

CHAPTER 2

STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST

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

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

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

District Historical Value

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

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

The historical value of the District's original and evolving character remains legible in the extant buildings and urban fabric. The District's early development (1793 to 1849) encompassed the foundation of the town of York, its designation as the capital of Upper Canada in 1796, its initial growth period with the extension of the

street pattern westward in 1797, its expansion southwards with the infilling of the water lots that extended into the harbour, and its incorporation into the City of Toronto in 1834. The development patterns established in that period are still legible today. They include the original street grid of the first 10 residential blocks and the continuous use of the church and market on their originally reserved lands. This early period also marked the gradual concentration of commercial warehouses in the western half, and industrial buildings in the eastern half as well as along the harbour to the south. The advent of the rail, the reconstruction following the fire of 1849, and the infilling of the water lots in the harbour initiated a period of intensification from 1850 to 1920. The District's rich history also signals its potential as an archaeologically significant area.

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

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

District Physical Character

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

Two historical building typologies exemplify the District's overall physical character and historical evolution. The Commercial Warehouse typology is characterized by a tripartite design with a storefront base, above which sit two to three storeys with regular window bays and either an expressed cornice or a mansard roof. The finer grain of this typology is expressed as a single lot, either in individual buildings or in vertical bays of wider buildings, which in turn correspond to the storefront widths. The frame and entablature of these storefronts create a strong, continuous horizontal datum line.

By contrast, the Industrial Building typology is characterized by a large footprint, a more uniform elevation with repetitive bays of windows, and little porosity at street level.

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

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

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

District Social and Community Significance

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

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

STATEMENT OF HERITAGE ATTRIBUTES

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

Built Form

- ☐ the lower-scale buildings of the District are in proximity to the tall buildings of the Financial District (Yonge Street), which lower scale presence engenders a sense of place within the historic context of the District , as well as the resultant views to the downtown core;
- ☐ the one to four storey predominant scale, interspersed with five to ten storey buildings, with most buildings not exceeding six storeys at the streetwall;
- ☐ the sky views from the sidewalk resulting from the predominant scale of the buildings.
- ☐ the building construction to the front and side lot lines;
- ☐ window and entrance openings, *features and components*;
- ☐ the distinctive built form of the Commercial Warehouse typology with its associated *heritage attributes*:
 - distinct tripartite design (storefront, upper storeys, roof);
 - three to five storey height;
 - narrow rhythm of facades (average bay width of 2-4.5m, average storefront width of 5-9m);
 - red, buff or polychrome brickwork, often with stone detailing;
 - glazed storefronts with wood or metal frames;
 - recessed entrances;
 - decorative storefront surrounds, often including pilasters, cornice, fascia, and/or cast iron detailing;
 - glazing proportions (75-95% storefronts, 20-35% upper storeys);
 - regularly-spaced and vertically-oriented windows in the upper storeys, and their features and components;
 - flat roof with expressed cornice or mansard/gable roof with dormers;

- italianate, neoclassical, second empire, and romanesque revival stylistic influences.
- the distinctive built form of the Industrial Building typology with its associated *heritage attributes*:
 - large building footprint;
 - two to ten storey height;
 - uniform elevations with repetitive windows and bays;
 - vertical articulation of elevations (average bay width of 3-6m);
 - glazing proportions (15-40%);
 - red or polychrome brickwork, sometimes with stone detailing;
 - lack of porosity at street level;
 - raised ground floor levels from the sidewalk;
 - less detailing on upper storeys;
 - flat roofs with simple cornices.
- ☒ the predominantly equal proportion of the height of the streetwalls to the width of the streets;
- ☒ the fine-grained vertical rhythm of facades that defines the commercial blocks;
- ☒ the vertically-oriented fenestration;
- ☒ the symmetry at upper levels of building facades;
- ☒ the articulation of horizontal rhythm (string courses, storeys, cornices) and vertical rhythm (window bays, pilasters, columns) in building facades;
- ☒ the use of brick (red and buff) and stone, and the overall quality of the ornamentation and detailing of masonry, including the use of polychrome brickwork;
- ☒ the landmark buildings;
- ☒ the orientation of main entrances towards major streets;
- ☒ the expressed rooflines, including:
 - the use of mansard roofs; and
 - the expressed cornices.

Landscape

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

Streetscape

- ☐ The street grid of the original 10 blocks;
- ☐ the bend of Adelaide Street East west of Jarvis Street that marks the northern edge of the town of York's Church and Jail Reserves, and east of Jarvis Street that marks the northern edge of the original 10 blocks;
- ☐ the bend in Front Street East and the change in grade between Front Street East and The Esplanade that reflect the old shoreline;
- ☐ the confluence of Front Street East with Wellington Street East at Church Street;
- ☐ the enclosed visual character of Toronto Street at its north and south ends;
- ☐ the animated streetscapes and pedestrian-oriented storefronts;
- ☐ the streetcar line along King Street East, which was the birthplace of the Toronto Street Railway and bus service;
- ☐ the high-levels of pedestrian activity along Front Street East and King Street East;
- ☐ the median on Front Street East between Church Street and Jarvis Street, which assists in pedestrian circulation around the St. Lawrence Market;
- ☐ the pedestrian cultural life related to the St. Lawrence Market;
- ☐ the marked and unmarked gateways to the neighbourhood;

- ☐ the distinctive pedestrian street lights on Toronto Street;
- ☐ the laneways, narrow streets, and mid-block pedestrian connections, which break down large blocks, enhance connectivity, and sometimes have distinct commercial pockets, including:
 - Old Post Office Lane;
 - Rodega Lane;
 - Colborne Lane;
 - Oak Hall Lane;
 - Scott Lane;
 - Farquhars Lane;
 - Taylor's Wharf Lane;
 - Duke Mews;
 - Nicholson Lane;
 - Pompadour Lane;
 - Leader Lane;
 - Abbey Lane;
 - Colborne Street; and
 - Court Street.

Function

- ☐ The continuous operation of numerous historic structures within the District preserves a built form cultural link to the past. Such structures include the St. Lawrence Market and St. James' Cathedral on the land originally reserved for them;
- ☐ the continuous commercial use of 19th century commercial warehouse storefronts;
- ☐ the adaptive re-use of industrial buildings;
- ☐ the importance of the District as a setting for artistic activities, including the film industry within the City;
- ☐ the continuous mixed-use character of the Neighbourhood;
- ☐ the continuous role of key institutions in the social, educational, community and cultural life of the community and city, including:
 - St. James' Cathedral;

- North and South St. Lawrence Market;
- St. Lawrence Hall;
- George Brown College - St. James Campus;
- St. Lawrence Centre for the Arts, Sony Centre for the Performing Arts, Alumnae Theatre, Canadian Opera Company, Young Peoples' Theatre, The Canadian Stage Company (CanStage);
- King Edward Hotel.

