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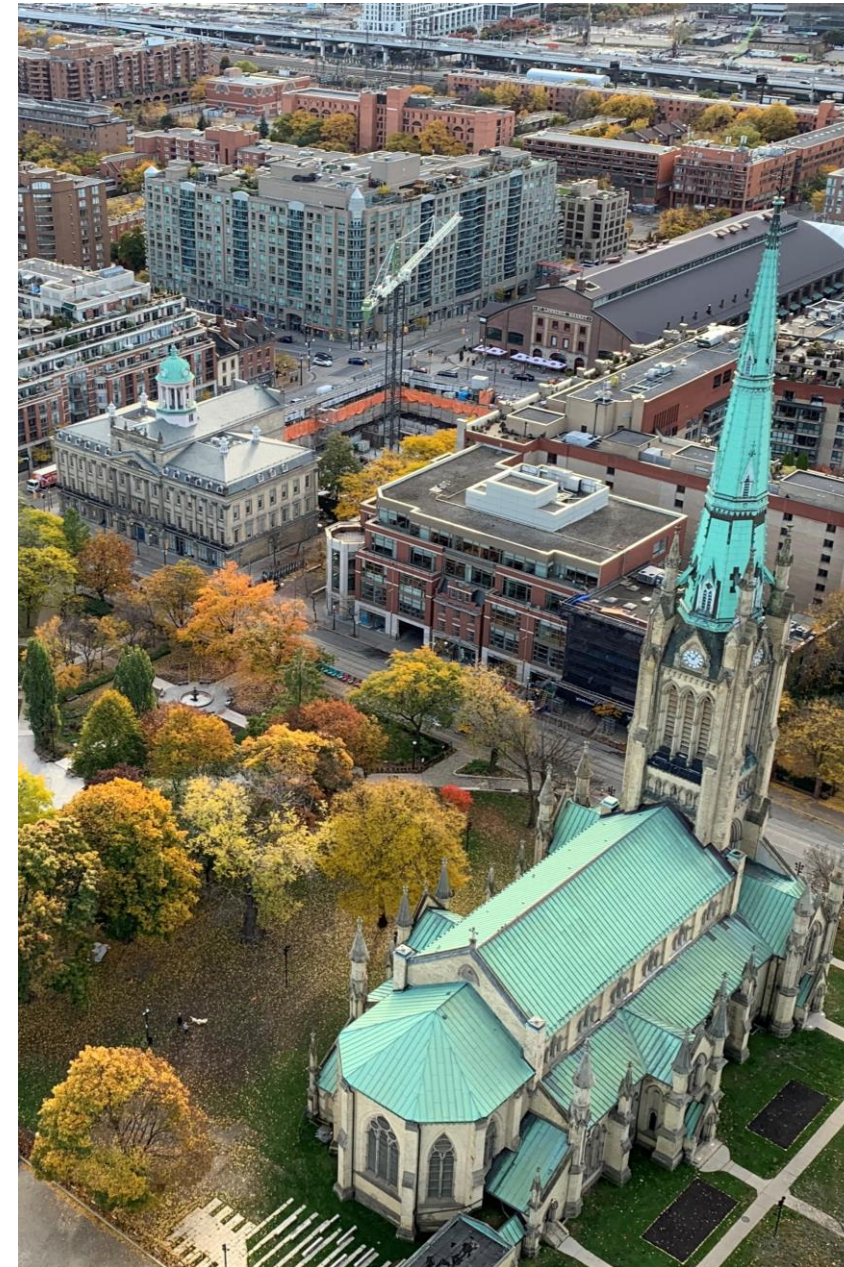
St. Lawrence Neighbourhood

Heritage Conservation District

Update

PB29.10 St. Lawrence Neighbourhood

The St. Lawrence neighbourhood was identified in the City of Toronto's Heritage Conservation District (HCD) Study Prioritization Report of 2012 as being a high priority for an HCD Study



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St. Lawrence Neighbourhood

The study team was composed of

- Fournier Gersovitz Moss Drolet Associates Architects (FGMDA) now known as EVOQ Architecture
- Archaeological Services Inc. (ASI)
- Bousfields Inc.

A special note of thanks to:

Dima Cook, ARCHITECT, PRINCIPAL
EVOQ Architecture

Suzanne Kavanagh and the SLNA

HCD Study Timeline

- 2013 - HCD Study commenced
- 2014 – HCD Study endorsed and proceeded with the Plan
- The HCD Plan was endorsed by the Toronto Preservation Board on November 5th, 2015 and City Council adopted by-law 1328-2015
- The by-law was appealed to the LPAT
- November 2019 – MM160020 Hearing
- July 27, 2020 – LPAT issued a decision approving the HCD and directing changes to be made to the Plan
- November 16, 2021 – OLT issued an Order approving the revised HCD Plan

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St. Lawrence Neighbourhood

The St. Lawrence neighbourhood is one of Toronto's oldest neighbourhoods, and contains within its boundaries built, landscape and potential archaeological resources that reflect the evolution of Toronto, from the founding of the Town of York to the contemporary city of today.

Centered on the iconic St. Lawrence Market, the neighbourhood is defined by historic landmark buildings, such as St. James Cathedral and the Flatiron Building, as well as numerous educational and theatrical institutions that helped to revitalize the area in the latter half of the 20th century.



1893 Barclay, Clark & Co. Bird's Eye View Chromolithograph;
Image Courtesy Toronto Public Library: 916-2-1 to 3 Cab III

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St. Lawrence Neighbourhood

The St. Lawrence Neighbourhood is a large mixed-use area to the east of Toronto's downtown core.

The area is recognized as the birthplace of the City of Toronto and its current mixed-use character reflects the urban evolution through

Four Periods of Significance:

- Early Development (1793-1849)
- Intensification Period (1850-1920)
- Industrial and Commercial Decline (1920s-1970s)
- Regrowth and Redevelopment (1970s-today)

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St. Lawrence Neighbourhood

MM160020 July 27, 2020

The Tribunal therefore allows the appeal in part against By-law No. 1328-2015 of the City of Toronto and pursuant to s. 41(7) of the Ontario Heritage Act, the Tribunal directs the municipality to amend the by-law in the following manner:

SHARYN VINCENT, Vice-Chair
Local Planning Appeal Tribunal

1. Revise the boundaries of the HCD Plan to capture the 10 original blocks, to the District, together with the portions of the civic reserve lands that speak to the original intended use of these lands;
2. Delete section 3.4 dealing with Character Sub-Areas;
3. Delete policies prescribing step backs, street wall heights and angular planes in 5.1.5, 5.1.6, 5.1.7, 5.1.17, 5.17.4, and 5.15.5; together with all associated mapping and illustrations
4. Revise the mandatory and directive language of the guidelines to more appropriately reflect suggested direction in the guidelines;
5. Revise the Transition policies in Appendix D to the By-law to capture the revised list of properties to which transition shall apply when the Final Order issues;
6. Revise Objective 5 to clarify the reference to street wall height, as opposed to traditional height;
7. Revise Section 4 - Implementation to guide the understanding as to which policies are mandatory as opposed to non-mandatory;
8. Revise all policies having to do with signage to be guidelines as opposed to mandatory policies;
9. Revise the Statement of Cultural Heritage Value and Interest to include and reflect the contribution of the Fourth Period of Significance to the District.

