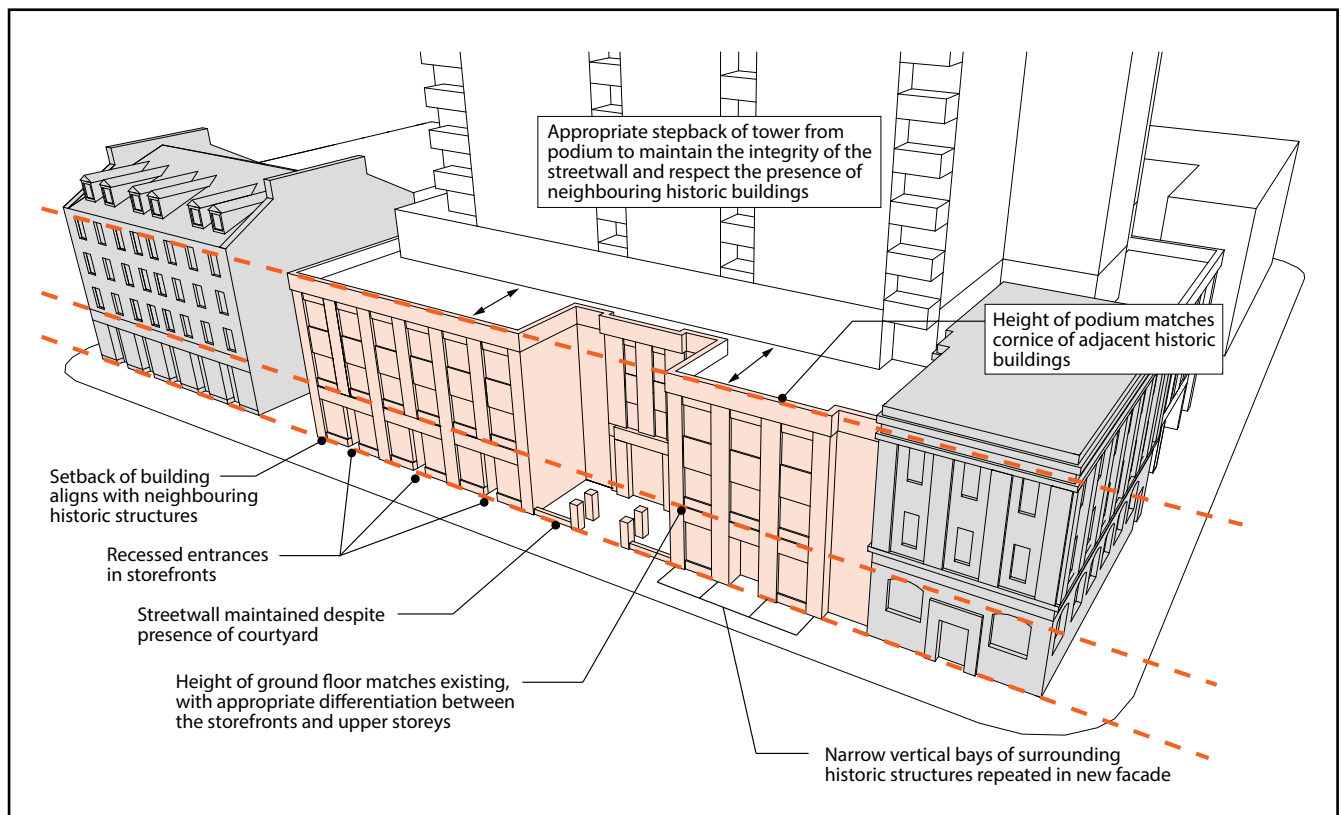


Figure 30: Compatible streetwall Expression on a Non-Contributing Property

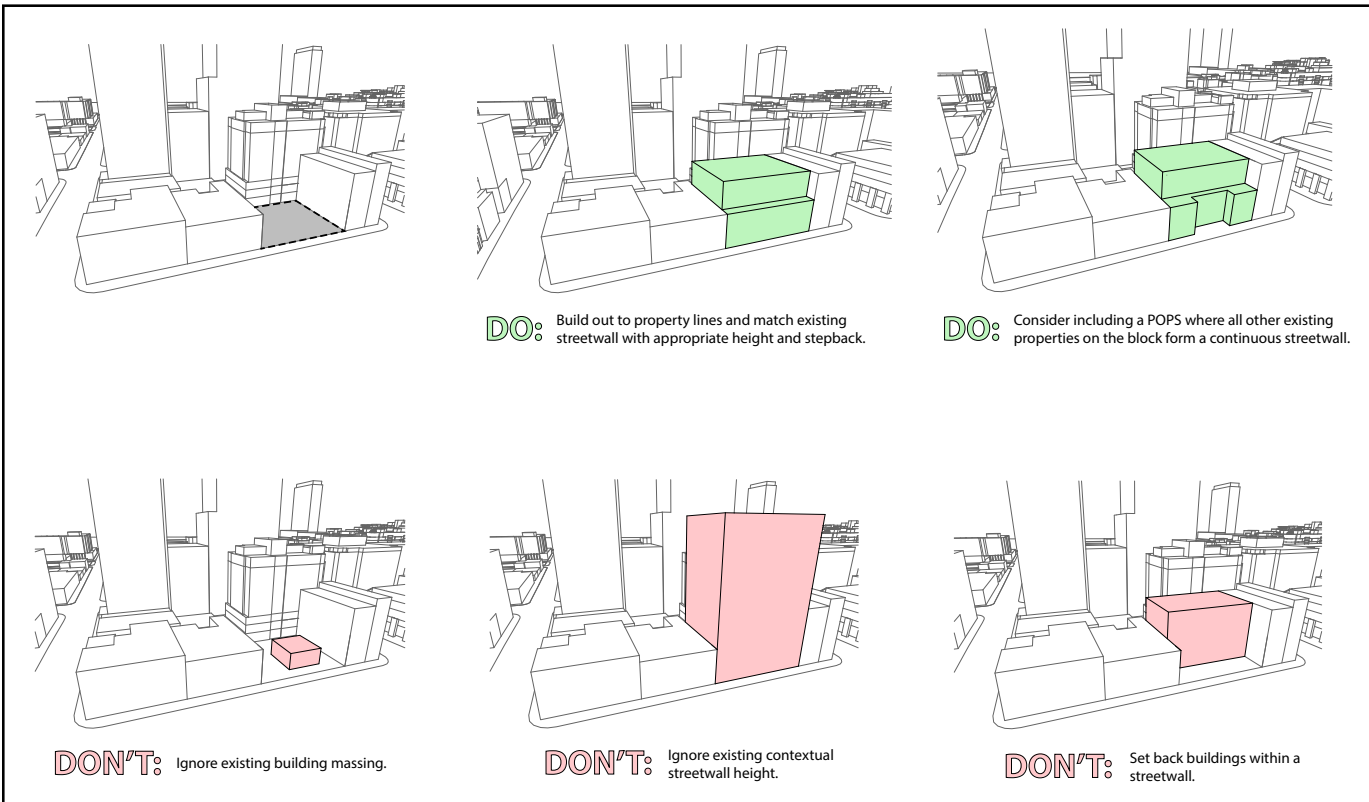


Figure 31: Massing Requirements for Non-Contributing Properties

6.6 SHADOWS

CONTEXT

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

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

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

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

6.6.1 New development must limit net new shadows on Shadow Sensitive Areas (see Map 23).



