



9. ARCHAEOLOGY

9.1 POLICY CONTEXT

City of Toronto Archaeological Management Plan

SIDEBAR

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

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

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

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

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

9.2 ARCHAEOLOGICAL RESOURCE REQUIREMENTS

General Archaeological Potential Areas

Within the St. Lawrence HCD, 84 properties represent—in whole or in part—areas of general archaeological potential. Of these, 76 are Contributing Properties, 8 are Non-Contributing Properties.

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

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

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

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

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

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

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

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

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

The HCD Plan and Archaeologically Sensitive Areas

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

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

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

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

Table 3: Properties within Archaeologically Sensitive Areas



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

9.3 HERITAGE PERMIT REQUIREMENTS FOR ARCHAEOLOGY

General Archaeological Potential Areas

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

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

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

Archaeologically Sensitive Areas

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

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

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

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

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

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



10. IMPLEMENTATION

10.1 HERITAGE PERMITS DEEMED TO BE ISSUED

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

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

- Painting of wood, stucco or metal finishes
- Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are repaired in kind

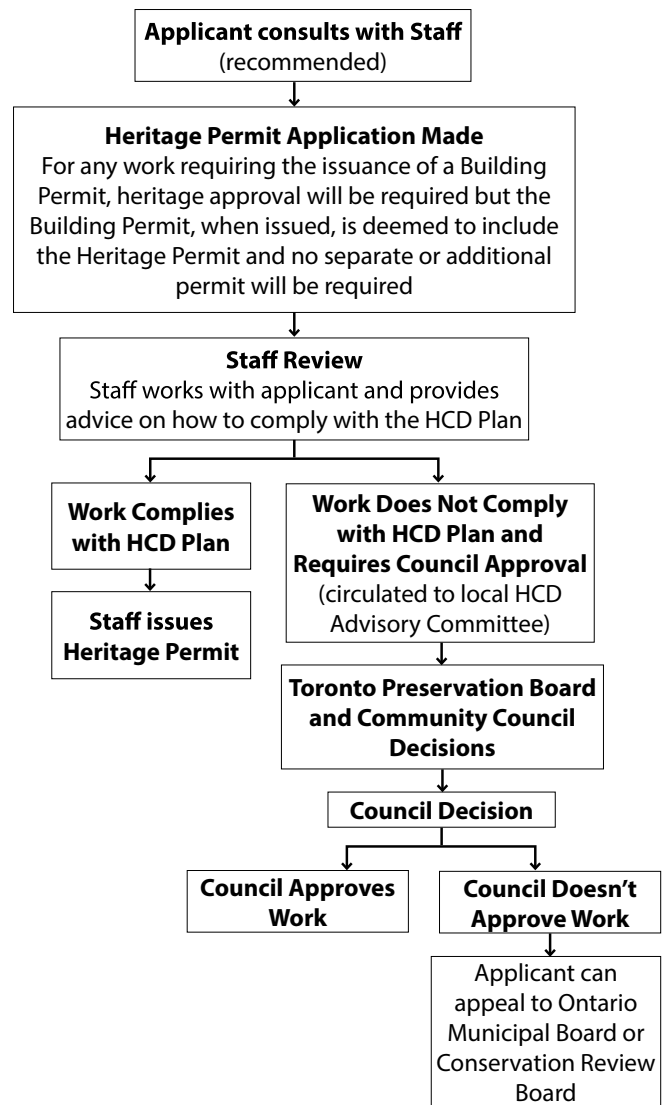
- Installation of eavestroughs
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping.
- Installation of exterior lights
- An alteration that is not visible from the *public realm*
- Temporary commercial signage (ie. 'sale' sign in a window display)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

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

10.2 HERITAGE PERMIT PROCESS

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

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



10.3 HERITAGE IMPACT ASSESSMENT

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

For additions to contributing and non-contributing properties:

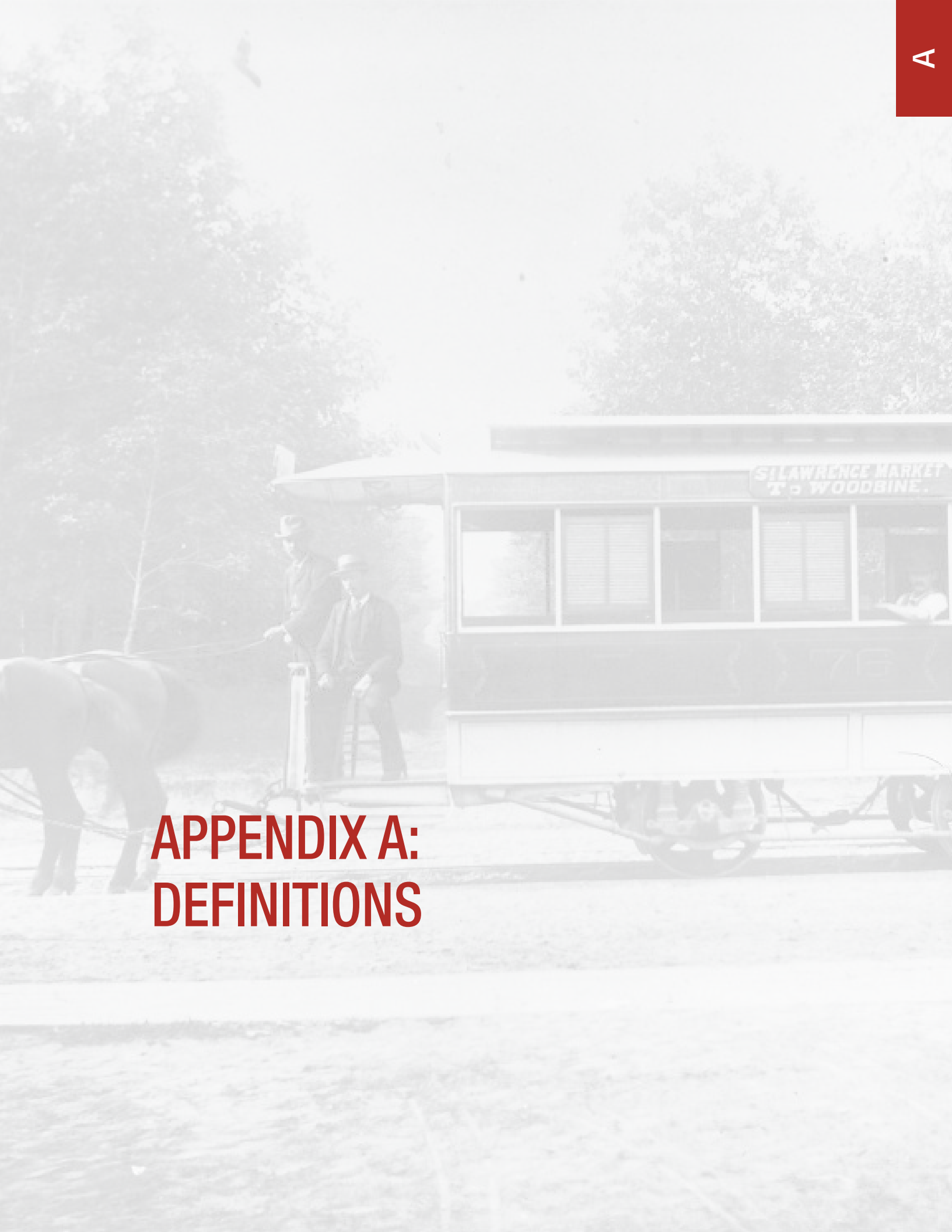
"The City of Toronto may require heritage impact assessments for additions to contributing (also for non) properties to determine the impact of the addition on the cultural heritage value and attributes of the district."