Archaeological

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

STATEMENT OF HCD OBJECTIVES

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

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

1. Conserve the *cultural heritage value* of the District as embodied in its physical character, which is described in general terms in the *heritage attributes*.
2. Conserve the *heritage attributes* of the heritage resources of the District, including its predominantly one to four storey scale of buildings, and its character as a historic enclave in proximity and in contrast to the density and the built form of nearby areas such as the City's Financial District;
3. Conserve and enhance the social and community significance of the District in terms of its role as a neighbourhood with a distinct local identity premised on its distinct physical character and in terms of its broader role as an identifiable City landmark containing important cultural, institutional and social venues;

4. Manage change within the District such that new construction, infill development, additions and alterations to built form, landscapes and streetscapes are compatible with their context and further, complement the *cultural heritage value* and interest of the District;
5. Maintain the traditional height of the District so as to reinforce the differentiation between the scale of the tall buildings around Yonge Street and the street-related, pedestrian-scaled environment of the District;
6. Reinforce the strong and articulated streetwalls that characterize the main arteries of the District.
7. Recognize King Street East as the historic artery of the neighbourhood and city;
8. Support and encourage the adaptive re-use of heritage properties where those uses and the proposed built form do not result in unacceptable adverse impact on the *cultural heritage value* and interest of *contributing buildings* and the District;
9. Protect identified shadow-sensitive heritage features from net new shadows;
10. Protect the streetscapes, particularly along King Street East, by minimizing loss of sky views and sight lines;
11. ~~Protect~~Conserve the identified ~~vistas and views into and out of the area~~views within the District that support an understanding of its cultural heritage value;
12. Promote excellence in streetscape, lighting, landscape, signage, and civic design to enhance the *public realm*;
13. Encourage and promote a continued sense of community and uses related to public gathering and civic activity through the establishment of complete streets, pedestrian amenities and pedestrian connections;
14. Enhance the legibility of the historic urban fabric including the original 10 blocks, the original government reserve lands and the First Parliament Buildings site through means which will encourage signage and streetscape treatments;
15. Ensure that known and potential archaeological resources are protected until such time as appropriate investigation is undertaken.

~~Chapter 4 GUIDING PRINCIPLES~~ CHAPTER 4 HOW TO READ THE PLAN

The policies and guidelines presented in ~~Sections 5.0, 6.0, 7.0, 8.0 and 9.0~~ Chapter 5 are based on ~~the following~~ guiding principles. ~~These principles that~~ express federal and provincial direction on heritage conservation. ~~The "Standards" identified in~~ Principally, Parks Canada's document, *Standards and Guidelines for the Conservation of Historic Places* (2010), ~~are followed by the 8 Guiding Principles in the Conservation of Built Heritage Properties, issued by the Ontario Ministry of Culture in 2007. The Standards and Guidelines which~~ have been adopted by Toronto City Council, ~~has been used~~ as the guiding document for conserving heritage properties in the city. The policies and guidelines in the following ~~sections build~~ section builds on the foundation of these ~~guiding principles~~ "Standards", and ~~they~~ articulate how these ~~principles~~ best practises will be applied within the unique context of the St. Lawrence Neighbourhood HCD. ~~As per HCD Policy 10 of HCDs in Toronto – Procedures, Policies and Terms of Reference~~ In addition, the *Standards and Guidelines for the Conservation of Historic Places in Canada* will apply to any interventions to the HCD as a whole and will generally apply to individual properties within the HCD, along with the policies laid out in the ~~following sections of the~~ HCD Plan. In addition, each property has been situated within a specific Character Sub-Area. The characterization of the District found in Section 3.0 should also be reviewed for relevant guidance.

~~"Standards", from Standards and Guidelines for the Conservation of Historic Places (Parks Canada, 2010)~~

- ~~1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character defining element.~~
- ~~2. Conserve changes to an historic place that, over time, have become character defining elements in their own right.~~
- ~~3. Conserve heritage value by adopting an approach calling for minimal intervention.~~
- ~~4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.~~
- ~~5. Find a use for an historic place that requires minimal or no change to its character defining elements.~~
- ~~6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.~~
- ~~7. Evaluate the existing condition of character defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.~~
- ~~8. Maintain character defining elements on an ongoing basis. Repair character defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character defining elements, where there are surviving prototypes.~~
- ~~9. Make any intervention needed to preserve character defining elements physically and visually.~~

~~compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.~~

UNDERSTANDING

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

Policy

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

Guidelines

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

Sidebar

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

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

~~*Additional Standards Relating to Rehabilitation*~~

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

~~11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.~~

~~12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.~~

~~*Additional Standards Relating to Restoration*~~

~~13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.~~

~~14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.~~

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

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

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

~~An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition." (*Parks Canada, Standards and Guidelines for the Conservation of Historic Places in Canada, 2010*)~~

Massing

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

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

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

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

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

Streetwall Composition

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

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

Corner Lots

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

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

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

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

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

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

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

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

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

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

CHAPTER SECTION 5 – POLICIES AND GUIDELINES FOR CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

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

CONTEXT

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

Policy

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

Guidelines

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

Sidebar

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

Best Practice

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

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

5.1 Understanding

CONTEXT

CONTRIBUTING PROPERTIES

UNDERSTANDING

Parks Canada's document *Standards and Guidelines for the Conservation of Historic Places in Canada* provides the basis for the policies and guidelines for contributing properties. ~~This document has been adopted by the Toronto City Council.~~ Its conservation approach establishes a three-step methodology that begins with understanding the contributing property. This understanding is the fundamental basis for developing and

evaluating appropriate interventions that ~~protect and maintain~~conserve the cultural heritage values and heritage attributes of the property.

In order to determine appropriate interventions, take into account:

- ≡ historic architectural styles, typologies and identified periods of significance
- ≡ the design of the original architect or builder
- ≡ the changes that have been made to the building over time
- ≡ the building's current conditions
- ≡ the cause of any distress, damage or deterioration of the property's *heritage attributes* ~~of the property.~~ in order to determine the appropriate scope of work

The next steps, planning and intervening, are integrated into the rest of the ~~Policies~~policies and ~~Guidelines~~guidelines for contributing properties.

5.1 Alterations and Additions

These policies are intended to provide guidance required to balance new interventions on a contributing property with maintaining and respecting the property's and the District's cultural heritage values; visual and physical compatibility with the cultural heritage values must be achieved on both scales. Visual compatibility is achieved with appropriate design, massing and proportions; while physical compatibility speaks to the use of materials and construction methods that do not negatively impact the integrity of the property.

Alterations must therefore prioritize the preservation of whole or substantial portions of the property by repairing the contributing property's heritage attributes rather than replacing them; while additions on the contributing property must neither affect the integrity of the property and the District, nor detract from an understanding of its cultural heritage values and heritage attributes.

Additions must preserve the cultural heritage values and integrity of the contributing property by ensuring that they are differentiated from the contributing property while remaining visually and physically compatible. The design of the new addition should relate to the architectural expression of the contributing property while not copying it. Additions should also be designed so as not to negatively impact the heritage attributes of the contributing property if the addition were to be removed in the future.

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

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

- a. ~~This documentation and evaluation may be determined through the City of Toronto's Heritage Impact Assessment (HIA) process (see Appendix E: HIA Terms of Reference).~~ **5.1.2 Additions and alterations to a contributing property must be based on a firm understanding of the heritage attributes of the property that contribute to the cultural heritage values of the District as a whole.**

5.1.2 Alterations to a contributing property must repair rather than replace the heritage attributes where the original can be repaired. Replace in kind the heritage attributes where the original cannot be repaired.

- a. The replaced heritage attributes should match the form, material and detailing of the original ones based on existing examples or historical research.
- b. When the heritage attributes have been too damaged to determine their original conditions and where there is insufficient historical evidence to establish their original configuration, design the new building features to be compatible with the heritage attributes of the property in form, material and detailing.

5.1.3 Additions and alterations to a contributing property must be physically and visually compatible with, subordinate to and distinguishable from the heritage attributes of the property, with regard to location, massing, height, proportions and architectural details.

5.1.4 Additions and alterations to a contributing property may be permitted only where they minimize the loss or removal of heritage attributes.

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

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

5.1.6 Additions and alterations to a contributing property must be designed so that whole, or substantial portions of, the property is retained and the three-dimensional integrity of the building is conserved.

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

5.1.7 Additions and alterations to a contributing property must respect the context of the property's applicable Character Sub-Area (see Section 3.4 – Character Sub-Areas), and must reinforce the pedestrian-scaled environment of the District.