Map 23: Shadow Sensitive Areas

6.7 STREETWALL COMPOSITION

CONTEXT

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

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

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

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

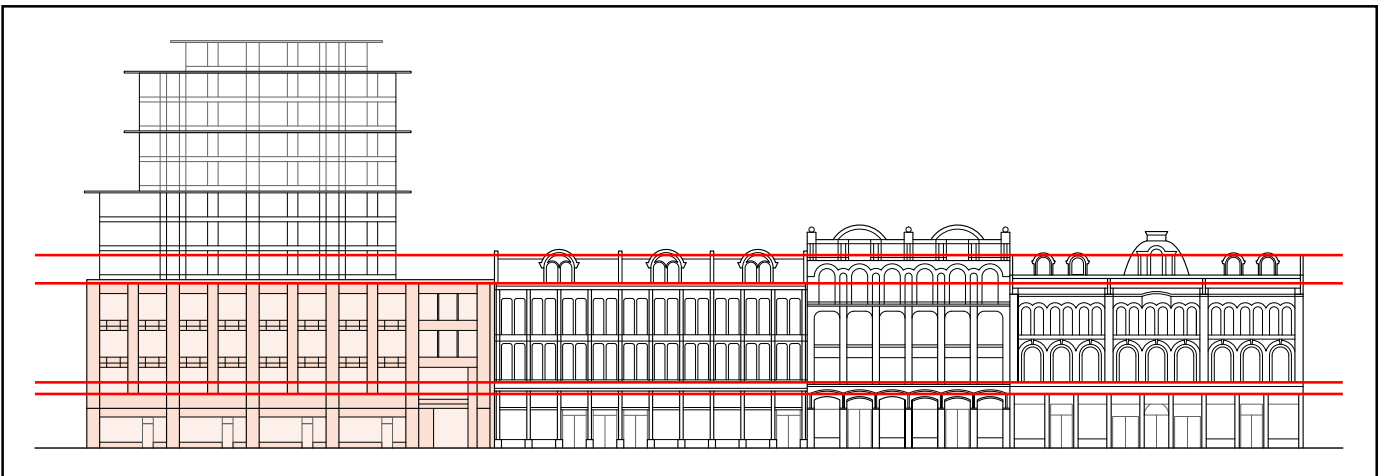


Figure 32: Horizontal Alignment of Non-Contributing Property with Heritage Streetwall Context – Example 1

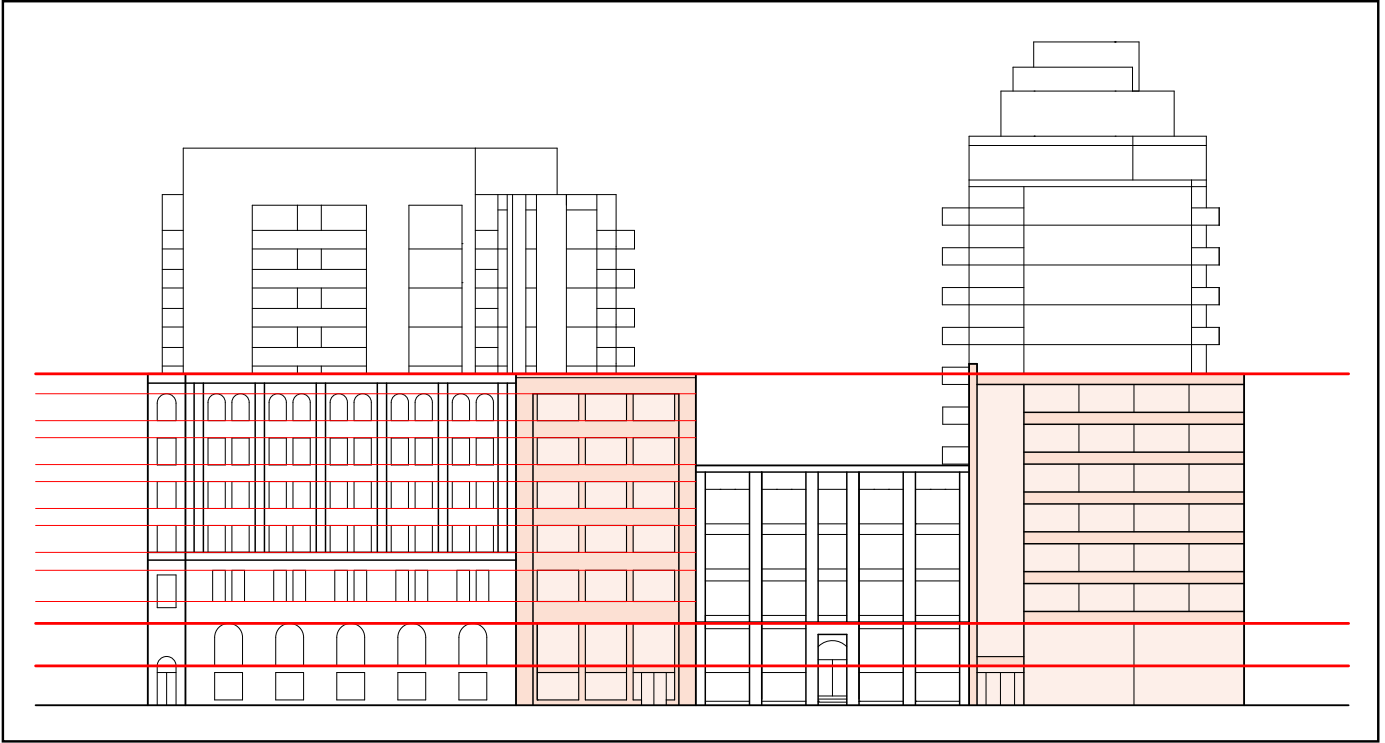


Figure 33: Horizontal Alignment of Non-Contributing Property with Heritage Streetwall Context – Example 2