For demolitions:

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

For infill:

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



APPENDIX A: DEFINITIONS

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

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

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

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

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

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

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

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

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

Heritage fabric: All historic building materials including, but not limited to, heritage attributes, and including those not visible from the *public realm*.

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

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

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

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

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

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

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

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

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

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

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

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value. (*Standards and Guidelines*)

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

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (*Standards and Guidelines*)

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

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

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

APPENDIX B: REFERENCES

APPENDIX B: REFERENCES

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APPENDIX C: SCHEDULE OF PROPERTIES

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

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
55 Adelaide St. East	1853	landmark	yes	This property's contribution lies in the structure's historic associations with the York County Courthouse and the Consumers' Gas Company, as well as its siting within original Gaol (Jail) Reserve of the Town of York. The property also contributes to the physical character of the District through its materiality (buff brickwork with stone detailing) and its 4 storey height within a row of similarly-massed buildings along Adelaide Street East.
57 Adelaide St. East	1852	landmark	yes	This property's contribution lies in its historic function as a court house on the original Jail (Gaol) Reserve of the Town of York, and in its historic associations with the County of York, the Council of Metropolitan Toronto, the Arts and Letters Club and the Group of Seven. The property also contributes to the physical character of the District through its prominent siting on Adelaide Street East, its Neoclassical architecture, scale and detailing, and its 3 storey height within a row of similarly-massed buildings along Adelaide Street East.
65 Adelaide St. East	1960			
67 Adelaide St. East	1950			
82 Adelaide St. East	1982			
90 Adelaide St. East	1979			
100 Adelaide St. East	1889	commercial warehouse	yes	This property's contribution lies in its prominent siting across from St. James Park and its historic role in the economic development of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design; expressed cornice; mansard roof; storefront with a recessed entrance; and materiality (buff brickwork) - attributes which characterize the commercial warehouse typology within the District.
110 Adelaide St. East	1927			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
120 Adelaide St. East	1990			
125 Adelaide St. East	1909	landmark	yes	This property's contribution lies in its continuous historic role as the site of supporting services for St. James' Cathedral and its predecessors, as well as its location on the original Church Reserve of the Town of York. The structure contributes to the physical character of the District through its materiality (buff brick and limestone) and its Institutional Gothic architecture, which complements the Gothic Revival architecture of St. James' Cathedral. The contribution of this property is connected to the other District heritage attributes located in this block, including the Cathedral (1853), the War Memorial (1927), St. James Park and the Cathedral Burying Grounds.
132 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.
134 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
138 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.
140 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.
142 Adelaide St. East	1870 - 1884	commercial warehouse	yes	This property's contribution lies in its prominent location across from St. James Park, its historic role in the economic intensification of the District and its position within a row of 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including glazed storefronts with recessed entrances, brickwork (stuccoed) and Italianate architectural features.
207 Adelaide St. East	1930	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid-20th century. The structure also contributes to the physical character of the District through its materiality of brick with cast and rubble stone, art deco detailing and symmetrical design, attributes that characterize industrial buildings within the District.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
230 Adelaide St. East	2010			
233 Adelaide St. East	1939	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid-20th century. The structure also contributes to the physical character of the District through its materiality of brick with stone, recessed art deco detailing, the regular rhythm of bays and symmetrical design, attributes that characterize industrial buildings within the District.
252 Adelaide St. East	1827	landmark	yes	This property's contribution lies in the structure's age (1827), which makes it the oldest extant structure in the District); its associations with prominent Toronto architects John G. Howard and Frederick Cumberland; and its designation as a National Historic Site of Canada.. The structure also contributes to the physical value of the District its distinctive Neoclassical architecture; and its relation to the adjacent properties at 256 and 260 Adelaide Street East (19th century structures that have shared historic ownership as well as architectural features and modifications over the years).
256 Adelaide St. East	1871	landmark	yes	This property's contribution lies in its location within the Original 10 Blocks and its historic role in the economic intensification of the District and the Original 10 Blocks in the late 19th century. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing), its glazed storefront with a recessed entrance and its high quality Romanesque Revival architectural detailing, attributes which characterize the commercial warehouse typology within the District. The property has a significant relationship with the neighbouring structure (254 King Street East) and the industrial red brick buildings in the same block, which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
260 Adelaide St. East	1834	landmark	yes	This property's contribution lies in its location within the Original 10 Blocks and its historic role in the industrialization of the District and the Original 10 Blocks in the early 20th century. The group of structures on this property share attributes which contribute to the physical character of the District and characterize the industrial buildings within the District, including red brickwork, uniform elevations with repetitive windows and bays, large building footprints and a lack of porosity at street level. The property has a significant relationship with neighbouring properties in the same block (254 and 256 King Street East), which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.
300 Adelaide St. East	1987			
314 Adelaide St. East	1919			
330 Adelaide St. East	2001			
333 Adelaide St. East	2003			
363 Adelaide St. East	1842	landmark	yes	This property's contribution lies in its historic value as the oldest remaining residential structure in the Original 10 Blocks, dating from 1842 when the Original 10 Blocks were predominantly residential during the early development of the District. The structure also contributes to the physical integrity of the District through its materiality (red brickwork with stone detailing) and its unique Georgian architecture, which was a common style for residential structures in Toronto at the time of its construction.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
365 Adelaide St. East	1842	landmark	yes	This property's contribution lies in its historic value as the oldest remaining residential structure in the Original 10 Blocks, dating from 1842 when the Original 10 Blocks were predominantly residential during the early development of the District. The structure also contributes to the physical integrity of the District through its materiality (red brickwork with stone detailing) and its unique Georgian architecture, which was a common style for residential structures in Toronto at the time of its construction.
366 Adelaide St. East	1899	Industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th and early 20th centuries. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, large building footprint and red brickwork, attributes which characterize industrial buildings within the District.
383 Adelaide St. East	1919	industrial	yes	This property's contribution lies in its historic role in the industrialization of the District and of the Original 10 Blocks in the early 20th century. The structure also contributes to the physical character of the District through its materiality (red brickwork), its large building footprint and its uniform elevations with repetitive windows and bays, attributes which characterize industrial buildings within the District.
401 Adelaide St. East	1951			
406 Adelaide St. East	c. 2014			
460 Adelaide St. East	c. 2016			
501 Adelaide St. East	2009			