- a. ~~In order to determine appropriate interventions, take into account:~~ Projecting balconies on storeys above the streetwall must adhere to the same standard of minimum setbacks as the main walls of the addition.
 - ~~the historic architectural styles, typologies and identified periods of significance;~~
 - ~~the intentions and design principles of the original architect or builder;~~
 - ~~the changes that have been made to the building over time; and~~
 - ~~the building's current conditions.~~
- b. ~~Determine the cause of any distress, damage or deterioration of the property's heritage attributes prior to planning any interventions, in order to determine the appropriate scope of work.~~ Apply the 45° angular planes as shown on Map XX.
- c. ~~Do not create a false sense of the historical evolution and development of the property by adding historic building features or components from other places, properties or historic periods.~~

5.2 Existing Part IV Designations

CONTEXT

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

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

5.1.8 Infill additions and alterations should build out to the front lot line and should build the full extent of the property frontage.

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

5.1.9 Infill additions and alterations should reflect the vertical articulations and bay rhythm of the façade of the contributing property.

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

5.1.10 Infill *additions* and *alterations* should reflect the horizontal articulation of the façade of the *contributing property*.

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

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

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

5.1.13 Additions and alterations to a *contributing property* that occupies a corner lot must *conserve* the *property's* historic importance in defining the corner and the intersection.

~~5.2.1~~ **5.1.14** In addition to the requirements of this Plan, the identified *heritage attributes* for an individual *contributing property* that is designated under Part IV of the Ontario Heritage Act and/or recognized as a National Historic Site must be protected and ~~maintained~~conserved.

~~5.2.2~~ **5.1.15** In situations where the requirements of a Part IV designation and any heritage easement agreement or National Historic Site designation conflicts with the requirements of the HCD Plan, conservation of the *cultural heritage values* and *heritage attributes* specified in the *property's* Part IV designating by-law or in its Statement of Significance will take precedence over the conservation of District-wide *cultural heritage values* and *heritage attributes*.

5.3 Demolition

CONTEXT

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

~~5.3.1~~ **5.1.16** The *demolition* of buildings or structures that are on *contributing properties* will not be permitted; however applications for the *demolition* of buildings ~~that are on *contributing properties* or structures~~ or structures may be considered when:

- ☐ the heritage *integrity* and *cultural heritage value* of the *contributing property* has been lost; and

- the loss of heritage *integrity* and cultural heritage value of the *contributing property* is not the result of *demolition* by neglect, deferred *maintenance* or purposeful damage to the *property*.
- a. ~~As per the City of Toronto's Property Standards By-law, ensure that *contributing properties* are protected against *demolition* by neglect.~~
- b. ~~Do not *demolish* a building on a *contributing property* with the intention of reconstructing it.~~
 - a. ~~If a demolition permit is granted, the classification of the *property* (ie. as a *contributing property*) may be re-evaluated. If the *property* is determined to be *non-contributing*, ~~the~~future redevelopment of the *property* will be required to follow all *policies* and *guidelines* ~~under Section 6 — Policies and Guidelines for Non-Contributing Properties. 5.3.2~~ **Contributing** in this Plan for *non-contributing* properties.~~

5.1.17 Buildings or structures that are related to a *contributing property's* Statement of Contribution must be *conserved* in their original location, retaining historic relationships to *adjacent* buildings, streetscapes, Character Sub-Areas and the District as a whole. ~~When a building needs to be dismantled in order to be relocated, the relocation will be considered as *demolition*.~~

5.45.2 Maintenance

CONTEXT

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

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

~~5.4.1~~ 5.2.1 *Contributing properties* must be *maintained* in a manner that will ~~ensure the long term protection and preservation of~~conserve their *cultural heritage value* and heritage attributes.

- a. *Maintain contributing properties* on an ongoing basis, using recognized conservation methods.
- b. Stabilize deteriorated *heritage attributes* as required, until repair work is undertaken.
- c. Clean and repair damaged materials in exterior walls regularly; monitor exterior wall assemblies for moisture penetration and insect infestation in order to take corrective action as soon as possible, when required.

- d. Protect *adjacent properties* from accidental damage or exposure to damaging materials during *maintenance* and repair work.
- e. Ensure that water shedding and diversion features are *maintained*.
- f. *Preserve* the unique *patina* of materials, where it exists.
- g. Install window cleaning systems that are discreet.
- h. Ensure that the materials and methods used for repairs are compatible with and do not negatively impact the life cycle of the *heritage attributes*.

5.5.3 Code Compliance

CONTEXT

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

~~5.5.1~~ **5.3.1** Current codes and standards pertaining to health, safety, security, accessibility and sustainability requirements ~~must~~**should** be adhered to in a way that does not negatively impact the *cultural heritage values* and *heritage attributes* of the *contributing property* and the District.

5.6.4 Restoration

CONTEXT

~~Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada defines 'Restoration' as:~~
~~"the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value" (italics added).~~

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

~~5.6.1~~ **5.4.1** The *restoration of a contributing property* may be appropriate when the *cultural heritage value of the property* is linked primarily to a specific period in its history. *Restoration* projects must

be based on thorough supporting historic documentation of the earlier forms and materials being recovered, including replacement in kind of any heritage attributes that are missing or deteriorated beyond repair.

- a. ~~5.6.2~~ When undertaking a *restoration* project, reinstate *heritage attributes* from the *restoration* period which have been *removed*, neglected or obscured.
- b. ~~a-~~ Repair rather than replace *heritage attributes* from the restoration period.
- b. ~~Replace in-kind any heritage attributes that are missing or deteriorated beyond repair.~~
- c. Do not create a false sense of historical development by adding historic building features from other places, properties or historic periods, and do not combine features that never coexisted on the building.

5.7 Alterations

CONTEXT

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

~~"alter" means to change in any manner and includes to restore, renovate, repair or disturb and 'alteration' has a corresponding meaning."~~

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

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

~~Parks Canada's Standards 10 to 12 form the basis for these alteration policies. Their objective is to provide the guidance required to balance new interventions on a contributing property with maintaining and respecting its cultural heritage values.~~

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

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

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

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

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

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

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

5.8 Additions

CONTEXT

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

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

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

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

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

- a. Removal of *heritage attributes* is strongly discouraged. Where original material is removed in order to accommodate *additions*, ensure that the *cultural heritage value* and *attributes* of the *property* are not negatively impacted. Any potentially negative impacts must be mitigated by the *addition's* contributions to the

overall *cultural heritage value of the property*. These contributions will be weighed against the potential impact through a Heritage Impact Assessment.

- b. ~~Design additions so that impact on the form, character and integrity of the contributing property and its heritage attributes would not be negatively impacted if the new work is reversed or removed in the future.~~

5.9 Massing

CONTEXT

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

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

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

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

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

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

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

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

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

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

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

~~5.10~~ 5.5 Shadows

CONTEXT

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

~~St James Cathedral is an important and defining landmark of the District. Additional shadows on the building would negatively impact the reading of the spire and the stained glass windows.~~ 5.5.1 Additions and alterations must limit net new shadow impacts on St. James Cathedral and St. James Park.

~~The~~ 5.5.2 Additions and alterations must limit net new shadow impacts on the open space between the North and South St. Lawrence Market is created by the boulevard configuration of Front Street East, which marks the original shoreline. The market buildings form part of the heritage character of the District, and this open space creates an important physical and visual connection between the two market buildings. Markets bounded by the west side of Market Street and the east side of Jarvis Street.

