



ST LAWRENCE NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT PLAN

HCD PLAN

2021



City of Toronto

St. Lawrence Neighbourhood Heritage Conservation District Plan
Revised by LPAT Decision MM160020, July 2020

St. Lawrence Neighbourhood Heritage Conservation District Plan online:
<https://www.toronto.ca/city-government/planning-development/heritage-preservation>

Executive Summary

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

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

Following the completion of the HCD Study and approval by Toronto City Council, the study team was authorized to proceed with the HCD Plan in September of 2014. The HCD Plan builds upon research contained within the study which helped to inform the identification of District Building Typologies, the four periods of significance and contributing and non-contributing properties. The four periods of significance are: Early Development (1793-1849), Intensification Period (1850-1920), Industrial and Commercial Decline (1920s-1970s), and Regrowth and Redevelopment (1970s-today). In 2015, City Council adopted by-law 1328-2015 which created the HCD under Part V of the Ontario Heritage Act within the St. Lawrence Neighbourhood and adopted a Heritage Conservation District Plan. By-law 1328-2015 was subsequently appealed to the Local Planning Appeal Tribunal. A three week hearing was held in November 2019, with a decision approving the Plan and directing that changes be made to the Plan issued on July 27, 2020, allowing the appeals in part and directing that the City amend By-law 1328-2015 in accordance with its direction.

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

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

The structure of the HCD Plan conforms to that established by the City of Toronto and informed by the Ontario Heritage Act. The HCD Plan first establishes the District's heritage attributes and objectives, followed by building typologies and contributing properties before laying out the policies and guidelines.

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

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STUDY TEAM & ACKNOWLEDGEMENTS

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

Lead Conservation Architects: FGMDA*

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

Archaeological Consultant: Archaeological Services Inc. (ASI)

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

* FGMDA is now EVOQ Architecture.

Planning Consultants: Bousfields Inc.

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

The consultant team would also like to acknowledge and thank:

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

PURPOSE OF THE HCD PLAN

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

Policies and Guidelines

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

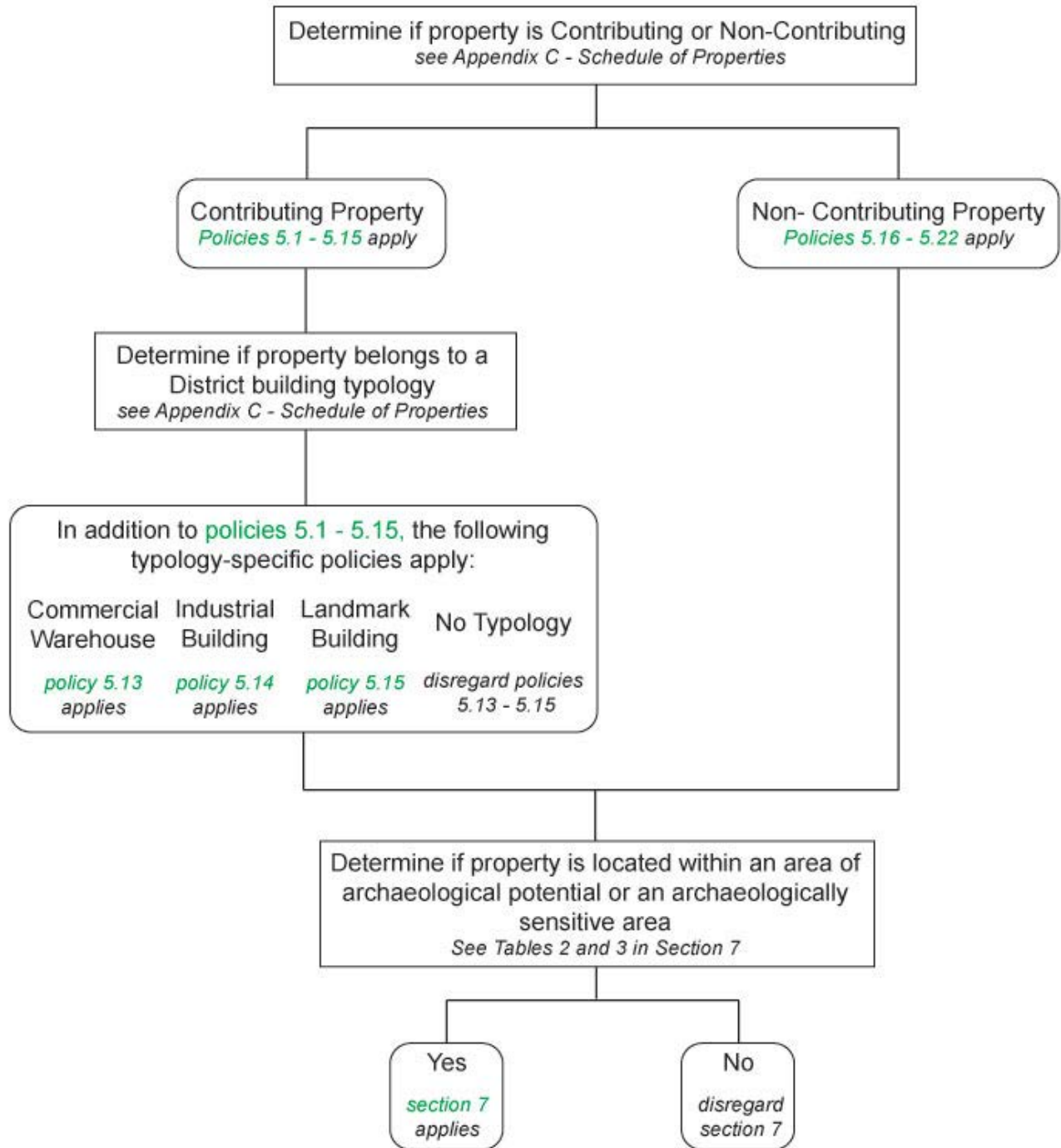
The Road Map on the following page identifies which sections of this document should be consulted, depending upon a property's categorization as a contributing or non-contributing property, and the nature of the planned work. The flow chart will also assist property owners in identifying whether their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