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

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
11 Church St.	1877	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to the topography of Church Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing) and its relation to similarly massed 19th century buildings along Church Street and Front Street East.
30 Church St.	1981			
35 Church St.	1983			
76 Church St.	1869			
80 Church St.	1850	commercial warehouse	yes	This property's contribution lies in the structure's age (1850) and its prominent siting across Church Street from St. James' Cathedral. The structure also contributes to the physical character of the District through its location within of a row of narrow, 3 to 4 storey 19th century buildings.
82 Church St.	1882	commercial warehouse	yes	This property's contribution lies in the structure's age (1882) and its prominent siting across Church Street from St. James' Cathedral. The structure also contributes to the physical character of the District through the architectural detailing still evident on the mid-storeys of the structure, and its location within of a row of narrow, 3 to 4 storey 19th century buildings.
39 Colborne St.	1854	commercial warehouse	yes	This property's contribution lies in the structure's age (1854); its location on the original Court House Reserve of the Town of York; and its relation to similar 19th century commercial buildings on King Street East and the north side of Colborne Street. The structure also contributes to the physical character of the District through its glazed storefront with recessed entrances, which provides animation and commercial life at the street level.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
41 Colborne St.	1889	commercial warehouse	yes	This property's contribution lies in its role in the economic intensification of the District in the late 19th century; its location on the original Court House Reserve of the Town of York; and its relation to the adjacent Milburn Building (47 Colborne Street), a heritage commercial block of a similar style and age. The structure also contributes to the physical character of the District through the integrity of its distinctive Romanesque Revival architectural features; the structure can be seen as an ornate expression of the commercial warehouse typology within the District.
47 Colborne St.	1889	commercial warehouse	yes	This property's contribution lies in its historic association with architect E.J. Lennox; its role in the economic intensification of the District in the late 19th century; its location on the original Court House Reserve of the Town of York; and its relation to the adjacent Baxter Building (41 Colborne Street), a heritage commercial block of a similar style and age. The structure also contributes to the physical character of the District through the integrity of its unique Richardsonian Romanesque architectural features and the use of cast iron in its façade; the structure can be seen as an ornate expression of the commercial warehouse typology within the District.
60 Colbourne St.	c. 2016			
159 Frederick St.	1993			
160 Frederick St.	1984			
205 Frederick St.	2008			
1 Front St. East	1960	landmark	yes	This property's contribution lies in the structure's role in sparking the redevelopment of the District in the 1960s and 1970s, its role as a cultural hub of the District today, and its status as a city-wide landmark and a gateway to the District from the Financial District and Union Station. The structure also contributes to the physical value of the District through its distinctive Mid-century Modern architecture and its prominent siting at the corner of Yonge Street and Front Street.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
27 Front St. East	1969	landmark	yes	This property's contribution lies in its role in sparking the redevelopment of the District in the 1960s and 1970s, its association with Canada's centenary, its role as a cultural hub of the District today and its function as a city-wide landmark and a gateway to the District from the Financial District and Union Station. The structure also contributes to the physical character of the District through its distinctive Brutalist architecture and its prominent siting across from Berczy Park.
35 Front St. East	1872	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with architect David Roberts Jr.; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through the integrity of its architectural detailing as well as its tripartite design; materiality (brickwork and cast iron); 3 – 5 storey height; glazed storefronts with recessed entrances; expressed cornice; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
41 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with architect Frank Darling; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through the integrity of its Romanesque Revival architectural detailing as well as its tripartite design; materiality (polychrome brickwork, stone and cast iron); 3 – 5 storey height; glazed storefronts with recessed entrances; and expressed cornice - attributes which characterize the commercial warehouse typology within the District.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
45 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
47 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
49 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
55 Front St. East	2013			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
65 Front St. East	1869	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to the topography of Church Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing), its relation to similarly massed 19th century buildings along Church Street and Front Street East, and its prominent location across from the Gooderham Flatiron Building.
67 Front St. East	1877	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to similarly massed 19th century buildings along Church Street and Front Street East. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
71 Front St. East	1987			
77 Front St. East	1861	commercial warehouse	yes	This property's contribution lies in the structure's age (1861); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (brickwork with stone detailing) its Italianate architecture and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
80 Front St. East	1983			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
81 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (brickwork with stone detailing), its mansard roof, its Italianate architecture and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
85 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with limestone detailing), its mansard roof, its tripartite design and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
87 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market; and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with limestone detailing), its mansard roof and its tripartite design, attributes which characterize the commercial warehouse typology within the District.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
91 Front St. East	1844	landmark	yes	This property's contribution lies in the structure's age (1844); its historic association with the City of Toronto's first official City Hall; its continuous function as the St. Lawrence Market and a community hub within the District; its association with prominent Toronto architects William Thomas and Henry Langley; its relation to North St. Lawrence Market; its function as a city-wide landmark and spatial and social anchor for the District; and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing), its prominent siting at the corner of Jarvis Street and Front Street East and its function as a view terminus when looking east along Front Street.
92 Front St. East	1968			
100 Front St. East	1840	commercial warehouse	yes	This property's contribution lies in the structure's age (1840); its historic role in the economic intensification of the District in the mid-to-late 19th century; its prominent location across the street from the St. Lawrence Market; and its relationship with adjacent 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent properties and which characterize the commercial warehouse typology within the District, including polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