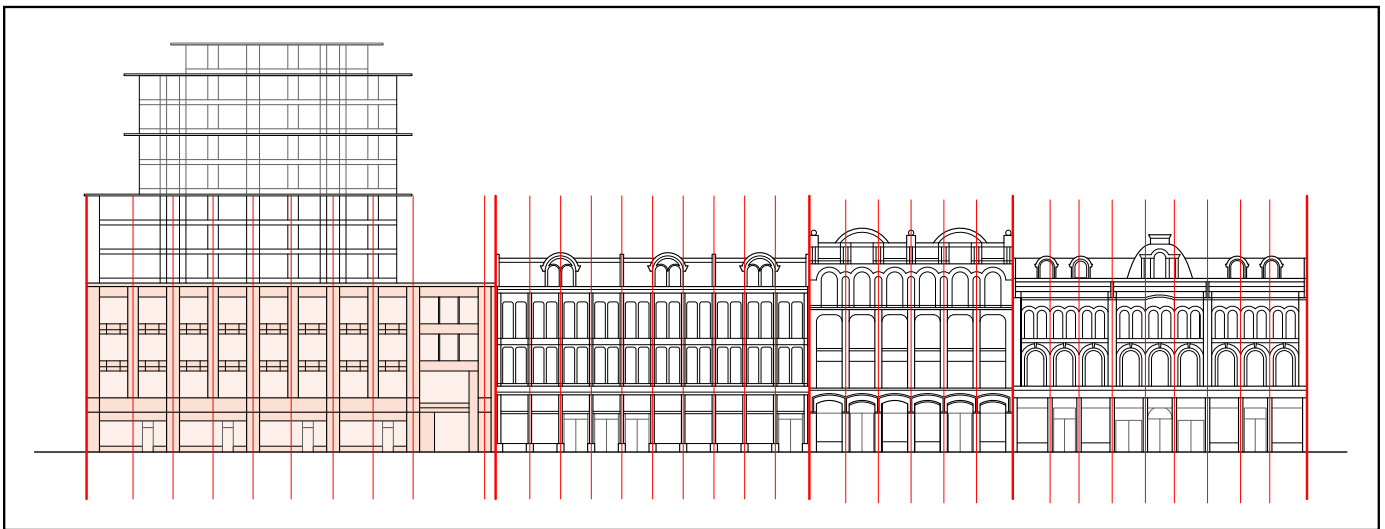


Figure 34: Vertical Alignment of Non-Contributing Property with Heritage Streetwall Context – Example 1