Additional Information

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

Important background information about the St. Lawrence Neighbourhood HCD Plan, including the Statement of District Significance and District Objectives, can be found in Part One of the Plan. For additional information on the history and evolution of the District, and its physical character, refer to the St. Lawrence Neighbourhood Heritage Conservation District Study (2014), available from Heritage Planning's website. The definitions of all terms identified in italics throughout this document can be found in Appendix A - Definitions.

POLICIES AND GUIDELINES ROAD MAP



1.0 Introduction



1.1 BACKGROUND AND METHODOLOGY

Identification of the HCD Study Area

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

HCD Study

A team of consultants was engaged and began the HCD Study in June of 2013. The information gathering stage of the HCD Study had two main components: developing an understanding of the thematic historic and evolution of the Study Area, and undertaking a survey of the existing built form and landscape. The St. Lawrence Neighbourhood Association, which had been a strong supporter of the recommendation for an HCD Study for the area, assisted in the preparation of inventory sheets for each property within the Study Area. The findings of this stage were analyzed in detail and a Statement of Cultural Heritage Value and Interest for the neighbourhood was developed through an evaluation of the extant built form patterns and historic themes.

Two community consultation meetings and a number of meetings with individual stakeholders were held throughout the Study process. The Study determined that the area contains cultural heritage values that are best protected through its designation as an HCD under Part V of the Ontario Heritage Act, and recommended that an HCD Plan be developed for the neighbourhood. A refined boundary and objectives for this Plan were also proposed. The Study was endorsed by the Toronto Preservation Board in May of 2014.

Delineation of District Boundary

Defining the boundary of the HCD was an iterative process that 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.

HCD Plan

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

The HCD Plan builds on the research, analysis and recommendations of the HCD Study. Its Statement of Cultural Heritage Value and Interest for the neighbourhood, the proposed boundary, the conservation objectives, and the District’s heritage attributes identified in the Study have been carried forward and refined in this Plan. The project team employed a systematic approach to identifying the properties that contribute to the District’s heritage character.

Separate sets of policies and guidelines were developed for contributing properties and non-contributing properties. Policies for protecting and enhancing the heritage character of the District in the public realm are included in Section 6. Section 7 identifies areas of archaeological potential and archaeologically sensitive areas within the District, and outlines requirements and processes for the assessment of proposed work on these sites. Certain classes of alterations may be undertaken without obtaining a heritage permit under Part V of the Ontario Heritage Act, and have been identified in Section 8, along with a general description of the heritage permit procedure at the City of Toronto.