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St. Lawrence Neighbourhood

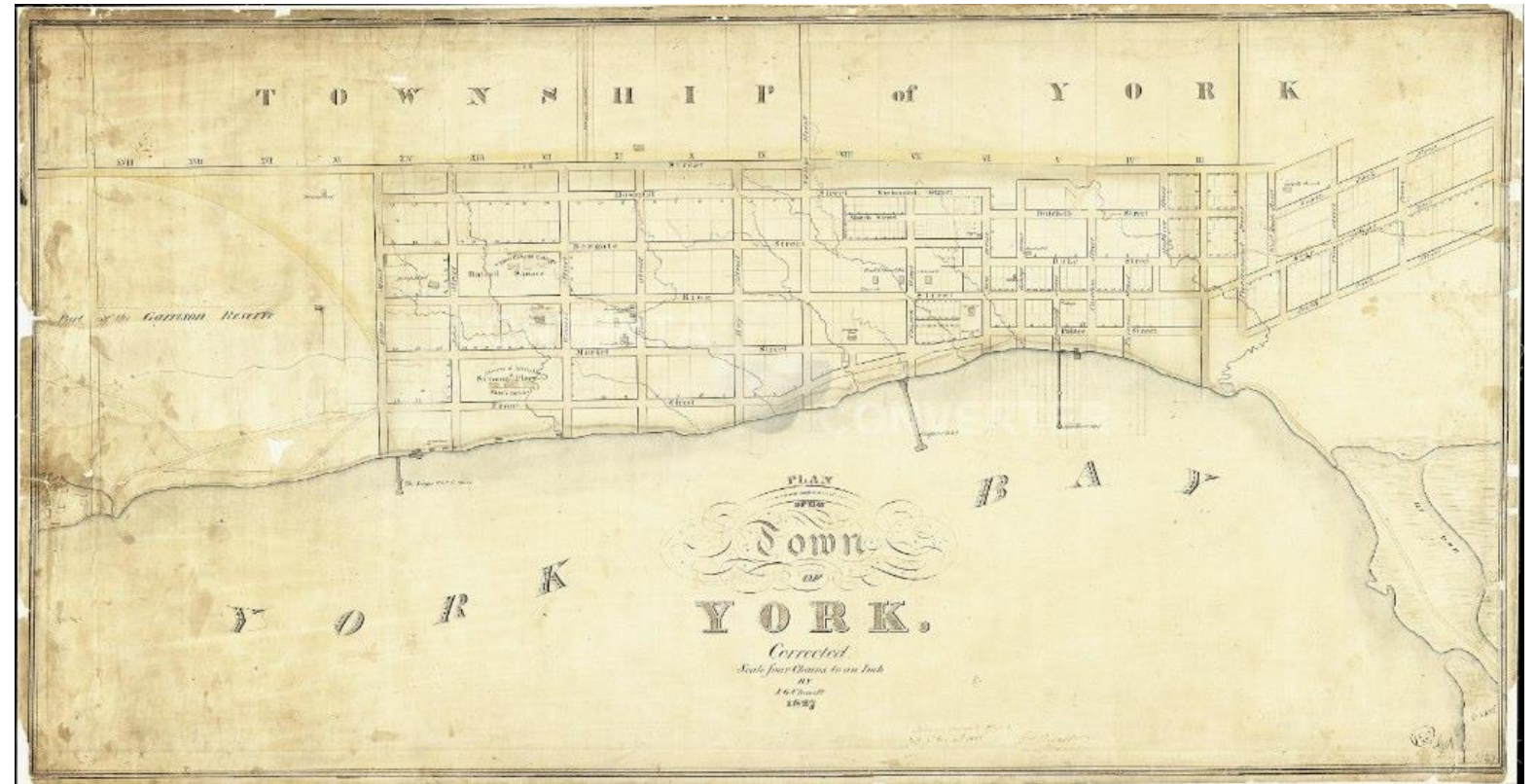
HCD Boundary

- Defining the boundary of the HCD was an iterative process that started with the Study phase of the project. The HCD boundary was significantly refined from the HCD Study Area.
- The thematic history of the neighbourhood developed in the HCD Study established critical periods of development; while the mapping of the built form established the extant physical evidence of these periods.
- The area was further refined by validating that the boundary encompassed the key attributes of the District's cultural heritage values.
- As part of its decision issued on July 27, 2020 the LPAT directed that the HCD Plan Boundary be revised to capture the original 10 Blocks to the district together with the portions of the civic reserve lands that speak to the original intended use of these lands

St. Lawrence Neighbourhood

**St. Lawrence
neighbourhood
includes the ten
original blocks of the
Town of York –
surveyed in 1793**

The boundary of the District is based on the Original 10 Blocks of the Town of York and includes portions of the civic lands reserved for the church, the market, the jail and the courthouse.