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

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

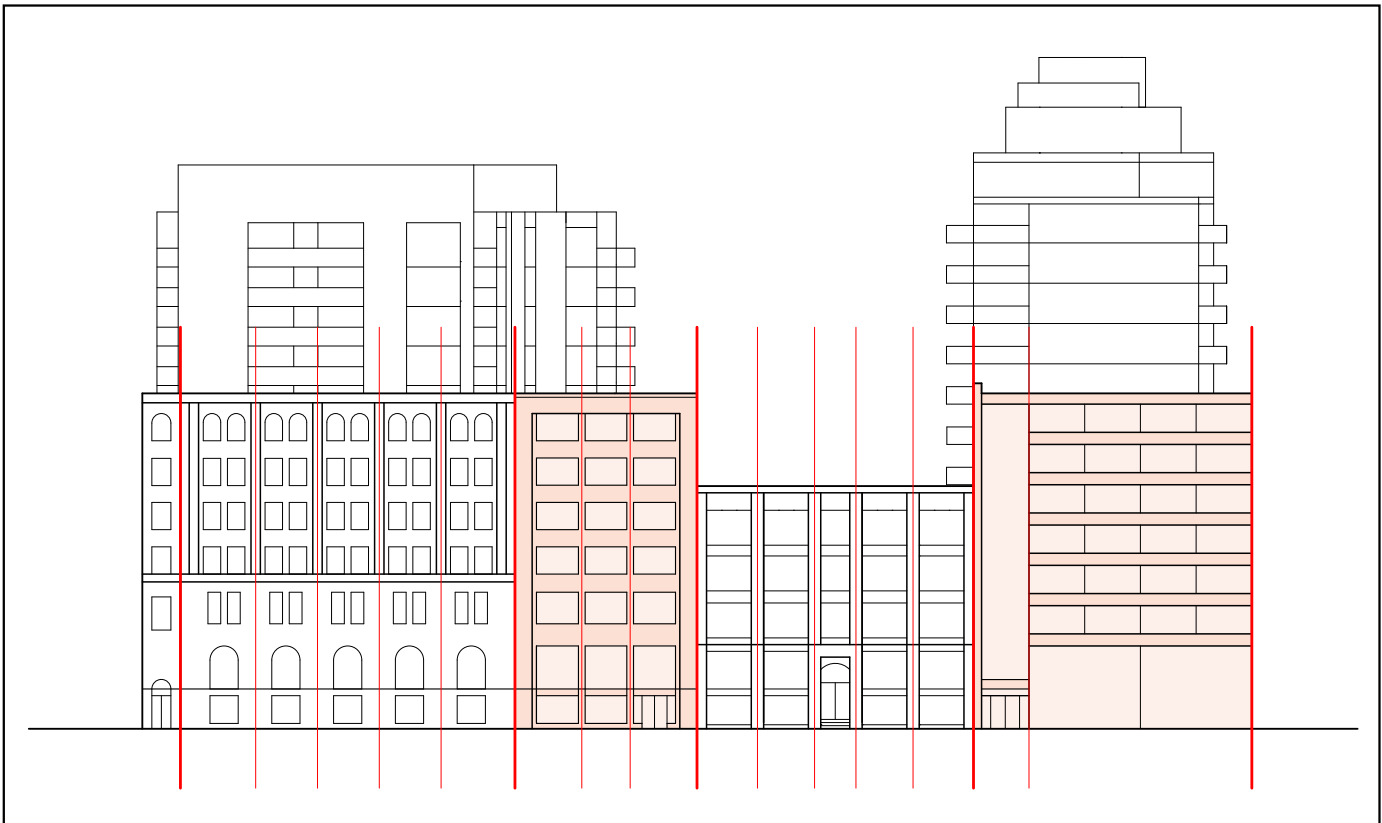


Figure 35: Vertical Alignment of Non-Contributing Property with Heritage Streetwall Context – Example 2