106 Front St. East	1879	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century; its prominent location across the street from the St. Lawrence Market; and its relationship with adjacent 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent properties and which characterize the commercial warehouse typology within the District, including polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances.
109 Front St. East	1998			
145 Front St. East	1867	industrial	yes	This property's contribution lies in its historic role in the industrialization of the District in the late 19th century. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, large building footprint and polychrome brickwork, attributes which characterize industrial buildings in the District.
154 Front St. East	c. 2017			
165 Front St. East	1888	industrial	yes	This property's contribution lies in its historic association with the Toronto Street Railway Company and its contemporary use as the Young People's Theatre. The structure also contributes to the physical character of the District through its distinctive Renaissance Revival architecture and its materiality (red brickwork with stone detailing).
171 Front St. East	1984			
176 Front St. East	1909	industrial	yes	This property's contribution lies in its role in the industrialization of the District in the early 20th century, its location within the Original 10 Blocks of the Town of York and its relation to the adjacent industrial structure at 33 Sherbourne Street.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
178 Front St. East	1939	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid-20th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its red brickwork and its large building footprint, attributes that characterize industrial buildings within the District.
183 Front St. East	1951			
184 Front St. East	1990			
197 Front St. East	c. 1940			
201 Front St. East	1976			
219 Front St. East	1885		yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century and its relation to adjacent 19th century industrial structures, in particular the Standard Woolen Mills (227 Front Street East). The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, large building footprint and polychrome brickwork, attributes which characterize industrial buildings in the District.
227 Front St. East	1882	industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century, its relation to adjacent 19th century industrial structures and its contemporary association with the Canadian Opera Company. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, large building footprint and polychrome brickwork, attributes which characterize industrial buildings in the District.
250 Front St. East	1950			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
251 Front St. East	1887	industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century, its historic association with the Consumers' Gas Company and its contemporary association with the Canadian Opera Company. The structure's contribution is also tied to its prominent siting on the corner of Front Street East and Berkeley Street, its relation to adjacent 19th century industrial structures (in particular 26 Berkeley Street), and its relation to 51 Parliament Street (an architecturally-similar Consumers' Gas Co. structure from the late 19th century). The structure contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, lack of porosity at street level, large building footprint and materiality (red brickwork with stone detailing), attributes which characterize industrial buildings in the District.
265 Front St. East	2005			
271 Front St. East	1964			
25 George St.	1984			
65 George St.	1879		yes	This property's contribution lies in its historic association with architect Henry Langley and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing) and its relation to the adjacent heritage building (187 King Street East).
110 George St. South	1997			
112 George St. South	1997			
135 George St. South	1981			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
33 Jarvis St.	1840	commercial warehouse	yes	This property's contribution lies in the structure's age (1840); its historic association with commercial activity around the St. Lawrence Market in the mid-to-late 19th century; its prominent location across the street from the St. Lawrence Market; and its relationship with adjacent 19th century commercial warehouses on Front Street East. The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent properties and which characterize the commercial warehouse typology within the District, including polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances.
39 Jarvis St.	2000			
53 Jarvis St.	1999			
61 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
63 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
65 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
73 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
75 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
34 King St. East	1967			
36 King St. East	1962			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
37 King St. East	1901, 1928	landmark	yes	This property's contribution lies in its status as a city-wide landmark, its Edwardian architecture and high quality architectural detailing and its prominent siting on the corner of King Street East and Victoria Street, at the foot of Toronto Street and on the original Court House Reserve of the Town of York. The property also contributes to the historic value of the District through its historic and ongoing association with the King Edward Hotel, and its historic associations with George Gooderham and architect E.J. Lennox.
50 King St. East	1886		yes	This property's contribution lies in the structure's history as a financial institution, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century. The structure also contributes to the District's physical character through its Italianate architecture, its materiality (red brickwork with stone detailing) and its prominent siting on the corner of Toronto Street and King Street East.
71 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through its distinctive architectural ornamentation and its glazed storefront, which provides animation and commercial life at the street level.
75 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to physical character of the District through its glazed storefront, which provides animation and commercial life at the street level.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
79 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The property also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.
83 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.
85 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
91 King St. East	1930		yes	This property's contribution lies in the age of the structure (1842); its location on the original Court House Reserve of the Town of York; its historic and ongoing association with the Albany Club; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the high quality of its Modern Classical limestone architectural features.
92 King St. East	1991			
95 King St. East	1912		yes	This property's contribution lies in its location on the original Court House Reserve of the Town of York and its historic role in the economic development of the District in the early 20th century. The property also contributes to the character of the District through its materiality (buff brickwork with stone detailing), its Edwardian architecture and its storefronts, which provide animation and commercial life at the street level.
105 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James' Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