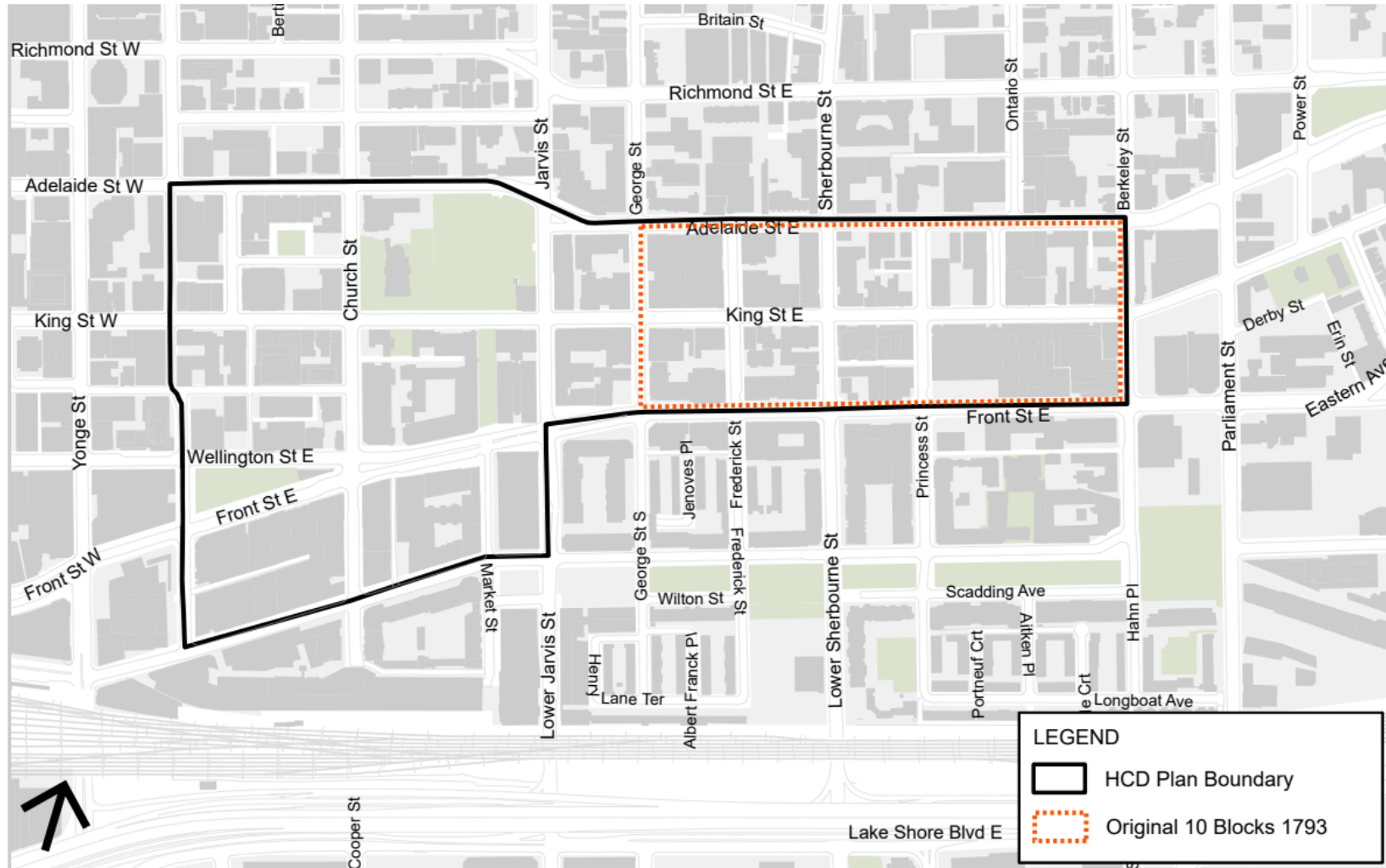


Plan of the Town of York. Corrected, by J. G. Chewett from 1827; [Sgd] Surveyor Generals Office York
7th December 1827 Thos Ridout Surveyor General; Image courtesy Library and Archives Canada

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St. Lawrence Neighbourhood

HCD Boundary



Contributing properties

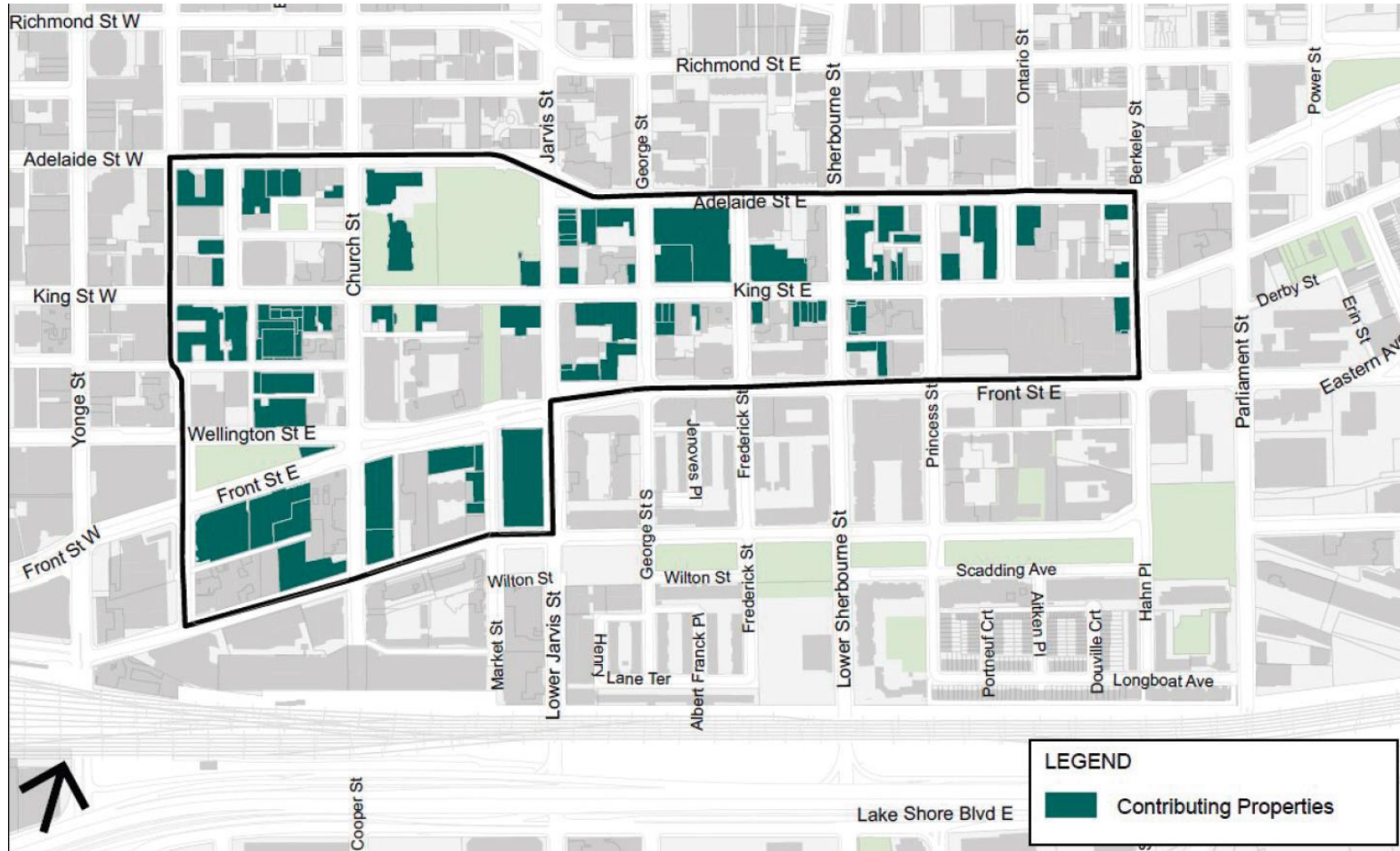
Must meet at least two of the following criteria:

- Property is on the City of Toronto's Heritage Register
- Property belongs to one of the District's three Building Typologies – Commercial Warehouse Buildings, Industrial Buildings or Landmark Buildings
- Property's age links it clearly to the history of the District

Non-Contributing properties

- Properties that were determined not to have architectural integrity were classified as non-contributing properties, as were all remaining properties that do not meet at least two of the above criteria.
- While non-contributing properties do not individually contribute to the heritage character of the District, their proximity to and evolution alongside the contributing properties gives them the potential to significantly impact the heritage character of neighbouring properties and the District as a whole.

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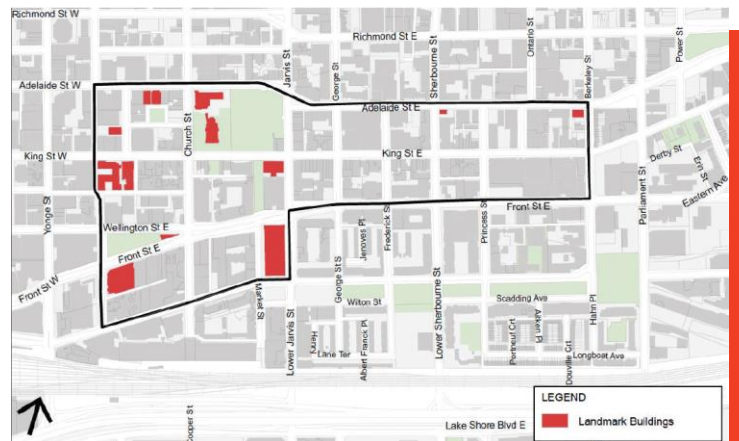


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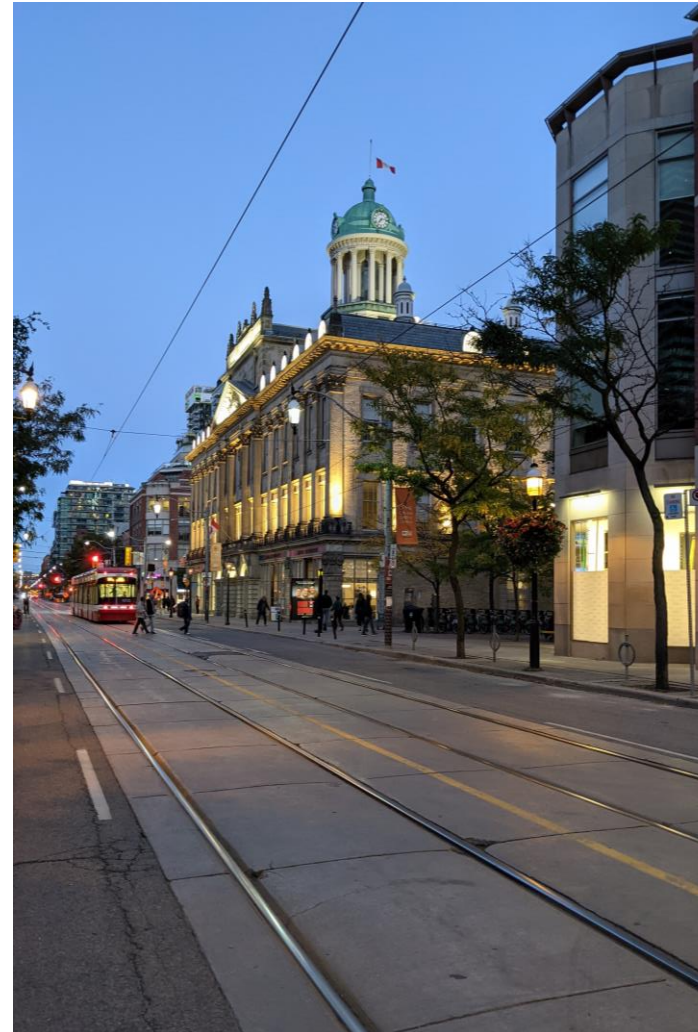
St. Lawrence Neighbourhood