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

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

Sidebar

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

5.11 Streetwall Composition

CONTEXT

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

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

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

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

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

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

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

5.12 Corner Lots

CONTEXT

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

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

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

5.13 ~~Energy Conservation~~

CONTEXT

5.6 Sustainability

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

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

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

BEST PRACTICE

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

~~5.13.1~~ 5.6.1 **Include sustainability considerations when planning additions and alterations to a contributing property.**

- a. Do not damage conceal, or otherwise negatively impact the cultural heritage values and [heritage](#) attributes of the contributing property when undertaking sustainability-related interventions, including upgrades to increase the energy performance of a structure such as building envelope upgrades and exterior additions.
- b. Maintain all heritage attributes with inherent qualities that enhance sustainability.
- c. Reinstate these features if they have been removed or have deteriorated beyond repair, where appropriate historical documentation exists.

- d. Install interim storm windows where the installation of exterior storm windows would negatively impact the character of existing windows.
- e. When possible, design and locate green roofs, reflective roofs and solar panels so that their elements are not visible from the public realm.

5.145.7 Entrances

CONTEXT

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

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

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

5.14.15.7.1 ~~Additions~~ and ~~alterations~~ must ~~protect and maintain~~ conserve entrance openings ~~where~~ identified as *heritage attributes*

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

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

~~5.14.3~~ ~~5.7.3~~ **Additions and alterations must protect and maintain conserve historic entrance features ~~and components where identified as heritage attributes~~, where the originals can be repaired. Replace *in-kind* where the original cannot be repaired and maintain the form, appearance, materials, glazing and detailing of the entrance features as shown on Figure 23.**

- a. Repair rather than replace damaged or deteriorated entrance features ~~and components~~. ~~5.14.4 - When the replacement of entrances that are heritage attributes is necessary, replacements must be *in-kind*, maintaining the form, appearance, materials and details of the historic features or components.~~
- b. ~~a-~~ Replace only the entrance features ~~and components~~ that have deteriorated beyond repair, rather than replacing an entire entrance unit.

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

~~5.14.6~~ ~~5.7.4~~ **Entrances located on an *addition* to a *contributing property* must not negatively impact the *integrity* of the *property*.**

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

~~5.15~~ ~~5.8~~ **Windows**

CONTEXT

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

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

- ☐ Surrounds
- ☐ Sills, lintels
- ☐ Frames, sashes, muntins
- ☐ Materials

Other decorative architectural detailing

~~5.15.1~~ 5.8.1 **Additions and alterations must ~~protect and maintain~~ conserve the placement, orientation and size of window openings ~~where~~ identified as *heritage attributes*.**

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

~~5.15.2~~ 5.8.2 **New window openings may be permitted only where their location, alignment, proportions and design are physically and visually compatible with the *heritage attributes* of the building, including existing windows and the rhythm of bays.**

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

~~5.15.3~~ 5.8.3 **Additions and alterations must ~~protect and maintain~~ conserve historic window features ~~and components where identified as heritage attributes, where the originals can be repaired.~~ Replace in-kind where the original cannot be repaired and maintain the form, appearance, glazing patterns and details of the window features as shown on Figure 24.**

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

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

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

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

- f. ~~a-~~ Replace non-historic windows based on documentary evidence of the original historical windows.

g. ~~b.~~ Use new windows with the materials, form, details and operation of the original historical windows.

Do not use PVC or fibreglass windows

h. ~~c.~~ The use of non-historic window materials can be considered if their detailing, profile and exterior appearance are physically and visually compatible with the original historical window, and their use does not negatively impact the *cultural heritage values* of the District and the property.

~~d. Do not use PVC or fibreglass windows.~~

~~5.15.6~~ 5.8.4 Windows located on an *addition to a contributing property* must be physically and visually compatible with, subordinate to and distinguishable from the *heritage attributes* of the ~~contributing~~ *property*.

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

~~5.16~~ 5.9 Awnings

CONTEXT

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

~~5.16.1~~ 5.9.1 Awnings may be installed only where they are physically and visually compatible with the *contributing property*, as exemplified by its architectural style, materials and rhythm of bays.

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

~~5.17~~ 5.10 Roofs

CONTEXT

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

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

- ? ~~a.~~ Entablature features (cornices, brackets, fascia, etc).

- [b](#) Mansard roofs
- [c](#) Turrets, parapets and tower features
- [d](#) Dormers
- [e](#) Cladding materials
- [f](#) Other decorative architectural detailing

~~5.17.1~~ 5.10.1 Additions and alterations must ~~protect and maintain~~ conserve roof forms and profiles- where identified as *heritage attributes*.

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

~~5.17.2~~ 5.10.2 Additions and alterations must ~~protect and maintain~~ conserve structural and decorative roofline features ~~where identified as heritage attributes~~ as shown in Figure 25 where the originals can be repaired. Replace *in-kind* where the original cannot be repaired and maintain the form, appearance, materials and detailing of the roof and/or roofline.

- a. Repair rather than replace damaged or deteriorated roofline features.
- b. Replace only roofline features that have deteriorated beyond repair, rather than replacing an entire roof or roofline.
- c. Ensure that the form, materials and colours of eave troughs and downspouts do not distract from or negatively impact the *contributing property*.
- d. Match the colour of flashing to the wall against which it is located.
- e. ~~5.17.3~~ When the replacement of a roof and/or roofline that is not a *heritage attribute* is necessary, ~~replacements must be *in-kind*, maintaining the form, appearance, materials and detailing of the roof and/or roofline.~~ ~~5.17.4~~ ~~When the replacement of a roof and/or roofline that is not a heritage attribute is necessary,~~ replacements must be historically, physically and visually compatible with the building, in terms of their form, appearance, materials and detailing.

~~5.18~~ 5.11 Exterior Walls

CONTEXT

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

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

~~5.18.1~~ **5.11.1** ~~Additions and alterations must~~ **protect and maintain/conserv** ~~heritage attributes of exterior walls that face the public realm~~ where the originals can be repaired. Replace in-kind where the originals cannot be repaired and maintain the compositions, size, finishes, patterns, tooling and colours of the original material.

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

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

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

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

~~5.18.4~~ **5.11.2 Additions must use exterior cladding materials that are physically and visually compatible with the *contributing property*.**

- a. ~~2~~ When using masonry cladding on *additions*, use traditional patterns and colours
- ☐ Brick: red or buff
 - ☐ Stone: limestone, sandstone, terracotta or cast stone. Granite for select decorative features only, reviewed on a case-by-case basis.

~~5.18.5~~ **5.11.3 Wood finishes and features identified as *heritage attributes* must be ~~protected and maintained~~ conserved where the originals can be repaired. Replace *in-kind* where the original cannot be repaired and *maintain the wood siding, shingles, trim, half-timbering, decorative features, railings, stairs, storefronts, porch columns and finishes.***

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

~~5.18.6~~ **5.11.4 Masonry identified as a *heritage attribute* must be ~~protected and maintained~~ conserved where the originals can be repaired. Replace *in-kind* where the original cannot be repaired.**

- a. Do not sandblast masonry surfaces. This process *removes* the harder, more durable kilned face of the brick exposing its softer interior.
- b. Do not paint brick or stone, unless it was historically painted according to documentary evidence.
- c. When *removing* paint from masonry surfaces, do so in a manner that does not damage the historic materials. Protect *adjacent* surfaces and landscaping.
- d. When replacing bricks, ensure that the new bricks match the appearance and physical *properties* of the original. Modern bricks are generally stronger, smaller and less vapour permeable than historic bricks. The use of a stronger brick in a historic wall assembly can accelerate the deterioration of the surrounding original bricks. Historic bricks are still available from specialty suppliers.

- e. Repoint brick masonry using an appropriate and compatible mortar mixture and traditional pointing methods, recreating the original tooling and joint profile. The pointing mortar should be softer and more vapour-permeable than the masonry. When cutting or raking out joints, use appropriate methods to ensure that the arrises of the bricks or stone are protected from damage. When rebuilding a section of historic masonry, ensure that the original coursing and joint widths are maintained.
- f. Do not apply protective sealants to masonry. These sealants are often vapour impermeable and will trap moisture within the masonry assembly accelerating its deterioration.