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

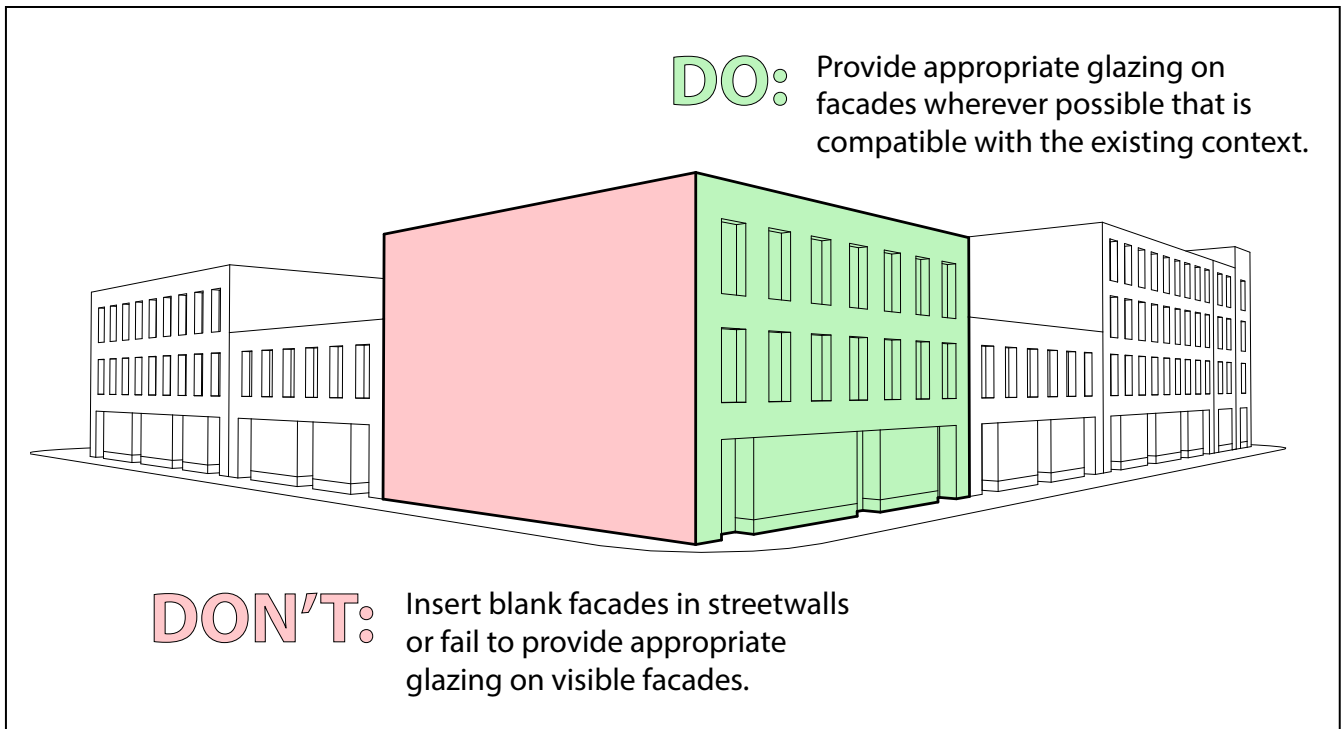


Figure 36: Glazing requirements on Non-Contributing Properties

BEST PRACTICES

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

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

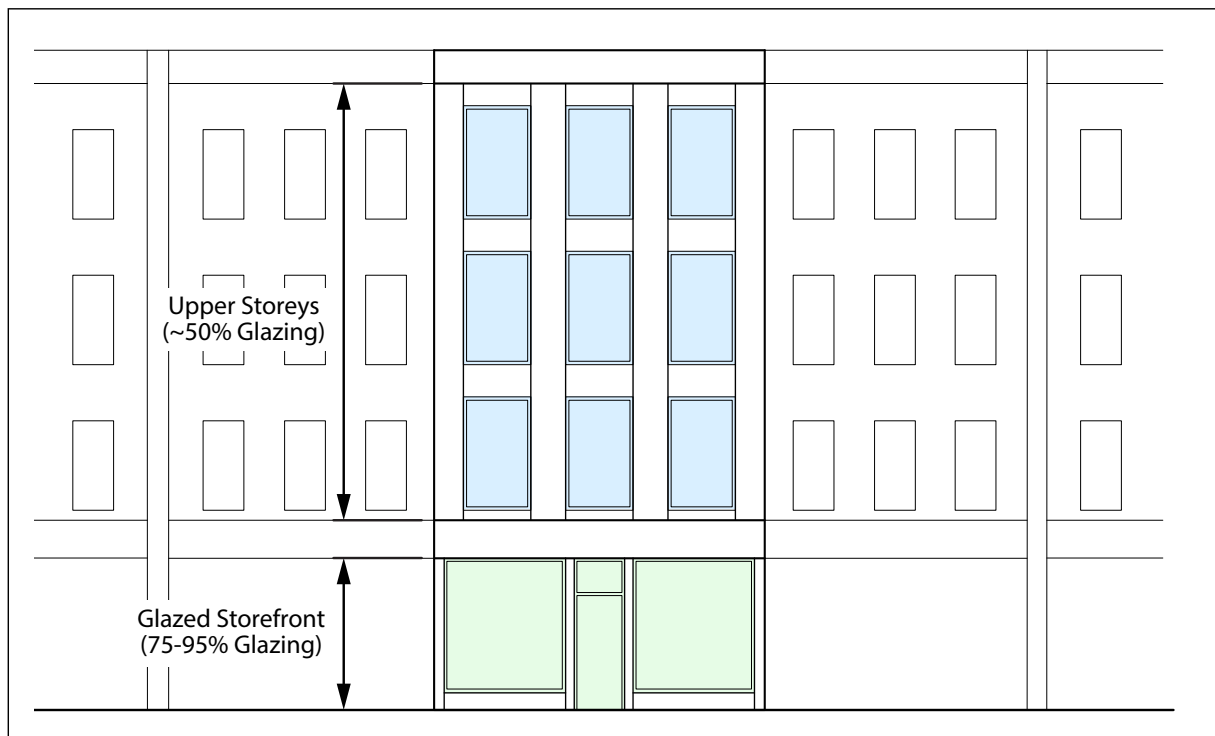


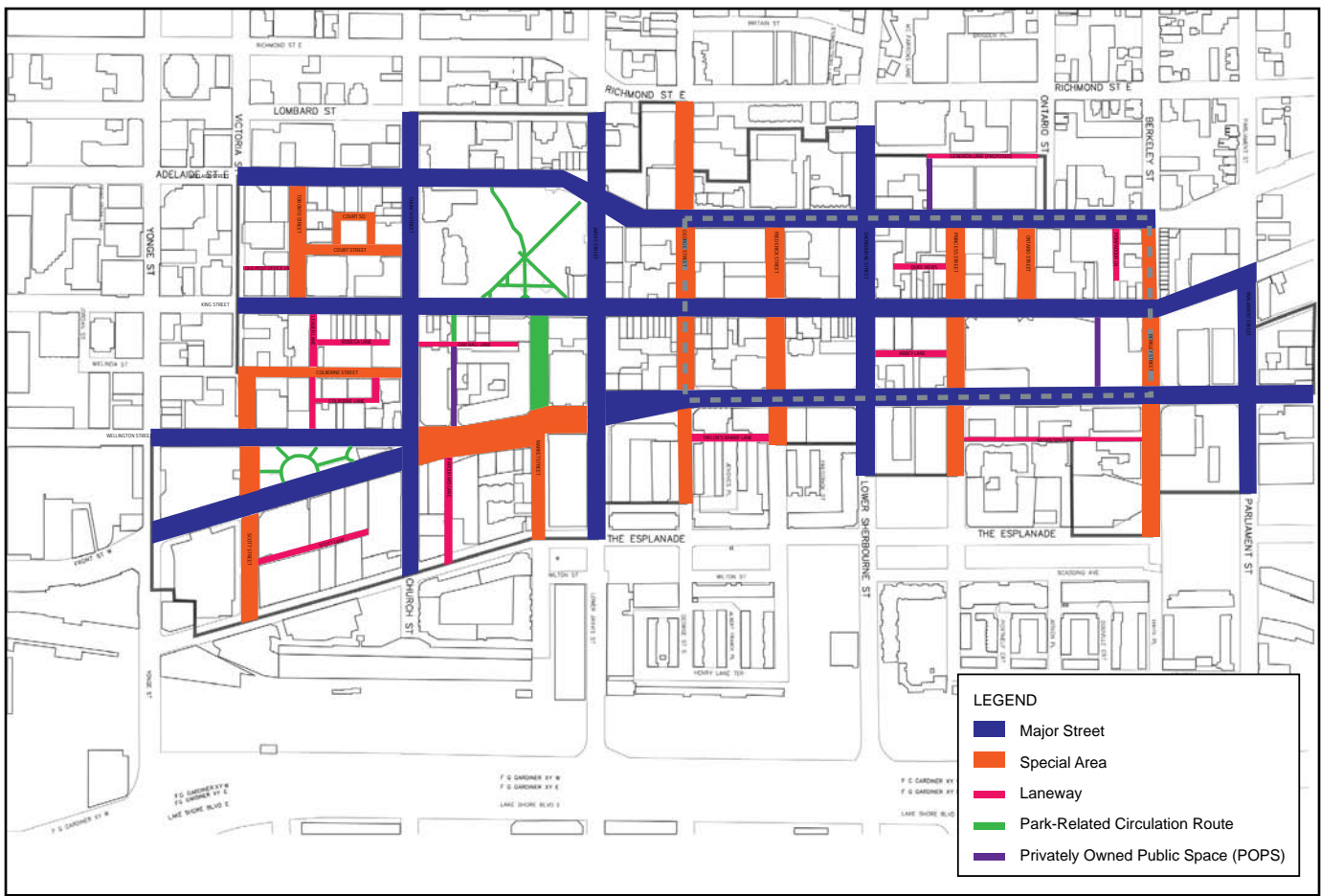
Figure 37: Glazing Best Practices for Non-Contributing Properties

6.8 CORNER LOTS

CONTEXT

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

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



Map 24: Streetscape Classifications

6.9 SUSTAINABILITY

CONTEXT

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

BEST PRACTICES

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

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

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

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

6.10 ROOFS

CONTEXT

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

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

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

6.11 EXTERIOR WALLS

CONTEXT

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

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

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

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



Figure 38: Diagram Identifying the Primary and Secondary Structure on a Contemporary Building

6.12 COMMERCIAL SIGNAGE

CONTEXT

All applications for new signage on *non-contributing properties* will be reviewed in accordance with the City of Toronto's Sign By-Law and the definitions and regulations specified therein. The policies developed here provide additional direction on the application of the by-law to *non-contributing properties* without negatively impacting the *cultural heritage values* of the District.

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

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

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

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

- **Window signs:** signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.
 - a. Do not mount window signs on the exterior of a window.
 - b. Ensure that window signs do not cover more than 25% of the window.
- **Fascia signs:** signage attached to or supported by a fascia board which projects no more than 0.6m from the wall.
 - a. Locate fascia signs on storefront fascias only.
- **Projecting signs:** signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.
 - a. Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance.
 - b. Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.
 - c. Ensure that projecting signs do not project more than 1m from the exterior wall of a building, and have a sign face no greater than 1m².
- **Externally illuminated signs:** projecting signage or fascia signage that is lit by an artificial light source located external to the sign.