106 King St. East	1853	landmark	yes	This property's contribution lies in its continuous use as church located on the original Church Reserve of the Town of York, as well as in its historic associations with a number of prominent local architects. As a city-wide landmark, it contributes to the District's physical value with distinctive Gothic Revival architecture and as a view terminus looking east and west along King Street, north along Church Street, and north through the pedestrian lane between Front Street and King Street. The contribution of this property is connected to the other District heritage attributes located in this block, including the War Memorial (1927), the Parish Hall (1909), the Diocesan Centre (1958), St. James Park and the Cathedral Burying Grounds.
109 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James' Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.
111 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James' Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
125 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James' Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.
133 King St. East	1888	commercial warehouse	yes	This property's contribution lies in its prominent siting across from St. James' Cathedral and Park, its location within the original Market Reserve of the Town of York and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through the integrity of its distinctive Romanesque Revival architectural features and materiality (red brickwork, cast iron, steel and stone), as well as its glazed storefront windows, which provide animation at the street level.
142 King St. East	1850	commercial warehouse	yes	This property's contribution lies in its age (c. 1850) as well as its prominent location across from St. Lawrence Hall, on the same block as St. James' Cathedral and Park, and on the original Church Reserve of the Town of York. The structure contributes to the District's physical characteristics through its Italianate architecture, its tripartite design, and its materiality (red brickwork with stone detailing), attributes which characterize the commercial warehouse typology within the District.
144 King St. East	1907		yes	This property's contribution lies in its historic associations with the Council of the Township of York and prominent local architects Darling & Pearson; its role in the economic intensification of the District in the early 20th century; and its prominent location on the corner of King Street East and Jarvis Street, across from St. Lawrence Hall, on the same block as St. James' Cathedral and on the original Church Reserve of the Town of York. The structure also contributes to the physical character of the District through the integrity of its Beaux-Arts architecture and detailing.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
145 King St. East	1842, 1992		yes	This property's contribution lies in the age of the retained heritage facade (1842); its prominent siting across from St. James' Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that the heritage facade shares with the other properties in the row and which characterize the commercial warehouse typology within the District, as well as through the sympathetic design of the contemporary structure that surrounds the heritage façade.
150 King St. East	1833	commercial warehouse	yes	This property's contribution lies in the structure's age (1833), its historic association with The Patriot newspaper and its historic role in commercial life around the St. Lawrence Market in the early 19th century. The structure also contributes to the physical character of the District through its tripartite design, its glazed storefronts with recessed entrances, its expressed cornice and its materiality (brickwork with stone detailing), attributes which characterize the commercial warehouse typology within the District.
151 King St. East	1851	landmark	yes	This property's contribution lies in the structure's age (1851); its historic and ongoing function as a public hall since the building's construction; its historic association with architect William Thomas; its designation as a National Historic Site of Canada; and its location on the original Market Reserve of the Town of York. The structure also contributes to the physical value of the District through its ornate Italianate architectural and its prominent siting on the corner of King Street East and Jarvis Street immediately north of the St. Lawrence Market.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
167 King St. East	1836	commercial warehouse	yes	This property's contribution lies in the structure's age (1836); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing, 3 – 4 storey heights and glazed storefronts with recessed entrances.
168 King St. East	1999			
169 King St. East	1836	commercial warehouse	yes	This property's contribution lies in the structure's age (1836); its historic association with the Daily Leader newspaper; its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing, 3 – 4 storey heights and glazed storefronts with recessed entrances.
171 King St. East	1836	commercial warehouse	yes	This property's contribution lies in the structure's age (1836); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing, 3 – 4 storey heights and glazed storefronts with recessed entrances.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
172 King St. East	1907		yes	This property's contribution lies in its historic use as a financial institution and its role in the economic intensification of the District in the early 20th century, as well as its historic association with prominent Toronto architect George W. Gouinlock. The structure also contributes to the physical character of the District through its Edwardian architecture, its stone detailing and its prominent corner siting, with main facades addressing both King Street East and George Street.
173 King St. East	1843	commercial warehouse	yes	This property's contribution lies in the structure's age (1842); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing, 3 – 4 storey heights and glazed storefronts with recessed entrances.
175 King St. East	1843	commercial warehouse	yes	This property's contribution lies in the structure's age (1842); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing (painted), 3 – 4 storey heights and glazed storefronts with recessed entrances.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
179 King St. East	1843	commercial warehouse	yes	This property's contribution lies in the structure's age (1842); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing (painted), 3 – 4 storey heights and glazed storefronts with recessed entrances.
181 King St. East	1855	commercial warehouse	yes	This property's contribution lies in the structure's age (1855); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing (painted), 3 – 4 storey heights and Neoclassical architectural features.
183 King St. East	1855	commercial warehouse	yes	This property's contribution lies in the structure's age (1855); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing (painted), 3 – 4 storey heights and glazed storefronts with recessed entrances.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
185 King St. East	1833	commercial warehouse	yes	This property's contribution lies in the structure's age (1833); its historic association with former Mayor George Monro; its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through its tripartite design, its glazed storefront with a recessed entrance and its mansard roof, attributes which characterize the commercial warehouse typology within the District.
187 King St. East	1879		yes	This property's contribution lies in the structure's historic association with the Little York Hotel in the late 19th century, its historic association with Henry Langley and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the character of the District through its materiality (red brickwork with stone detailing), its Second Empire architecture and its 4-storey height in proximity to similarly-massed buildings along the south side of King Street East.
189 King St. East	1889	commercial warehouse	yes	This structure's contribution lies in its historic role in the economic intensification of the Original 10 Blocks and the District in the late 19th century, and its relationship with the adjacent 19th century warehouse (191 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including Italianate architectural features, 3 storey height and glazed storefronts with recessed entrances (modified).