Landmark Buildings

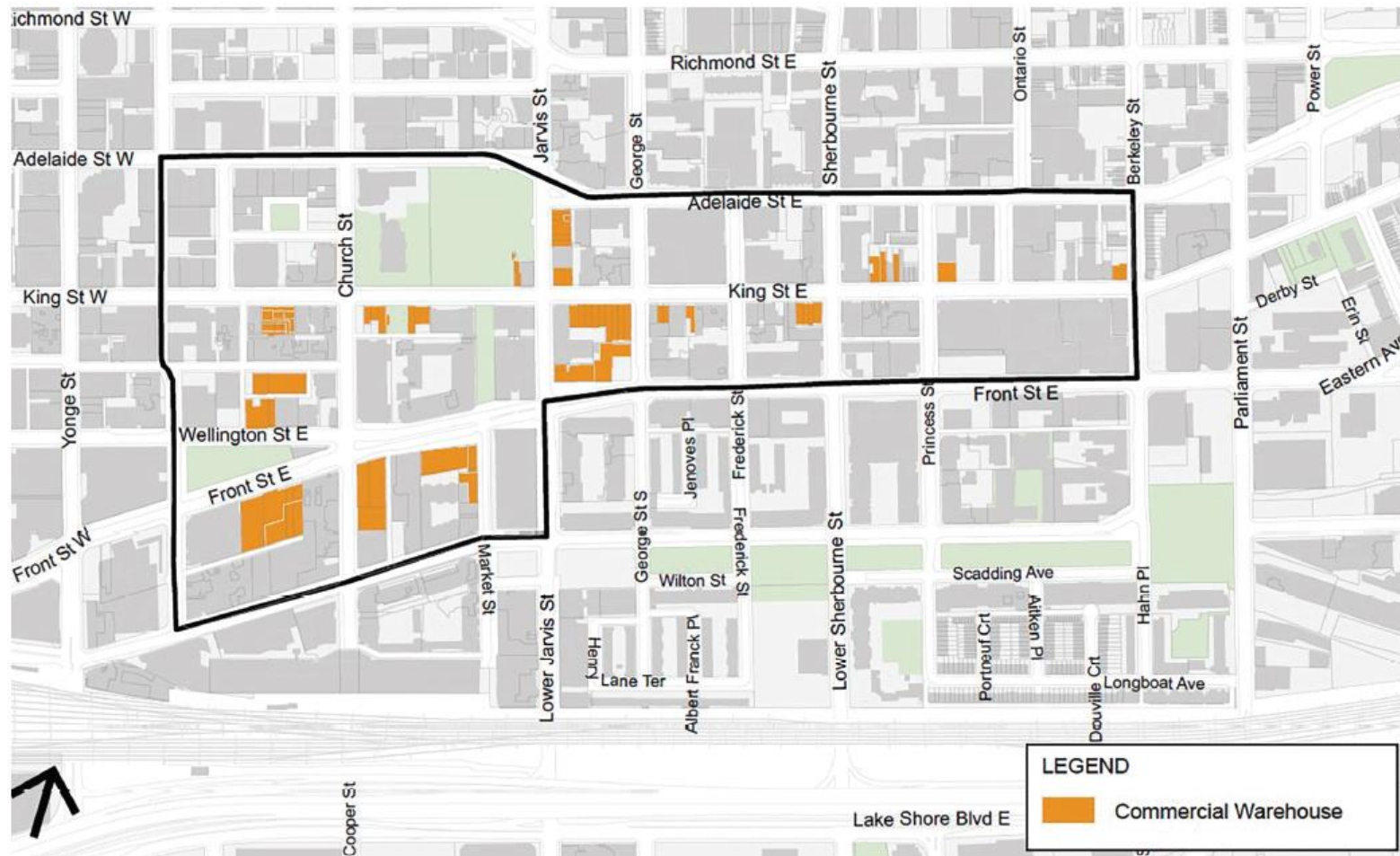
- Old Toronto Post Office
- King Edward Hotel
- Flatiron Building
- St. Lawrence Centre for the Arts
- South St. Lawrence Market
- St. Lawrence Hall
- Alumnae Theatre
- Paul Bishop House
- St. James' Cathedral and Cathedral Centre
- York County Courthouse