5.18.75.11.5 Metals identified as *heritage attributes* must be ~~protected and maintained~~conserved where the originals can be repaired. Replace *in-kind* where the original cannot be repaired.

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

5.19.5.12 Commercial Signage

CONTEXT

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

5.19.15.12.1 Additions and alterations must ~~protect and maintain~~conserve historic signage that is integral to the building.

~~5.19.2~~ 5.12.2 Signage must be located in a manner that is physically and visually compatible with the architecture of the *contributing property*.

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

~~5.19.3~~ 5.12.3 Signage must be mounted in a manner that does not result in any direct or indirect harm to the *integrity* of the building.

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

~~5.19.4~~ 5.12.4 Signage materials must be physically and visually compatible with and sympathetic to the *cultural heritage values* and heritage attributes of the *contributing property*.

~~5.19.5~~ 5.12.5 The following signage types may be permitted on the first floor of *contributing properties*:

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

- f. Ensure that projecting signs do not project more than 1m from the exterior wall of a building, and have a sign face no greater than 1m².
- g. Where it is not feasible to install a projecting sign at the first floor without negatively impacting the *heritage attributes* of the *contributing property*, upper storey projecting signs may be permitted, providing they are vertically oriented and have a sign face no greater than 1m².

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

~~5.19.6~~ **5.12.6** The following signage types will not be permitted on *contributing properties*:

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

~~5.19.7~~ **5.12.7** The installation of any signage type not listed in the previous two policies may be permitted providing it does not negatively impact the *cultural heritage values* and heritage attributes of the contributing property and the District.

~~5.20~~ **5.13** Special Policies for Commercial Warehouses (Typology)

CONTEXT

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

~~Heritage attributes of the Commercial Warehouse typology include:~~

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

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

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

~~5.20.1~~ **5.13.1** The *heritage attributes* that characterize the Commercial Warehouse typology within the District must be ~~protected and maintained~~ conserved.

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

~~5.20.2~~ **5.13.2** *Additions* and *alterations* to storefronts must be physically and visually compatible with the *contributing property* and the Commercial Warehouse typology.

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

~~5.20.3~~ **5.13.3** When the replacement of *heritage attributes* is necessary, replacements must be *in-kind*, maintaining the form, appearance, materials and detailing of the original.

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

5.20-45.13.4 When the replacement of features that are not *heritage attributes* is necessary, replacements must be historically, physically and visually compatible with the building and the Commercial Warehouse typology, in terms of their form, appearance, materials and detailing.

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

5.21-5.14 Special Policies for Industrial Buildings (Typology)

CONTEXT

As one of the defining typologies in the District, special policies have been developed to reflect the architectural characteristic of these contributing properties. These policies complement the other policies in Section 5 and should be read together. Map 6 identifies Industrial buildings in the District.

~~*Heritage attributes of the Industrial Building typology include:*~~

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

~~**5.21-1-5.14.1**~~ The *heritage attributes* that characterize the Industrial Building typology within the District must be ~~protected and maintained~~conserved. When the replacement of *heritage attributes* is necessary, replacements must be *in-kind*, maintaining the form, appearance, materials and detailing of the original.

- a. Do not create additional openings or increase glazing proportions at the floor or upper storeys.

- b. Where additional openings at the first floor are necessary to accommodate programmatic requirements or applicable codes and regulations, ensure that they respect and conform to the historic rhythm of bays and must ~~protect~~conserve all *heritage attributes* of the *property* and historic features of the Industrial Building typology.
- c. *Maintain* existing raised first floor levels.
- d. When interior floor or ceiling levels are being adjusted, maintain the exterior appearance of the historic first floor level floor-to-ceiling heights, and set back from the windows any new ceilings or floor slabs.
- e. Maintain the regular rhythm of windows and bays and glazing proportions at the upper storeys.

~~5.21.25.15~~ 5.15 Landmark Buildings

CONTEXT

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

As one of the defining typologies in the District, special policies have been developed to reflect the architectural characteristic of these contributing properties. These policies complement the other policies in Section 5 and should be read together. Map 7 identifies Landmark Buildings in the District.

~~Landmark Buildings in the District include:~~

- ~~☒ South St. Lawrence Market;~~
- ~~☒ St. Lawrence Hall;~~
- ~~☒ Flatiron Building;~~
- ~~☒ St. James Cathedral and Cathedral Centre;~~
- ~~☒ King Edward Hotel~~
- ~~☒ York County Courthouse;~~
- ~~☒ Consumers’ Gas Buildings;~~
- ~~☒ Canadian Opera Company; and~~
- ~~☒ Toronto Police Division 51;~~
- ~~☒ St. Lawrence Centre for the Arts;~~
- ~~☒ Sony Centre for the Performing Arts;~~

- ~~☒ Young Peoples' Theatre;~~
- ~~☒ Alumnae Theatre;~~
- ~~☒ Fourth York Post Office;~~
- ~~☒ Bank of Upper Canada;~~
- ~~☒ De La Salle Institute;~~
- ~~☒ Old Toronto Post Office; and~~
- ~~☒ Paul Bishop House.~~

~~5.22.1~~ **5.15.1** *Additions and alterations* to Landmark Buildings must ~~protect, maintain and reinforce~~ conserve the *cultural heritage values* and heritage attributes of the *property*. Interventions on these buildings will be held to the highest standard of conservation and must be physically and visually compatible with, subordinate to, and distinguishable from the *heritage attributes* of the *property*.

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

~~5.22.2~~ **5.15.2** All historic entrance and window openings and patterns of openings on Landmark Buildings must be ~~protected and maintained~~ conserved.

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

NON-CONTRIBUTING PROPERTIES

UNDERSTANDING

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

CHAPTER 6

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

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

6.1 UNDERSTANDING

CONTEXT

5.16 Infill and New Development

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

~~6.1.1 New~~ 5.16.1 Infill and new development must respect the *cultural heritage values* and heritage attributes of the District while reflecting its own time.

6.2 Demolition

CONTEXT

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

5.17 Additions and Alterations

~~Non~~ Given that non-contributing properties do not represent the cultural heritage values of the District, ~~and can therefore be demolished without negatively impacting those values. However, maintaining the streetwall of blocks within the District remains important to preserving the overall heritage character of the District. Demolition should therefore be closely followed by construction. Demolition that results in empty lots or other gaps in the urban fabric is discouraged.~~ additions and alterations are reviewed for their impact on the Character Sub-Area and the District as a whole rather than on the specific non-contributing property.

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

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

~~6.2.1~~ ~~5.17.2~~ The *demolition* of buildings or structures on a *non-contributing property* may be permitted.

~~6.2.2~~ ~~5.17.3~~ If permission to *demolish* a building or structure located on a *non-contributing property* is granted, *demolition* activity must not begin until plans for the replacement building(s) or structure(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by Heritage Preservation Services.

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

~~6.3 Additions and Alterations~~

~~CONTEXT~~

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

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

~~6.4 Infill and New Development~~

~~CONTEXT~~

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

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

6.5 Massing

CONTEXT

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

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

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

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

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

6.5.1-5.17.4 New development and/or *additions* to a *non-contributing property* must ~~maintain and enhance the continuity of the historic streetwall of the block or applicable Character Sub-Area~~ respect and reinforce the pedestrian-scaled environment of the District.