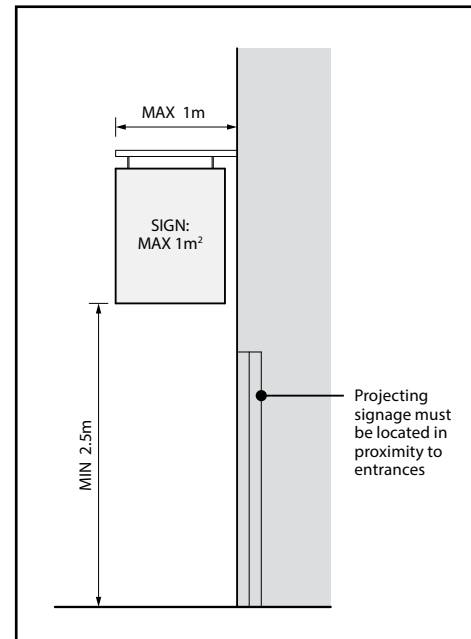


Figure 39: Requirements for Projecting Signs

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

- Third party signs: signage not related to the occupants or programming of the property.
- Banners: suspended fabric signs mounted parallel to the building elevation.
- Digital display screens, moving signs, signs with mechanical or electronic copy.
- Wall signs: signage attached or painted directly onto the wall surface.
- Roof signs: signage installed on or projecting from the roof.
- Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes.

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



7. POLICIES FOR PROPERTIES ADJACENT TO THE DISTRICT

7.1 ADJACENCY TO THE DISTRICT

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



8. POLICIES AND GUIDELINES FOR STREETSCAPES AND OPEN SPACES

Previous Studies

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

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

8.1 FRAMEWORK

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

Major Streets

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

Major Streets in the St. Lawrence Neighbourhood HCD include:

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

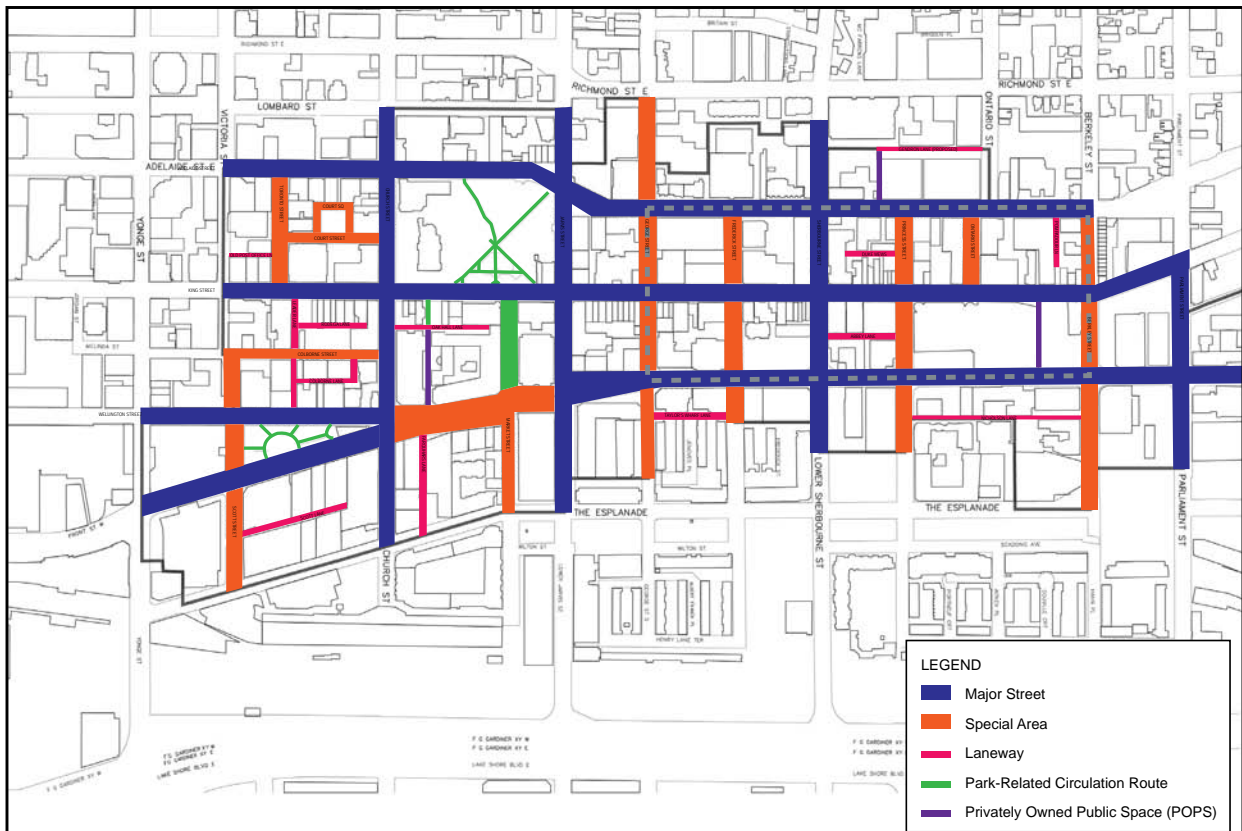
Special Areas

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

Special Areas in the St. Lawrence Neighbourhood HCD include:

- Scott Street
- Victoria Street

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



Map 25: Streetscape Classifications

Laneways

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

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

Public Laneways in the St. Lawrence Neighbourhood HCD include:

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

8.2 PAVING

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

CONTEXT

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

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

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

8.3 MEDIANS

CONTEXT

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

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

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

8.4 LANEWAYS AND MID-BLOCK CONNECTIONS

CONTEXT

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

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

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

8.5 GATEWAY TREATMENTS

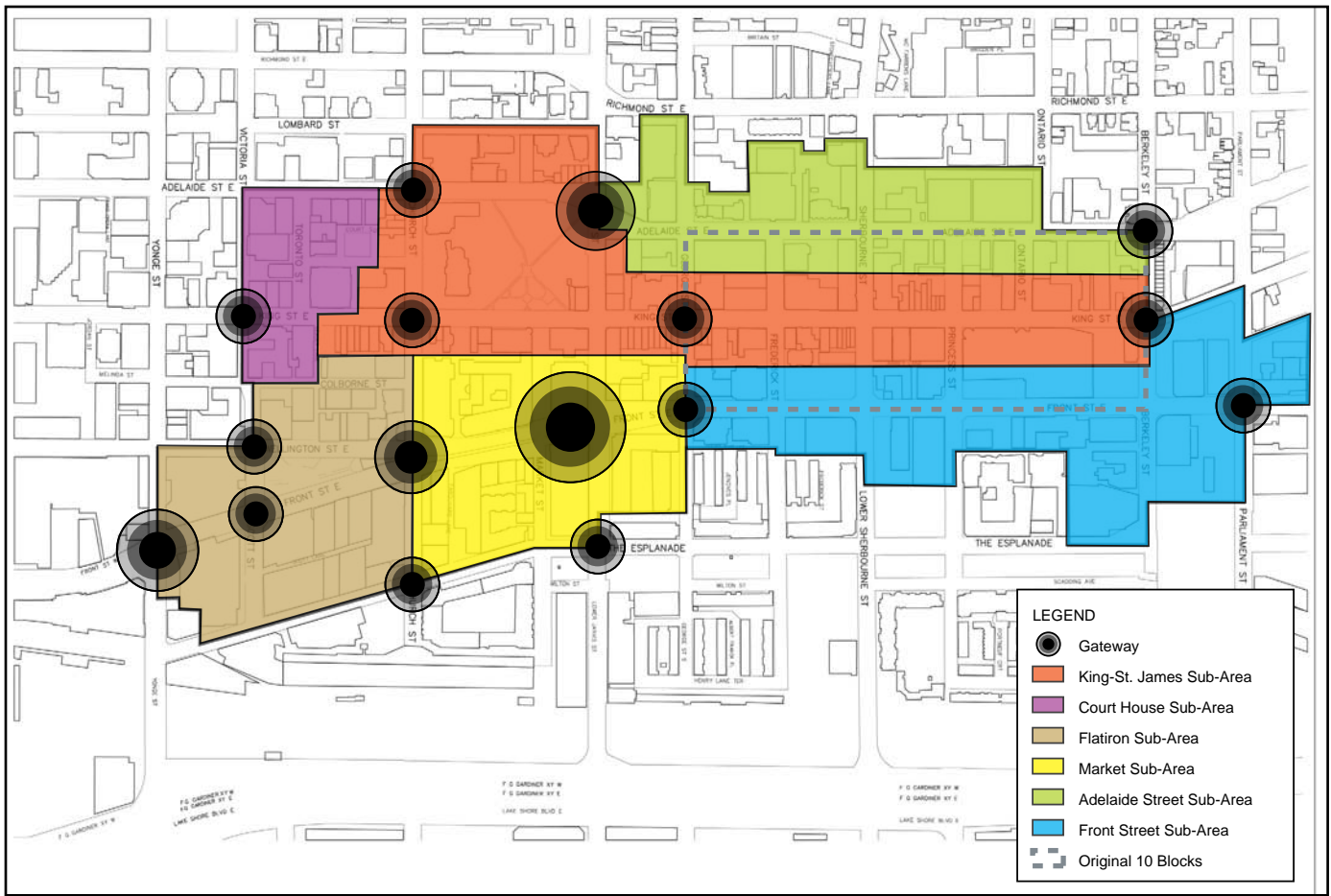
CONTEXT

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

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

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

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



Map 26: Potential Gateway Locations

8.6 STREET TREES

CONTEXT

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

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

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

8.7 LIGHTING

CONTEXT

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

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

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

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

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

8.8 STREET FURNITURE

CONTEXT

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

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

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

8.9 PUBLIC REALM SIGNAGE

CONTEXT

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

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

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

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

8.10 PARKING AREAS

CONTEXT

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

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

- a. Expansion of existing surface parking lots is prohibited where visible from the *public realm* and removal of existing at-grade (surface) parking areas will be encouraged, with priority given to the removal of surface parking around Contributing Properties.
- b. The establishment of new at-grade (surface) parking areas in the St. Lawrence Neighbourhood HCD is prohibited where visible from the public realm. Parking and loading areas should be placed below-grade where possible.
- c. Where above-grade or at-grade parking areas currently exist and cannot be relocated, or where an above-grade or at-grade parking area is proposed, screening devices should be employed to conceal the parking area from the public realm and improve the presence of the parking area on the streetscape. Screening strategies for proposed above-grade or at-grade parking areas should be included as part of rezoning, official plan amendment, and site plan applications. Existing above-grade or at-grade parking areas are encouraged to make alterations and improvements that integrate screening strategies at the time of resurfacing or at other appropriate phases in the development life cycle. Acceptable screening strategies include adding masonry walls, trees and/or hedging material to provide landscape features in the foreground and buffer the view of the parking area. Further, the facades of parking structures should incorporate lighting, signage, artist installations, vines, trellises and/or other architectural elements that are in keeping with the character of the St. Lawrence Neighbourhood HCD.
- d. All air intake and exhaust vents associated with parking structures should be properly designed, located and/or screened to avoid any negative or atmospheric effects on the *public realm* at pedestrian level.
- e. On-street parking should be well-planned and tailored to meet the specific needs and usage of each street.
- f. Where a commercial boulevard parking exists, bump-outs should be installed to promote a safer relationship between cars and pedestrians.

8.11 PUBLIC ART

CONTEXT

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

8.11.1 Public art installations should be developed and secured as compatible introductions into the St. Lawrence Neighbourhood Heritage Conservation District.