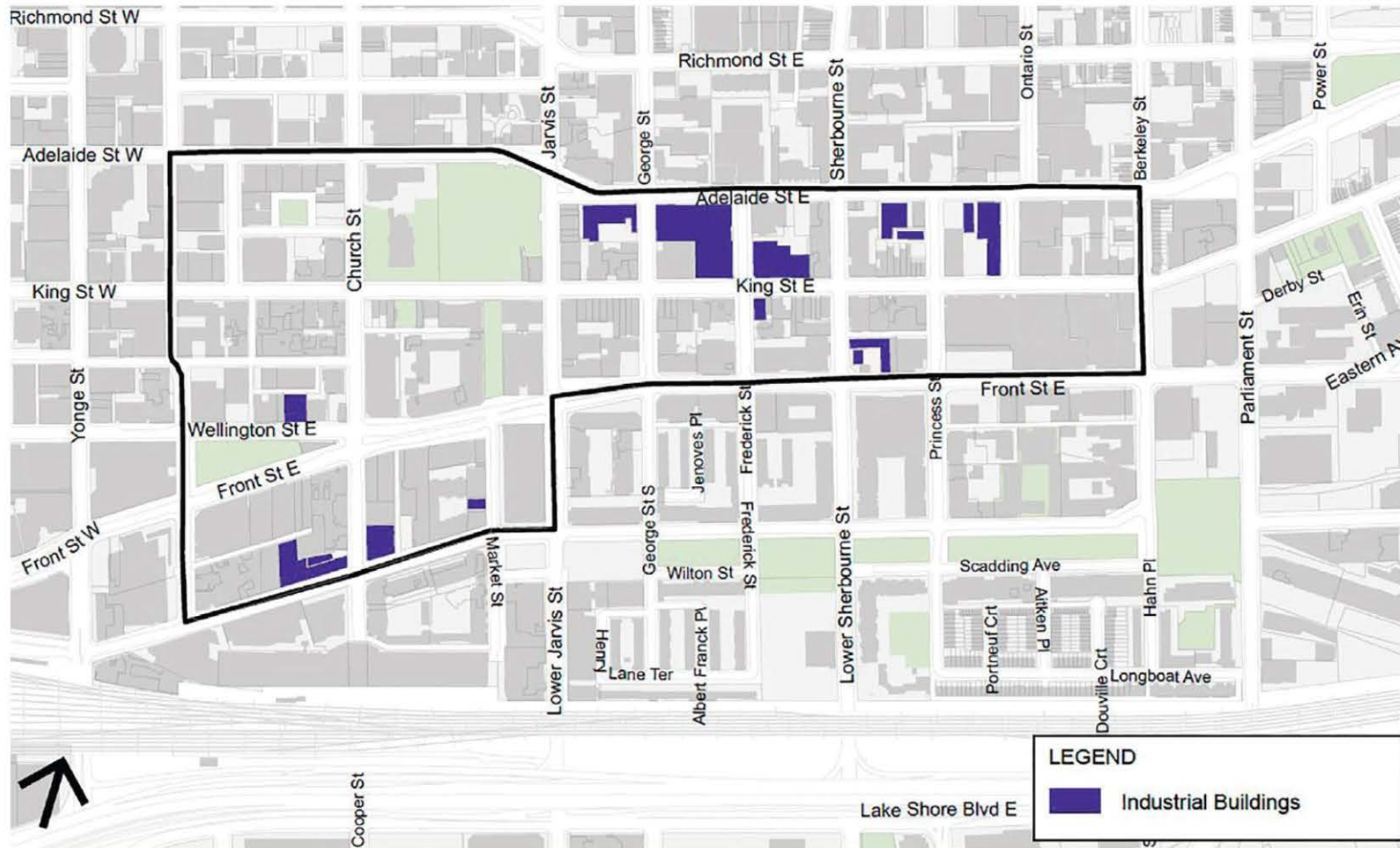
Landmarks



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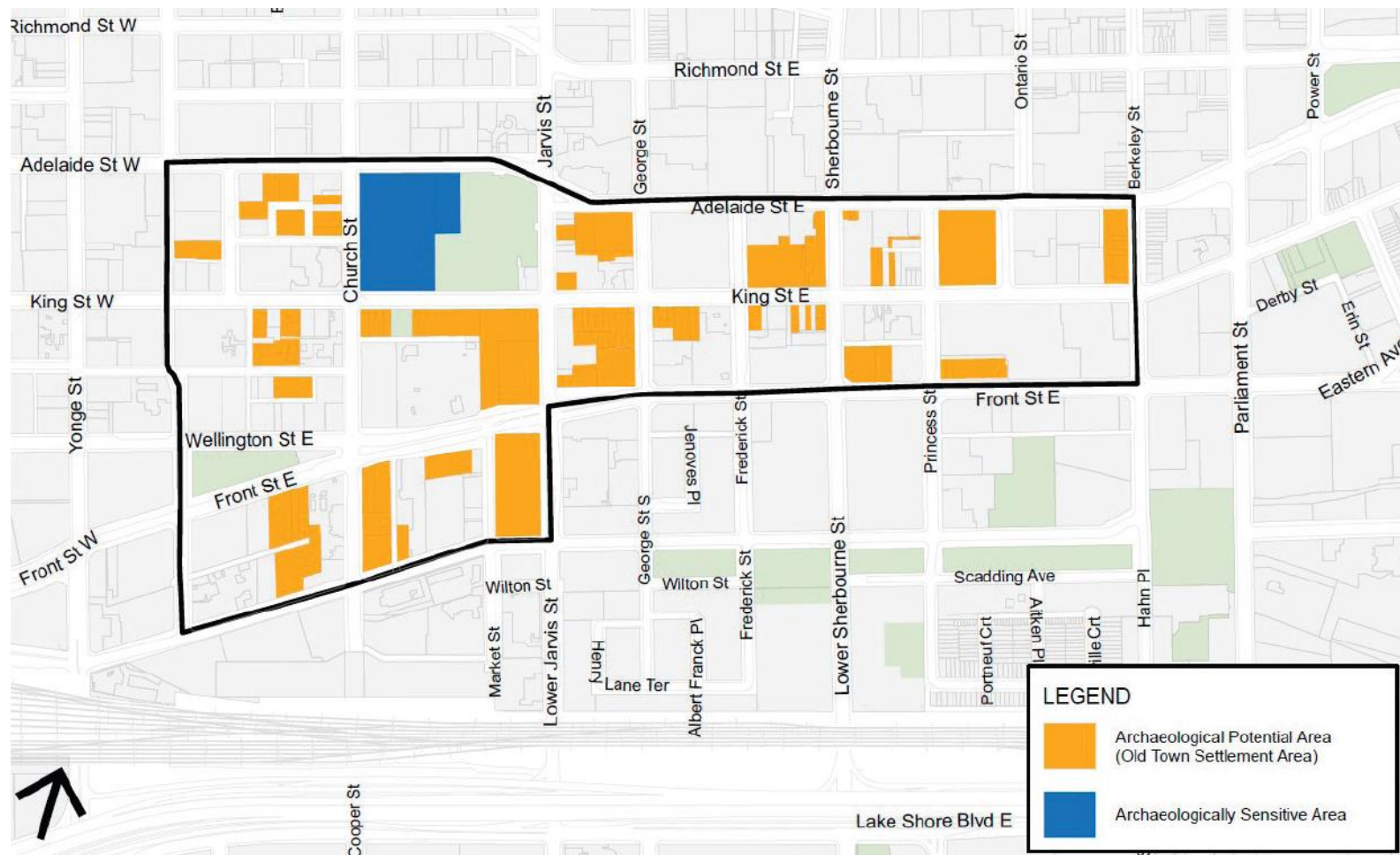
- Valued public spaces, including Berzcy Park, Courthouse Square, St. James Park and the Sculpture Garden, have led to the creation of valued public spaces and foster public use and the walkability of the District.
- Building projects from post-World War II and the fourth period of significance, including the York County Court House (67 Adelaide Street East), Market Square (35 Church Street) and Market Galleria Lofts (71 Front Street East), support and enhance the district's design and physical value through their contextually-sensitive use of materials, massing and articulation.