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
191 King St. East	1889	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the Original 10 Blocks and the District in the late 19th century, and its relationship with the adjacent 19th century warehouse (189 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including Italianate architectural features, 3 storey height and glazed storefronts with recessed entrances (modified).
193 King St. East	1929	industrial	yes	This property's contribution lies in its use as a light industrial warehouse during a period of decline in the District in the mid-20th century, its location within the Original 10 Blocks of the Town of York and its contemporary association with George Brown College. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays and its large building footprint, attributes which characterize industrial buildings within the District.
197 King St. East	1888	commercial warehouse	yes	This property's contribution lies in its historic association with the Nealon Hotel in the late 19th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the character of the District through its materiality (red brickwork with stone detailing), its distinctive Romanesque Revival architecture and its storefront, which provides animation and commercial life at the street level.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
200 King St. East	1874 - 1914, 1977	industrial	yes	This property's contribution lies in its historic association with Christie, Brown & Company; its historic role in the industrialization of the District and of the Original 10 Blocks in the late 19th and early 20th centuries; and its contemporary use as the core of George Brown College's St. James Campus. Though designed in a variety of architectural styles, the group of structures on this property contribute to the physical character of the District through their shared attributes that characterize industrial buildings within the District, such as polychrome brickwork, uniform elevations with repetitive windows and bays, and large building footprints.
201 King St. East	c. 1980			
214 King St. East	1901 - 1911	industrial	yes	This property's contribution lies in its role in the industrialization of the District and of the Original 10 Blocks in the early 20th century. The structures contribute to the physical character of the District though their materiality (red brickwork with stone detailing), uniform elevations with repetitive windows and bays and large building footprints, attributes which characterize industrial buildings within the District.
215 King St. East	1914	industrial	yes	This property's contribution lies in its historic role in the industrialization of the District in the early 20th century, its location within the Original 10 Blocks of the Town of York and its contemporary association with George Brown College. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its red brickwork and its large building footprint, attributes which characterize industrial buildings within the District.
219 King St. East	1952			
225 King St. East	1953			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
230 King St. East	1908, 2005		yes	This property's contribution lies in the heritage structure's historic role in the economic development of the District and of the Original 10 Blocks in the early 20th century; its historic associations with the Imperial Bank of Canada and with local architects Darling & Pearson; and its prominent corner siting, with main facades addressing King Street East and Sherbourne Street. The retained facades of the heritage structure also contribute to the physical character of the District through their materiality (buff brickwork with stone detailing) and Edwardian architectural features.
231 King St. East	1851			
236 King St. East	1888	commercial warehouse	yes	This property's contribution lies in its historic connection to the economic intensification of the District and the Original 10 Blocks in the late 19th century and its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its expressed cornice, its materiality (red brickwork with stone detailing) and its Italianate architectural features, attributes which characterize the commercial warehouse typology within the District.
237 King St. East	1879	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its unique Georgian architectural features as well as its tripartite design, glazed storefront and red brickwork with stone detailing, attributes which characterize the commercial warehouse typology within the District.
238 King St. East	c. 1950			