- a. Establish the *streetwall* height of a *non-contributing property* for new developments and/or additions by referring to the streetwall height of *contributing properties* located within the same *block frontage*. Streetwall heights of contributing properties are shown on Map XX.
- b. Where there are no *contributing properties* located within the same *block frontage*, establish the *streetwall* height of a *non-contributing property* for new developments and/or additions by referring the maximum *streetwall* height of the applicable Character Sub-Area:
 - ■ Flatiron Sub-Area - 20m
 - ■ Market Sub-Area - 16m
 - ■ Front Street Sub-Area - 20m

○ ~~King – St. James Sub-Area - 16m~~

○ ~~Adelaide Street Sub-Area - 20m~~

○ ~~Court House Sub-Area - 20m~~

- c. ~~If the total height of a non-contributing building exceeds the streetwall height, step-back a minimum of 5m at the storey above the streetwall. A deeper step-back may be necessary if the property abuts a contributing property. The appropriate depth of step-back in this case may be determined through a Heritage Impact Assessment.~~
- d. ~~Projecting balconies on storeys above the streetwall must adhere to the same standard of minimum step-backs as the main walls.~~

~~6.5.2~~ 5.17.5 New development and/or additions to a non-contributing property must respect the context of the property's ~~applicable~~ Character Sub-Area (see Section 3.4 – Character Sub-Areas), and must ~~protect the massing of that Character Sub-Area's streetwalls by building within angular planes where they apply~~ reinforce the pedestrian-scaled environment of the District.

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

Additional height above the streetwall must stepback a minimum of 5m for all storeys above the streetwall. A deeper stepback may be necessary if the property abuts a contributing property. The appropriate depth of stepback in this case may be determined through a Heritage Impact Assessment.

Projecting balconies on storeys above the streetwall must adhere to the same standard of minimum stepbacks as the principal facades.

Apply the 45° angular planes as shown in Map XX.

~~6.5.3~~ 5.17.6 New development ~~must~~ and/or additions at-grade to non-contributing properties ~~should~~ build out to the front lot line and ~~must~~ should build the full extent of the property frontage.

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

5.17.7 New development and/or additions to non-contributing properties should respond to the vertical rhythm of the facades of contributing properties within the block frontage.

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

5.17.8 New development and/or additions to non-contributing properties should respond to the horizontal rhythm of the facades of contributing properties within the block frontage (primarily) or within the Character Sub-Area (secondarily).

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

5.17.9 New development and/or additions to non-contributing properties must not include blank walls facing the public realm.

5.17.10 On a non-contributing property that occupies a corner lot, all policies for non-contributing properties in Section 5 apply to all facades of the building that face a street.

5.17.11 The massing and composition of *streetwalls* on a non-contributing property that occupies a corner lot may vary to respond to the *streetwall* of contributing properties on both *block frontages*.

5.17.12 New development on corner lots with a façade facing a Major Street (see Map XX) should include a pedestrian entrance that addresses the Major Street.

6-65.18 Shadows

CONTEXT

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

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

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

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

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

6.7 Streetwall Composition

CONTEXT

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

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

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

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

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

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

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

6.8 Corner Lots

CONTEXT

Corner lots require special consideration as these properties present two *streetwalls* to the *public realm*. Due to their prominent location, *non-contributing properties* located on corner lots can also create focal points and gateways, anchoring the character of the individual blocks and helping to define their overall scale and *streetwall*. These

~~non-contributing properties~~ also help the transition between the Major Streets and the Special Areas as defined in the Streetscape Classifications (see Map 24).

~~6.8.1 On a non-contributing property that occupies a corner lot, all policies in Section 6 apply to all facades of the building that face a street.~~

~~6.8.2 The massing and composition of streetwalls on a non-contributing property that occupies a corner lot may vary to respond to the heritage streetwall context on both streets.~~

~~6.8.3 New development on corner lots with a façade facing a Major Street (see Map 23) must include a pedestrian entrance that addresses the Major Street.~~

5.18.1 New development and/or additions to non-contributing properties must limit net new shadows impacts on St. James Cathedral and St. James Park.

5.18.2 New development and/or additions to non-contributing properties must limit net new shadow impacts on the open space between the North and South St. Lawrence Markets bounded by the west side of Market Street and the east side of Jarvis Street.

6.95.19 Sustainability

CONTEXT

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

BEST PRACTICES

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

5.19.2 When designing *alterations* or *additions* to a building, consider the embodied energy and life cycle of materials.

6.105.20 Roofs

CONTEXT

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

~~6.10.1~~ 5.20.1 New rooftop elements such as mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks ~~must~~should be located out of view of the *public realm*.

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

~~6.11~~5.21 Exterior Walls

CONTEXT

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

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

~~6.11~~5.21.1 Cladding materials used on exterior walls that are visible from the *public realm* must be physically and visually compatible with the *cultural heritage values* and [heritage attributes](#) of the District.

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

~~6.12~~5.22 Commercial Signage

CONTEXT

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

~~6.12.1~~ ~~5.22.1~~ Signage must be located in a manner that is physically and visually compatible with the architecture of the building and does not negatively impact the *cultural heritage values and heritage attributes* of the District.

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

~~6.12.2~~ ~~5.22.2~~ Signage materials must be physically and visually compatible with the *cultural heritage values and heritage attributes* of the District.

~~6.12.3~~ ~~5.22.3~~ The following signage types may be permitted on the first floor of *non-contributing properties*:

☐ **Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.**

- a. Do not mount window signs on the exterior of a window.
- b. Ensure that window signs do not cover more than 25% of the window.

☐ **Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6m from the wall.**

b. ~~e.~~ Locate fascia signs on storefront fascias only.

☐ **Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.**

c. ~~d.~~ Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance.

d. ~~e.~~ Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.

e. ~~f.~~ Ensure that projecting signs do not project more than 1m from the exterior wall of a building, and have a sign face no greater than 1m².

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

~~6.12.4~~ ~~5.22.4~~ The following signage types will not be permitted on *non-contributing properties*:

- **Third party signs: signage not related to the occupants or programming of the *property*.**

☐ **Banners: suspended fabric signs mounted parallel to the building ~~elevation~~façade.**

☐ **Digital display screens, moving signs, signs with mechanical or electronic copy.**

☐ **Wall signs: signage attached or painted directly onto the wall surface.**

☐ **Roof signs: signage installed on or projecting from the roof.**

- ☐ Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes.

~~6.12.5~~5.22.5 The installation of any signage type not listed in the previous two *policies* may be permitted providing it does not negatively impact the *cultural heritage values and heritage attributes* of the ~~property and the~~ District.

~~CHAPTER 8~~ SECTION 6 – POLICIES AND GUIDELINES FOR ~~STREETSCAPES AND OPEN SPACES~~ THE PUBLIC REALM

~~Previous Studies~~

UNDERSTANDING

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

For a list of studies that were reviewed ~~and included~~ in the preparation of these guidelines ~~include~~: see Appendix X.

~~King-Parliament Urban Design Guidelines (2004)~~

~~St. Lawrence Neighbourhood Focused Urban Design Guidelines (2005)~~

~~King-Parliament Secondary Plan (2010a)~~

~~Toronto Street Trees: Guide to Standard Planting Options (2010b)~~

~~Heritage Lighting Master Plan for Old Town Toronto (2011)~~

~~Heritage Interpretation Master Plan for Old Town Toronto (2013)~~

~~City of Toronto Streetscape Manual (2015)~~

~~St. Lawrence Market BIA: Building a Master Plan and Implementation Strategy (2014)~~

~~St. Lawrence Market Neighbourhood BIA Public Realm Master Plan (draft, May 2015)~~

~~8.1 FRAMEWORK~~

Framework

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

Major Streets

Major streets are well-established streets that lead to or are lined with important public buildings, and

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

Major Streets in the St. Lawrence Neighbourhood HCD [are illustrated on Map 25 and](#) include:

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

Special Areas

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

Special Areas in the St. Lawrence Neighbourhood HCD [are illustrated on Map 25 and](#) include:

- Scott Street
- Victoria Street
- Toronto Street
- Court Street
- Court Square
- Colborne Street
- Market Street
- George Street
- Frederick Street
- Abbey Lane

- Princess Street
- Ontario Street
- Berkeley Street

Laneways

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

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

Public Laneways in the St. Lawrence Neighbourhood HCD include:

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

8.2 PAVING

CONTEXT

6.1 Paving

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

SIDEBAR

[Market Street serves as an example of how paving strategies may be implemented for Special Streets to communicate the cultural heritage values of the space and encourage flexible at-grade uses.](#)

8.2.16.1.1 Paving strategies for all streets within the St. Lawrence Neighbourhood HCD should be organized according to the streetscape classifications provided in Map 20 and are based on the City of Toronto Streetscape Manual (2015a) and the St. Lawrence Neighbourhood BIA Master Plan (2015)XX.