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St. Lawrence Neighbourhood

Archaeology

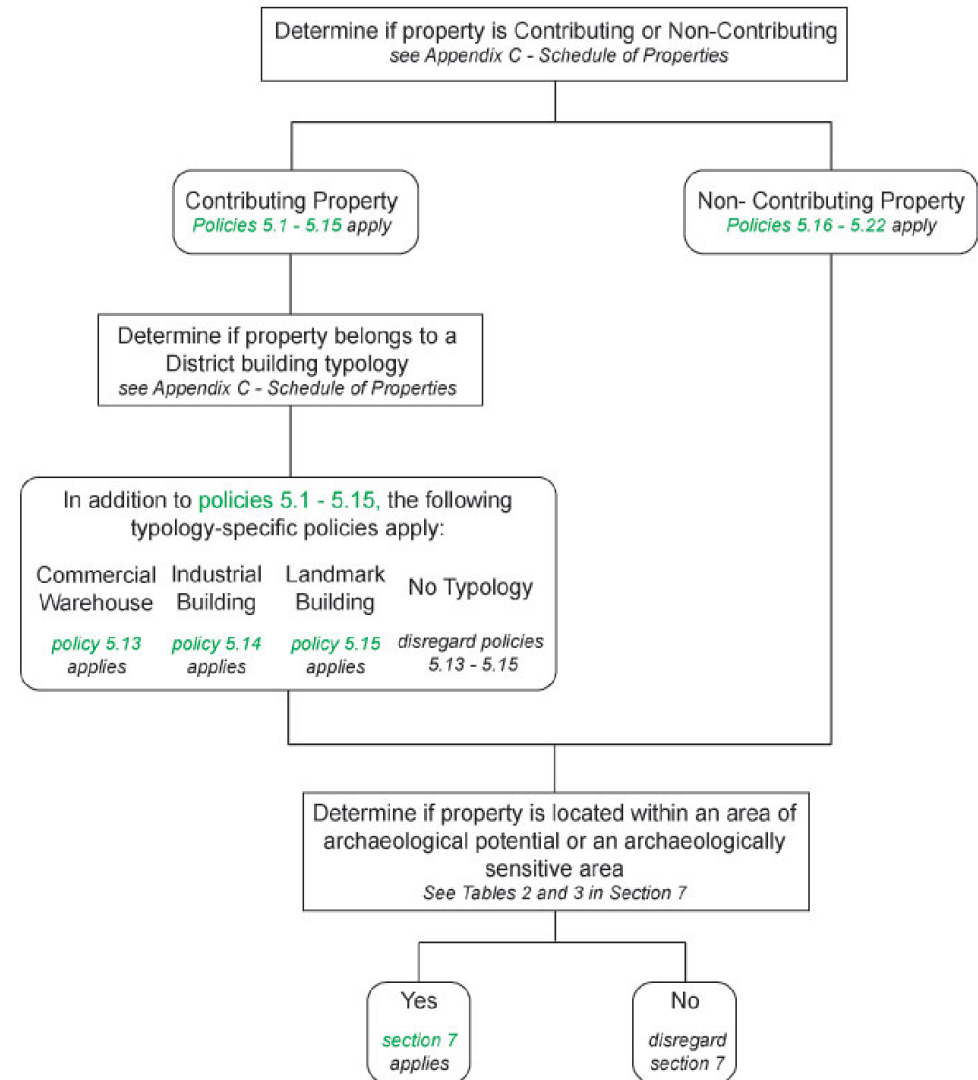


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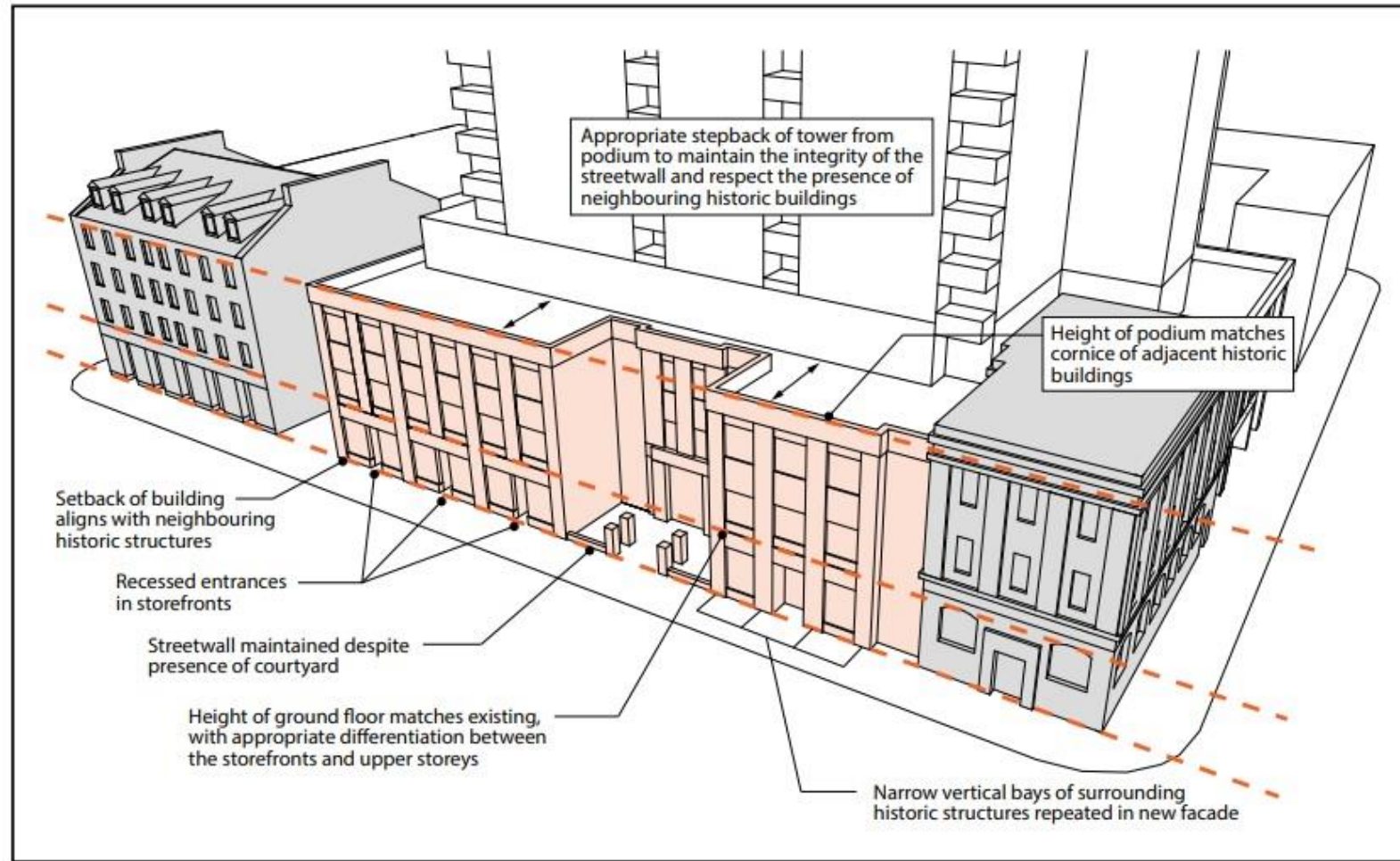
The Road Map identifies which sections of this document should be consulted, depending upon a property's categorization as a contributing or non-contributing property, and the nature of the planned work.

The flow chart will also assist property owners in identifying whether their property is located in an area of archaeological potential or an archaeologically sensitive area, to which specific policies apply.