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
240 King St. East	1862	commercial warehouse	yes	This property's contribution lies in the building's age (1862), its historic connection to the economic intensification of the District and the Original 10 Blocks in the late 19th century and its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its polychrome brickwork and its position within a row of 1-3 storey commercial structures along King Street East which share attributes such as storefronts with recessed entrances.
241 King St. East	1878	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century, its location within the Original 10 Blocks of the Town of York and its relationship with the adjacent 19th century warehouse (243 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including a tripartite design, glazed storefronts with recessed entrances, polychrome brickwork, expressed cornices and mansard roofs.
242 King St. East	1869		yes	This property's contribution lies its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its position within a row of 1-3 storey commercial structures along King Street East which share attributes such as narrow storefronts with recessed entrances.
243 King St. East	1878	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century, its location within the Original 10 Blocks of the Town of York and its relationship with the adjacent 19th century warehouse (241 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including a tripartite design, glazed storefronts with recessed entrances, polychrome brickwork (painted), expressed cornices and mansard roofs.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
244 King St. East	1945			
246 King St. East	1945			
247 King St. East	1879	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century, its location within the Original 10 Blocks of the Town of York, and its prominent siting on the corner of King Street East and Sherbourne Street. The structure also contributes to the physical character of the District through its tripartite design, mansard roof and glazed storefront on the King Street elevation, attributes which characterize the commercial warehouse typology within the District.
248 King St. East	1965			
250 King St. East	1965			
251 King St. East	1868 (c. 2015)		yes	This property's contribution lies in the age of the retained portions of the heritage structure (1868); its association with architect Henry Simpson; its historic association with the Grand Central Hotel; and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its Italianate architectural features and its prominent siting on the corner of King Street East and Sherbourne Street.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
254 King St. East	1847	commercial warehouse	yes	This property's contribution lies in the structure's age (1847), its location within the Original 10 Blocks and its historic role in the economic intensification of the District and the Original 10 Blocks in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its mansard roof and its glazed storefront, attributes which characterize the commercial warehouse typology within the District. The property has a significant relationship with the neighbouring structure (256 King Street East) and the industrial red brick buildings in the same block, which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.
256 King St. East	1891	commercial warehouse	yes	This property's contribution lies in its location within the Original 10 Blocks and its historic role in the economic intensification of the District and the Original 10 Blocks in the late 19th century. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing), its glazed storefront with a recessed entrance and its high quality Romanesque Revival architectural detailing, attributes which characterize the commercial warehouse typology within the District. The property has a significant relationship with the neighbouring structure (254 King Street East) and the industrial red brick buildings in the same block, which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
260 King St. East	c. 1920	industrial	yes	This property's contribution lies in its location within the Original 10 Blocks and its historic role in the industrialization of the District and the Original 10 Blocks in the early 20th century. The group of structures on this property share attributes which contribute to the physical character of the District and characterize the industrial buildings within the District, including red brickwork, uniform elevations with repetitive windows and bays, large building footprints and a lack of porosity at street level. The property has a significant relationship with neighbouring properties in the same block (254 and 256 King Street East), which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.
261 King St. East	2002			
280 King St. East	2005			
284 King St. East	1951			
296 King St. East	1956			
298 King St. East	1845	commercial warehouse	yes	This property's contribution lies in its historic value as one of the oldest remaining residential structures in the Original 10 Blocks, dating from 1845 when the Original 10 Blocks were predominantly residential during the early development of the District. The structure also contributes to the physical value of the District through its modified Georgian Revival architecture and its glazed storefront with a recessed entrance (added to the structure to convert it to a commercial use), attributes which characterizes the commercial warehouse typology within the District.
333 King St. East	1975			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
359 King St. East	1892, 2005		yes	This property's contribution lies in through its role in the commercial intensification of the District in the late 19th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its eclectic architectural style and its prominent siting on the corner of King Street East and Berkeley Street.
17 Leader Lane	1889		yes	This property's contribution lies in its location on the original Court House Reserve of the Town of York; in the structure's relation to similar 19th century commercial buildings on King Street East and the south side of Colborne Street; and in the structure's historical value as the last remaining structure of a row of similar 19th century commercial structures on the north side of Colborne Street.
15 Lower Sherbourne St.	c. 2017			
8 Market St.	1899	commercial warehouse	yes	This property's contribution lies in its historic connection to the rail lines; its role in the economic intensification of the District in the early 20th century; and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing) and its prominent siting across from the South St. Lawrence Market.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
10 Market St.	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858) and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing) and its prominent siting across from the South St. Lawrence Market. The property also contributes to the District's historic value as the structure's historic uses have echoed the evolution of the District, functioning as a hotel in the late 19th century, converting to light industrial uses in the early 20th century, falling into disrepair in the mid-20th century and being revitalized in the early 21st century.
25 Ontario St.	1942		yes	This property's contribution lies in its location within the Original 10 Blocks and its historic association with the Drug Trading Company, which owned factories on the other side of Ontario Street. The structure's distinctive architecture with Art Moderne and Art Deco influences and stone bas-relief carvings also contribute to the physical value of the District.
51 Parliament St.	1899 / 2004	industrial	yes	This property's contribution lies in its historic role in the industrialisation of the District in the late 19th century, its historic association with the Consumers' Gas Company and its contemporary association with the Toronto Police Services. The structure's contribution is also tied to its prominent siting on the corner of Front Street East and Parliament Street, its position as a view terminus when looking east along Front Street and its relation to 251 Front Street East (an architecturally-similar Consumers' Gas Co. structure from the late 19th century). The structure contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, lack of porosity at street level, large building footprint and materiality (red brickwork with stone detailing), attributes which characterize industrial buildings in the District.
68 Parliament St.	2011			
70 Parliament St.	2011			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
138 Princess St.	2010			
164 Princess St.	1915	industrial	yes	This property's contribution lies in its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its materiality (red brickwork) and its uniform elevations with repetitive windows and bays, attributes which characterize industrial buildings within the District.
1 Scott St.	2009			
33 Sherbourne St.	1909	industrial	yes	This property's contribution lies in its role in the industrialization of the District in the early 20th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its red brickwork and its large building footprint, attributes that characterize industrial buildings within the District.
44 Sherbourne St.	c. 1950			
80 Sherbourne St.	c. 1935	industrial	yes	This property's contribution lies in its distinctive Art Deco architectural features, its materiality (buff brickwork with stone detailing) and its relation to the adjacent structure (90 Sherbourne Street).
54 The Esplanade	c. 1940			
56 The Esplanade	c. 1920	industrial	yes	This property's contribution lies in its use as a light industrial warehouse during a period of decline in the District in the mid-20th century and its relation to adjacent industrial structures on The Esplanade. The structure also contributes to the physical character of the District through its uniform elevations with repetitive windows and bays, large building footprint and lack of porosity at street level, attributes which characterize industrial buildings within the District.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
70 The Esplanade	1882	industrial	yes	This property's contribution lies in its historic relation to rail lines, its role in the industrialization of the District in the late 19th century and its relation to adjacent industrial structures on The Esplanade. The structure also contributes to the physical character of the District through its uniform elevations with repetitive windows and bays, large building footprint, polychrome brickwork and lack of porosity at street level, attributes which characterize industrial buildings within the District.
110 The Esplanade	1993			
118 The Esplanade	2013			
1 Toronto St.	1989			
10 Toronto St.	1851	landmark	yes	This property's contribution lies in its historic value as an early civic institution and one of Toronto's oldest standing post offices. The structure also contributes to the value of the District through its Neoclassical architecture, its historic association with architects Frederick Cumberland and William Storm and its status as a National Historic Site of Canada.
15 Toronto St.	1961			
17 Toronto St.	1876		yes	This property's contribution lies in the structure's historic associations with the Consumers' Gas Company, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century. The structure also contributes to the physical character of the District through the integrity of its Italianate architecture and ornamentation and the quality of its materiality.
23 Toronto St.	1871			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
25 Toronto St.	1871		yes	This property's contribution lies in the structure's historic associations with Consumers' Gas Company as well as a number of financial institutions, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century. The property also contributes to the physical character of the District through its Renaissance Revival architectural details; the vertical rhythm of its façade and its 4 storey height within a row of similarly-massed buildings along Adelaide Street East.
36 Toronto St.	1875, 1914, 1986		yes	This property's contribution lies in its historic role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century, and its historic association with prominent early 20th century Toronto architect E.J. Lennox. The structures contribute to the physical character of the District through their Italianate architectural detailing and the transition they provide between the contemporary Financial District and the St. Lawrence neighbourhood.
33 Victoria St.	1963			
26 Wellington St. East	1982			
30 Wellington St. East	1982			