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

8.12 VIEWS

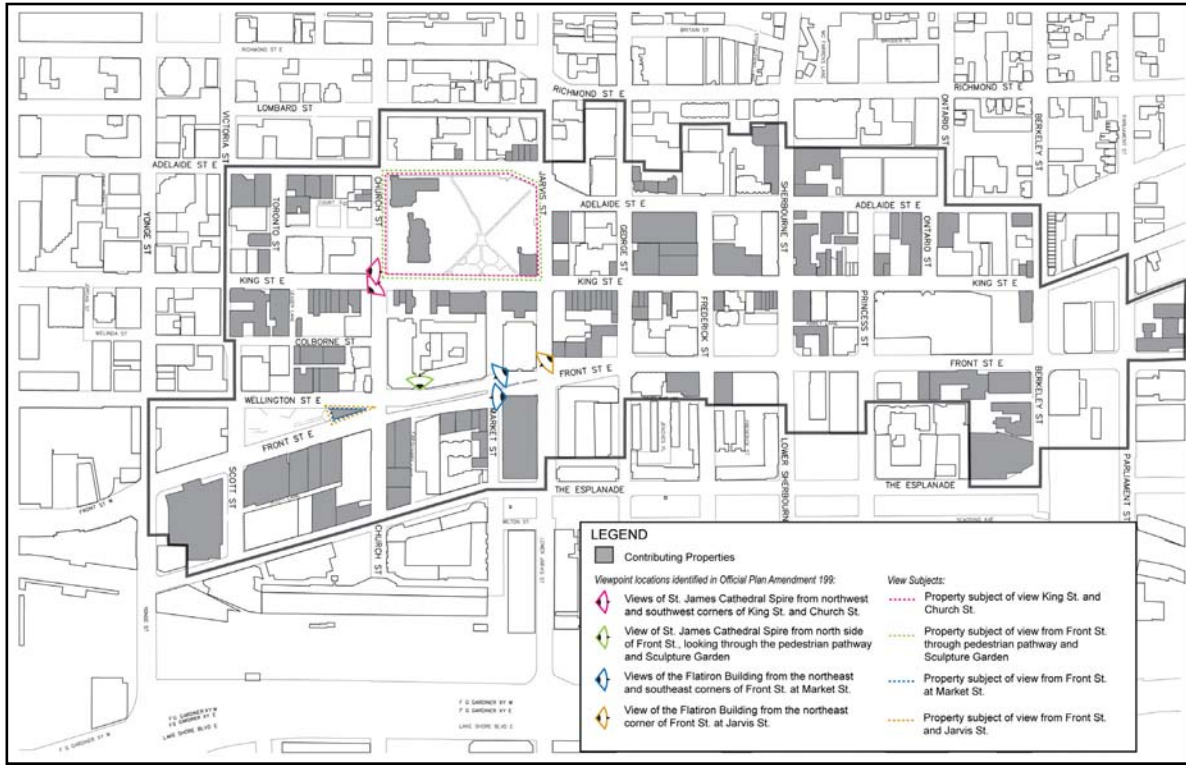
CONTEXT

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

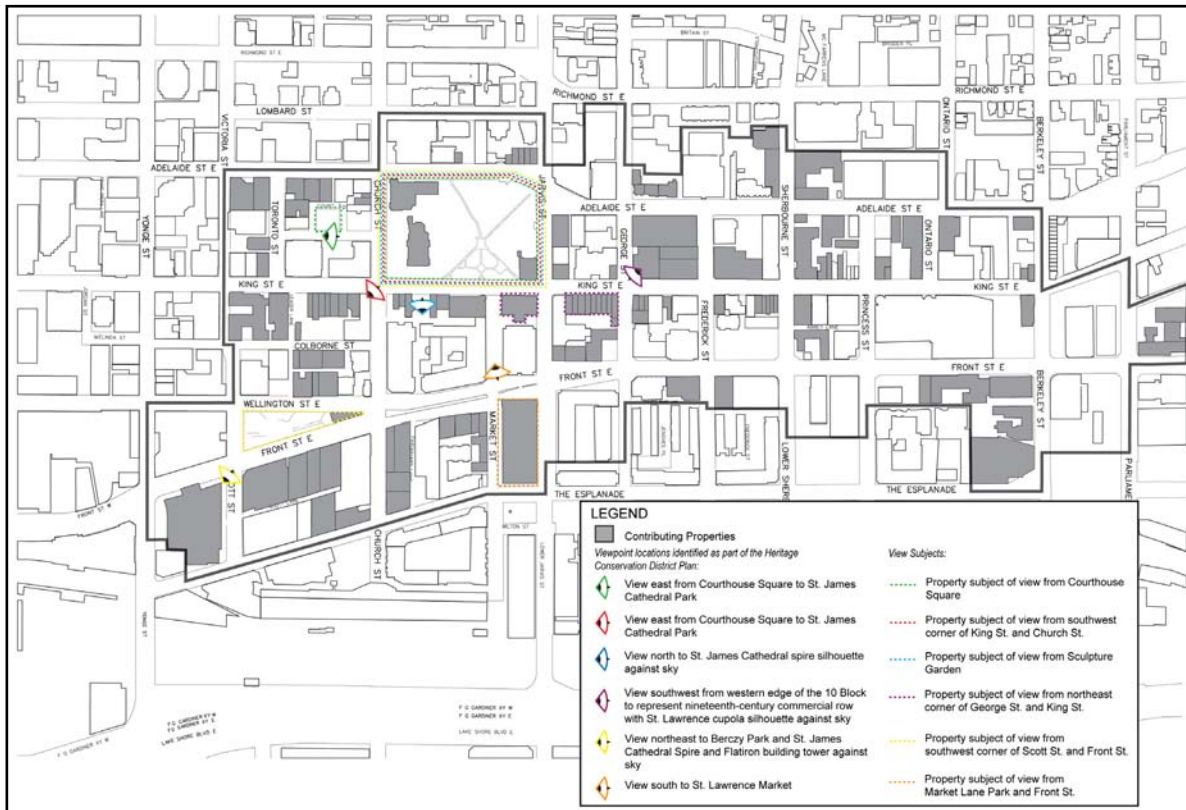
8.12.1 Identified views from the public realm, as shown on Maps 27 and 28, should be conserved and should not be obstructed. The introduction of new development in the St. Lawrence Neighbourhood HCD should be undertaken to be compatible with these views. Views identified in the St. Lawrence Neighbourhood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

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

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



Map 27: Views identified in Official Plan Amendment 199.



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

8.13 PARKS

CONTEXT

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

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

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

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

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

8.14 PRIVATELY OWNED PUBLICLY-ACCESSIBLE SPACES (POPS)

CONTEXT

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

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

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

8.15 UTILITIES AND PUBLIC WORKS

CONTEXT

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

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

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