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

8.3 MEDIANS

CONTEXT

6.2 Medians

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

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

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

~~8.4 LANEWAYS AND MID-BLOCK CONNECTIONS~~

CONTEXT

6.3 Laneways and Mid-Block Connections

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

Public Laneways in the St. Lawrence Neighbourhood HCD are illustrated on Map XX and include:

- ≡ Old Post Office Lane
- ≡ Leader Lane
- ≡ Rodega Lane

- ≡ [Colborne Lane](#)
- ≡ [Oak Hall Lane](#)
- ≡ [Scott Lane](#)
- ≡ [Farquhars Lane](#)
- ≡ [Taylor's Wharf Lane](#)
- ≡ [Duke Mews](#)
- ≡ [Nicholson Lane](#)
- ≡ [Pompadour Lane](#)
- ≡ [Gendron Lane](#)

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

- a. The existing laneway system will be improved, and where appropriate, the introduction of new publically accessible laneways ~~to serve development~~ will be encouraged.
- b. Mid-block connections should link *adjacent* pedestrian destinations or routes, reinforce view corridors, and/or enhance *adjacent* buildings of historical, landmark, and/or architectural significance ~~(City of Toronto 2005:40)~~.
- c. To promote a dynamic and active *public realm* that encourages pedestrian activity, mid-block connections and courtyards should:
 - Lead to building entrances, other passageways and open spaces. Mid-block connections leading to dead-ends are discouraged;
 - Provide high levels of transparency and active commercial frontages and should as much as possible, consist of a mix of uses;
 - Provide sufficient width to permit sun penetration and outdoor spill-out activity;
 - Be well lit and free from obstructions to continuous pedestrian flow;
 - Provide signage and other wayfinding tools to orient pedestrians; and
 - Provide weather protection where possible.
- d. The provision of publically accessible, privately developed and owned spaces is encouraged within new developments and *adjacent* to existing buildings where opportunities exist ~~(City of Toronto 2005:40)~~.
- e. Laneway improvements should use a balanced approach. The current functions of laneways (i.e. access for delivery trucks and waste bins storage) should be respected and integrated with any proposed improvements.

- f. Site specific strategies should be employed for each laneway to ensure that proposed improvements are appropriate and beneficial to the pedestrian realm. ~~There is no 'one size fits all' strategy for laneway improvements.~~

~~8.5 GATEWAY TREATMENTS~~

~~CONTEXT~~

6.4 Gateway Treatments

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

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

~~8.5.1~~6.4.1 Gateway treatments should function to provide a narrative relating to the District's various thematic associations, typologies, and *cultural heritage values*. Identified Character Sub-Areas, and their associated characteristics and patterns should be considered when developing gateway treatment content and area branding strategies.

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

8.6 STREET TREES

CONTEXT

6.5 Street Trees

Street trees are an important element of the *public realm* in the District. Street trees, typically located on boulevards, ~~providing~~provide pedestrian amenity and distinct visual and physical borders along the edges to public parks of significant public spaces, which include Berczy Park, St. James Park, and Market Lane Park.

~~8.6.1 Existing~~6.5.1 To support the HCD Plan objectives relating to the enhancement of public space, existing street trees in the *public realm* and within Berczy Park, St. James Park and Market Lane Park should be appropriately *conserved* and enhanced. ~~To support the HCD Plan objectives relating to the enhancement of public space, existing street trees should be retained, including those within Berczy Park, St. James Park and Market Lane Park,~~ and the “greening” of streets through the planting of street trees should be expanded to all parts of the St. Lawrence Neighbourhood HCD.

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

8.7 LIGHTING

CONTEXT

6.6 Lighting

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

SIDEBAR

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

~~8.7.1 Replacement of existing and introduction of new streetscape lighting should be undertaken in accordance with the Heritage Lighting Master Plan for Old Town Toronto (2011). In select cases~~6.6.1 In select locations, it is recommended that ~~it may be appropriate to introduce~~ consistent light fixtures and treatments be introduced along east-west Major Streets such as King Street East. Where site-specific lighting is introduced, proposed *interventions* should be undertaken to be compatible with the site and the St. Lawrence Neighbourhood HCD. Locating or designing lighting treatments that undermine the cultural heritage value of the site or the District are not recommended.

- a. Pole treatments for both pedestrian post top lights and tall street lights should be consistent. It is recommended that a cast aluminum luminaire pole with black polyester powder coat finish is used for pedestrian and tall street light poles.
- b. Custom/special decorative street lights are permitted where they currently exist. Toronto Street serves as a good example of existing custom street fixtures that should be retained.
- c. Lighting within laneways should match surrounding environmental factors which provide security, and should invite the use of mid-block connections only when they lead to legitimate destinations. Where there is likely to be little activity, spaces should remain unlit, or lit in a manner which does not invite public use. Lighting and new design elements should not be used to generate activity where no legitimate pathways or uses exist;
 - ~~d-~~ Introduce site-specific lighting for historically significant ~~buildings as recommended in the Heritage Lighting Master Plan for Old Town Toronto (2011)-~~
 - e. ~~Consider introduction of site-specific lighting at the following historically significant buildings and sites:~~building and sites, including
 - First Post Office building
 - First Parliament Buildings site
 - Original 10 blocks
 - Former Lake Ontario shoreline

~~8.8 STREET FURNITURE~~

~~CONTEXT~~

6.7 Street Furniture

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

~~8.8.1~~6.7.1 Street furniture design should be consistent throughout the whole St. Lawrence Neighbourhood HCD. A coherent set of street furniture may be selected from ~~the existing City of Toronto Streetscape Manual~~ guidelines or may follow a unique theme/design to express the *cultural heritage values* of the St. Lawrence Neighbourhood HCD.

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

~~8.9 PUBLIC REALM SIGNAGE~~

~~CONTEXT~~

6.8 Public Realm Signage

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

~~8.9.1~~6.8.1 A comprehensive signage and wayfinding plan should be developed that communicates the

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

- a. Signs and wayfinding strategies may include, but are not limited to, the following:
 - Icons: These may take the form of industrial artifacts, sculptures, murals, signature buildings, or other large-scale elements.
 - Banners: Street banners themed to reflect the St. Lawrence Neighbourhood HCD can be sited at gateways and along corridors.
 - Orientation stations: Kiosks or map-based installations that allow visitors to get their bearings could appear in various key areas around the St. Lawrence Neighbourhood HCD.
 - Directional signage: Signage that tells visitors how to navigate the St. Lawrence Neighbourhood HCD. Directional signage should be consistent in format for the whole HCD and should not differ between Character Sub-Areas.
 - Maps and publications: Handouts that help visitors navigate around the HCD.
 - Digital applications: A digital app that provides interactive wayfinding information, historical walks, GIS data, and background information on the HCD.
- b. Interpretive signage should be located in close proximity to *heritage attributes*, Character Sub-Areas, and focal points within the St. Lawrence Neighbourhood HCD.
- c. Once developed, the signage and wayfinding plan should be installed throughout the whole HCD and older markers should be replaced or upgraded.