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
36 Wellington St. East	1855	commercial warehouse	yes	This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York; and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.
38 Wellington St. East	1855	commercial warehouse	yes	This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
40 Wellington St. East	1855	commercial warehouse	yes	This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York; and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.
42 Wellington St. East	1855	commercial warehouse	yes	This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York; and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.
44 Wellington St. East	1939	industrial	yes	This property's contribution lies in its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its materiality (red brickwork) and its large building footprint, attributes which characterize industrial buildings within the District.

Address ²	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
49 Wellington St. East	1892	landmark	yes	This property's contribution lies in its role in the economic intensification of the District in the late 19th century; its historic associations with the Gooderham family and architect David Roberts Jr.; and its status as a city-wide landmark building and anchor of the southwest corner of the District. The structure also contributes to the physical value of the District through its distinctive Romanesque Revival architecture with Gothic Revival influences; its prominent siting and creative use of the lot at the confluence of Front Street East with Wellington Street East; and its position as a view terminus when looking west along Front Street East, as well as when looking east at the trompe l'oeil mural through Berczy Park.
60 Wellington St. East	1964			
33 Yonge St.	1982			

APPENDIX D: HERITAGE IMPACT ASSESSMENT (HIA) TERMS OF REFERENCE

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<p>Study</p>	<p style="text-align: center;"><i>Heritage Impact Assessment</i></p> <p style="text-align: right;">Updated: March 2010</p>
<p>Description</p>	<p>A Heritage Impact Assessment (HIA) is a study to evaluate the impact the proposed development or site alteration will have on the cultural heritage resource(s) and to recommend an overall approach to the conservation of the resource(s). This analysis, which must be prepared by a qualified heritage conservation professional, will address properties identified in the City of Toronto's <i>Inventory of Heritage Properties</i> (which includes both listed and designated properties) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment.</p> <p>This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.</p> <p>The conservation strategy will apply conservation principles, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform decisions and direct the Conservation Plan.</p> <p>Where there is the potential of impacting archaeological resources an <i>Archaeological Assessment</i> will be undertaken as an additional study.</p>
<p>When Required</p>	<p>A HIA <u>is required</u> for the following application types if the property is on the City of Toronto's <i>Inventory of Heritage Properties</i>:</p> <ul style="list-style-type: none"> • Official Plan Amendment • Zoning By-law Amendment • Plans of Subdivision • Site Plan Control <p>A HIA <u>may be required by staff</u> for the following additional application types:</p> <ul style="list-style-type: none"> • Consent and/or Minor Variance and Building Permit applications for any property included on the City of Toronto's <i>Inventory of Heritage Properties</i> • Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications • Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the Ontario Heritage Act
<p>Rationale</p>	<p>The HIA will inform the review of an application involving a cultural heritage resource(s) included on the City of Toronto's <i>Inventory of Heritage Properties</i>. The rationale for the requirement to provide an HIA arises from: the Ontario Heritage Act; Section 2(d) of the Planning Act; Section 2.6.3 of the Provincial Policy Statement (2005); Chapter 103: Heritage, City of Toronto Municipal Code; and Section 3.1.5, Policies 1-13 of the City of Toronto's Official Plan.</p> <p>Format</p> <p>The HIA will be broad in scope but provide sufficient detail to communicate the site issues and</p>

Study	<p style="text-align: center;">Heritage Impact Assessment</p> <p style="text-align: right;">Updated: March 2010</p>
	<p>inform the evaluation of the recommended conservation approach for the cultural heritage resource(s). The study will be submitted in hard copy and PDF format.</p> <p>Principles The HIA will apply appropriate conservation principles such as:</p> <ul style="list-style-type: none"> • The Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> (2003); • Ontario Ministry of Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> (1997); • Ontario Ministry of Culture's <i>Heritage Conservation Principle's for Land Use Planning</i> (2007); and • <i>Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation</i> (1988).
Required Contents / Format	<p>The HIA will include, but is not limited to, the following information:</p> <p>(a) Introduction to Development Site</p> <ul style="list-style-type: none"> • A location plan indicating subject property (Property Data Map and aerial photo). • A concise written and visual description of the site identifying significant features, buildings, landscape and vistas. • A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (City of Toronto's <i>Inventory of Heritage Properties</i>, <i>Ontario Heritage Properties Database</i>, <i>Parks Canada National Historic Sites of Canada</i>, and/or <i>Canadian Register of Historic Places</i>) with existing heritage descriptions as available. • A concise written and visual description of the context including adjacent heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s). • Present owner contact information. <p>(b) Background Research and Analysis</p> <ul style="list-style-type: none"> • Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site (both identified and unidentified): physical or design, historical or associative, and contextual. • A development history of the site including original construction, additions and alterations with substantiated dates of construction. • Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, City of Toronto directories, etc. <p>(c) Statement of Significance</p> <ul style="list-style-type: none"> • A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the <i>Ontario Heritage Tool Kit</i>. • The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property.

Study	<p style="text-align: center;"><i>Heritage Impact Assessment</i></p> <p style="text-align: right;">Updated: March 2010</p>
	<ul style="list-style-type: none"> • Professional quality <i>record photographs</i> of the cultural heritage resource in its present state. <p>(d) Assessment of Existing Condition</p> <ul style="list-style-type: none"> • A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition. <p>(e) Description of the Proposed Development or Site Alteration</p> <ul style="list-style-type: none"> • A written and visual description of the proposed development or site alteration. <p>(f) Impact of Development or Site Alteration</p> <ul style="list-style-type: none"> • An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> – Destruction of any, or part of any, significant heritage attributes or features – Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance – Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden – Isolation of a heritage attribute from its surrounding environment, context or a significant relationship – Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features – A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value – Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources <p>(g) Considered Alternatives and Mitigation Strategies</p> <ul style="list-style-type: none"> • An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> – Alternative development approaches – Isolating development and site alteration from significant built and natural features and vistas – Design guidelines that harmonize mass, setback, setting, and materials – Limiting height and density – Allowing only compatible infill and additions – Reversible alterations <p>(h) Conservation Strategy</p> <ul style="list-style-type: none"> • The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to: <ul style="list-style-type: none"> – A mitigation strategy including the proposed methods; – A conservation scope of work including the proposed methods; and – An implementation and monitoring plan. • Recommendations for additional studies/plans related to, but not limited to: conservation;

Study	<p style="text-align: center;">Heritage Impact Assessment</p> <p style="text-align: right;">Updated: March 2010</p>
	<p>site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.</p> <ul style="list-style-type: none"> • Referenced conservation principles and precedents. <p>(i) Appendices</p> <ul style="list-style-type: none"> • A bibliography listing source materials used and institutions consulted in preparing the HIA.
Hyperlinks	<ul style="list-style-type: none"> • City of Toronto's <i>Inventory of Heritage Properties</i> - http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm • Ontario Heritage Properties Database - http://www.culture.gov.on.ca/english/heritage/hpd.htm • Parks Canada <i>National Historic Sites of Canada</i> - http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp • <i>Canadian Register of Historic Places</i> - http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx • Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> - http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp • Ontario Ministry of Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> - http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm • Ontario Ministry of Culture's <i>Heritage Conservation Principle's for Land Use Planning</i> - http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm • <i>Ontario Heritage Tool Kit</i> - http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.htm

St. Lawrence Neighbourhood Heritage Conservation District Plan, 2015

Conservation Architects: FGMDA Architects

Planning Consultants: Bousfields Inc.

Archaeological Consultant: Archaeological Services Inc.