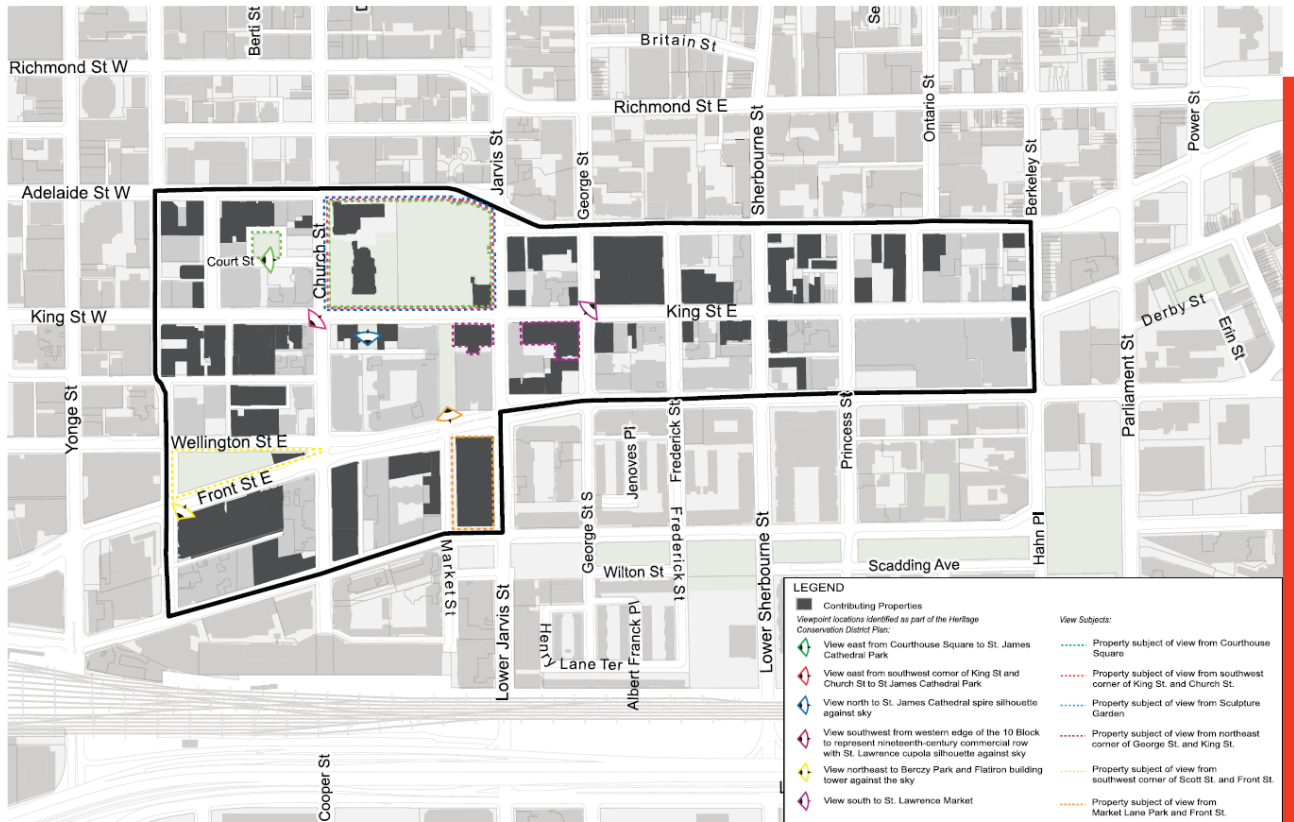
Policies and Guidelines Flowchart



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Views



Market Street

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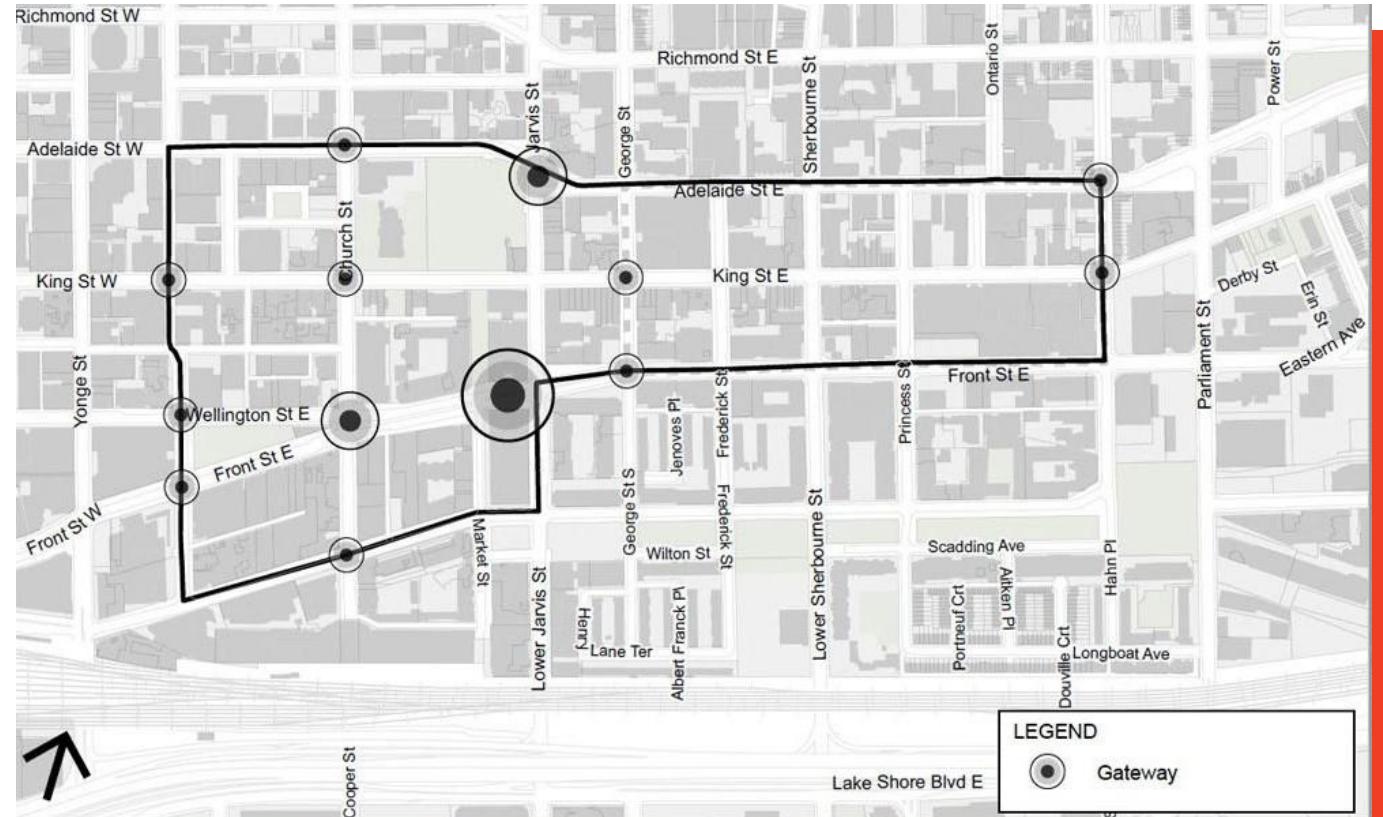
St. Lawrence Neighbourhood

6.4 Gateway treatments

present opportunities to communicate focused messages that articulate the coherence and significance of the St. Lawrence Neighbourhood Heritage *Conservation* District.

Gateway treatments should function to provide a narrative relating to the District's various thematic associations, typologies, and *cultural heritage values*.

Gateways



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St. Lawrence Neighbourhood