~~8.10 PARKING AREAS~~

~~CONTEXT~~

6.9 Parking Areas

Parking areas ~~have the potential to characterize the public realm, and have traditionally been~~ are typically designed to satisfy maintenance and servicing criteria, without specific attention paid to landscaping treatments, relationship to surrounding context, ~~and or the~~ development of pedestrian connections. It is recommended that existing and future planned parking areas be designed to support and reinforce a vibrant and pedestrian-oriented public realm.

~~8.10.1~~ 6.9.1 Surface parking in the St. Lawrence Neighbourhood HCD should be undertaken to respect and be compatible with *public realm* components, including lanes and park, and to enhance pedestrian connectivity and open space function.

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

~~8.11 PUBLIC ART~~

~~CONTEXT~~

6.10 Public Art

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

Neighbourhood HCD.

~~8.11.1~~ **6.10.1 Public art installations should be developed and secured as compatible introductions into the St. Lawrence Neighbourhood HCD.**

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

~~8.12 VIEWS~~

~~CONTEXT~~

6.11 Views

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

~~8.12.1~~ **6.11.1 Identified views from the public realm, as shown on Maps ~~27XX~~ and ~~28~~, should ~~XX~~, must be conserved and should not be obstructed. The introduction of new development in the St. Lawrence Neighbourhood HCD should be undertaken to be compatible with these views. Views identified in the St. Lawrence Neighbourhood HCD Plan, and as shown on Map ~~28~~ should be added to the Official Plan through an official plan amendment. must not be obstructed.**

- ~~a. Views of prominent buildings, structures, landscapes and natural features in the St. Lawrence Neighbourhood HCD express the area's historical and social value as the birth of the Town of York.~~

~~Representative views of Landmark Buildings in the St. Lawrence Neighbourhood HCD include but are not limited to:~~

~~Views east to the Flatiron Building from the northeast and southeast corners of Front Street East at Market Street and from the northeast corner of Front Street East and Jarvis Street;~~

~~Views northeast of St. James Cathedral's spire from the southwest and northwest corners of King Street East and Church Street and views north from the north side of Front Street East through the pedestrian pathway and Sculpture Garden.~~

~~a. b.~~ Views from the *public realm* to prominent buildings, structures, landscapes and natural features which include but are not limited to the Flatiron Building, St. James Cathedral, Courthouse Square, St. James' Park, Berczy Park, St. Lawrence Market, St. Lawrence Hall and commercial buildings at 199, 207-209 and 233 King Street East should be maintained and identified on Maps XX and XX should be conserved through the following:

- Using non-destructive methods such as pruning trees to maintain site lines.
- Designing new construction and undertaking *alterations* to existing buildings to respect these visual relationships, and which might include matching established proportions ~~and densities~~, avoiding introduction of *features* that will negatively *alter* or obscure historic visual relationships; or establishing ~~new~~ views to Landmark Buildings.
- Planning public art installations to avoid negative impacts or obstruction of Landmark Buildings, *heritage attributes*, or historically-established focal points terminating designed or evolved views.
- Planning and undertaking utility and public works improvements to avoid obstruction or negative ~~alteration~~ impact to views of Landmark Buildings, *properties*, or groupings of *properties*.

~~8.13 PARKS~~ 6.12 Parks

~~CONTEXT~~

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

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

~~8.13.1~~ 6.12.1 Urban parks, gardens, and public squares should be *conserved* and the introduction of new

development in the St. Lawrence Neighbourhood HCD should be undertaken to be compatible with these sites and important views of these areas, as identified on Map ~~28-XX~~.

- a. Parks and open spaces should be *conserved*, enhanced, and their public access continued.
- b. *Interventions* within existing parks should be undertaken to ensure that their *cultural heritage value* is ~~preserved~~conserved and new construction within and around these parks should be undertaken to be compatible with the *cultural heritage value* of these *public realm* areas.
- c. Visual relationships are significant components of St. James' Cathedral and Park, Berczy Park, the Sculpture Garden, Courthouse Square and Market Lane Park and should be ~~protected and maintained~~conserved by using non-destructive methods such as pruning trees to maintain site lines and designing new development to respect these historic and evolved visual relationships. Representative views that express these relationships include the following:
 - Views east from within Courthouse Square to St. James Cathedral
 - Views northeast to St. James Cathedral and park from southwest corner of King Street East and Church Street
 - Views north to St. James Cathedral through the Sculpture Garden from Front Street East
 - Views of Berczy Park from southwest corner of Scott Street and Front Street East
- d. New development and *alterations* to existing buildings should be undertaken to respect ~~these historic~~visual relationships, and which might include matching established proportions ~~and densities~~, or avoiding introduction of *features* that will ~~negatively have a negative~~impact ~~or obscure historic visual relationships~~.
- e. Circulation systems through Berczy Park, St. James Park, the Sculpture Garden, Market Lane Park, and Courthouse Square are significant elements of these public parks within the St. Lawrence Neighbourhood HCD and should be ~~protected and maintained~~conserved by planning *interventions* to be compatible with the *cultural heritage value* of these parks.
- f. Enhancements to these parks should reflect the historical significance and social and community value of these spaces and should use design treatments that are sympathetic to the overall setting and history of the site. This would include ~~protecting and maintaining~~conserving their *heritage attributes*, including but not limited to circulation patterns and systems, visual relationships, vegetation, and built features such as plaques, fencing systems, benches and seating areas.
- g. St. James Park is a significant cultural heritage landscape and feature within the District. This site is associated with mid-nineteenth-century intensification in the Town of York, and contributes to the social and community value of the District. Accordingly, a master plan should be prepared to address appropriate management of *interventions* relating to the park use, circulation systems and patterns, commemorative or functional installations, lighting, tree conservation, planting plans and species selection, and design and placement of public facilities, including *maintenance* and upgrading of municipal infrastructure.

~~8.14 PRIVATELY OWNED PUBLICLY ACCESSIBLE SPACES (POPS)~~ 6.13 Privately Owned Publicly-Accessible Spaces (POPS)

CONTEXT

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

~~8.14.1~~ 6.13.1 Existing POPS should be retained and the public use of these spaces should be encouraged. Opportunities for new POPS should be investigated when new development occurs.

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

~~8.15 UTILITIES AND PUBLIC WORKS~~

CONTEXT

6.14 Utilities and Public Works

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

~~8.15.1 On-going requirements for public works and utility upgrades shall be met within the District, however, subject utility companies and relevant City departments are encouraged to advise Heritage Preservation Services staff prior to works being undertaken.~~ 6.14.1 Municipal improvements and public works will conserve the District's cultural heritage values and heritage attributes.

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

APPENDIX A: DEFINITIONS

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

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

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

[Block Frontage:](#) Includes all properties on the subject property's block that have a principle façade oriented towards the adjacent right of way. Corner properties should refer to the block frontage of which their primary elevation forms a component of.

[Conservation:](#) The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value is retained under the Ontario Heritage Act. Conservation can include preservation, rehabilitation, restoration, or a combination of these conservation treatments. "Conserve" has a corresponding meaning.

Cultural Heritage Value: the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of an historic place is embodied in its heritage attributes

and its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

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

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

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

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

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

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

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

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

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

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

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

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

Preservation: The action or process of protecting,

maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value. ~~(Standards and Guidelines)~~

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

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

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

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

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

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

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

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

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

Appendix X Reference Studies

Please note that the following studies are for reference purposes only and do not form a part of the St. Lawrence HCD Plan

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