The HCD Plan was endorsed by the Toronto Preservation Board on November 5th, 2015, and was subsequently adopted by City Council as By-law 1328-2015 which created the HCD under Part V of the Ontario Heritage Act, along with the adoption of a Heritage Conservation District Plan. By-law 1328-2015 was subsequently appealed to the Local Planning Appeal Tribunal. Following appeal and a three week hearing held in November, 2019, the LPAT issued a decision allowing the appeals in part and directing that the City amend By-law 1328-2015 in accordance with its direction.



Figure 1: City Planning workshop

Stakeholder Engagement

A key part of the development of the HCD Plan was the engagement with neighbourhood stakeholders. Formally, this process occurred from November 2014 to October 2015.

Building on the consultation that occurred during the HCD Study phase, the project team developed a stakeholder engagement strategy to: educate stakeholders on the purpose of an HCD Plan; integrate stakeholders' knowledge of the area into the preparation of the HCD Plan; and to facilitate the implementation of the HCD Plan through stakeholder involvement in the preparation of its objectives, policies and guidelines.

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

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

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



Figure 2: March 24, 2015 public consultation break-out tables



Figure 3: March 24, 2015 public consultation presentation

1.2 POLICY FRAMEWORK

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

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

In accordance with the provisions of the Planning Act, development is required to be consistent with the Provincial Policy Statement, 2020 (“PPS”) and to conform to or not conflict with the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”). At the municipal level, development is required to conform to the City of Toronto Official Plan, including Secondary Plans, as well as the applicable zoning by-law(s), which implement the policies of the Official Plan. In addition, land use planning matters that involve cultural heritage resources are addressed in accordance with the provisions of the Ontario Heritage Act. Other documents that impact upon planning decisions include area-specific urban design guidelines that may apply within the HCD area. The St. Lawrence Neighbourhood Focused Urban Design Guidelines and the King-Parliament Urban Design Guidelines work to clarify and to suggest means to achieve the urban design objectives of the Official Plan for specific areas. These urban design guideline documents, enacted in connection with the Official Plan under the Planning Act, do not have the same force as Official Plan policy, but aim to guide development in a targeted, desirable manner. In addition, the St. Lawrence Neighbourhood Community Improvement Plan and the King-Parliament Community Improvement Plan provide strategic frameworks, themes and community project ideas for the improvement of the public realm.

The Ontario Heritage Act

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

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

The Provincial Policy Statement (2020)

The current Provincial Policy Statement (PPS) came into effect as of May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The main policy directions expressed in Part V of the PPS are intended to promote efficient development and land use patterns in order to support strong communities; to protect the environment and public health and safety; and to promote a strong economy.

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

The Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan came into effect on May 16, 2019. The lands within the District would be considered an “intensification area” pursuant to the Growth Plan (i.e., a focus on accommodating intensification), given that it is located within an Urban Growth Centre and that a portion is within a “major transit station area”. Policy 4.2.7(1)(e) provides that cultural heritage resources will be conserved, particularly in strategic growth areas, and Policy 4.2.7(2) directs that municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing Official Plan policies and other strategies for the identification, wise use and management of cultural heritage resources.

Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Lieutenant Governor in Council, Order in Council No 1244/2020 to take effect on August 28, 2020.

The City of Toronto Official Plan (2006)

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

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

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

The Downtown Plan (2019)

The Downtown Plan (Official Plan Amendment No. 406) applies to the area generally bound by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east. The Downtown Plan is a 25-year vision that sets the direction for the city centre as the cultural, civic, retail and economic heart of Toronto and as a great place to live. A series of goals – grouped around the themes of complete communities, connectivity, prosperity, resiliency and responsibility – establish outcomes the Downtown Plan intends to achieve as growth continues.

The King-Parliament Secondary Plan

The King-Parliament Secondary Plan (“the Secondary Plan”) applies to the area generally bound by Jarvis Street to the west, Queen Street East to the north, the Don River to the east, and the Canadian National Railway to the south (with The Esplanade and St. Lawrence residential neighbourhood excluded). As such, the portion of the HCD constituting the Original 10 Blocks of the Town of York (Jarvis to Berkeley) is included in the Secondary Plan area. The Secondary Plan is approved Official Plan policy, established to guide growth in an area where change is both expected and desired and to set the stage for re-urbanization.

Following adoption of the Downtown Plan in 2018, City Council directed staff to undertake a review and update of the King-Parliament Secondary Plan. On May 5, 2021 City Council adopted the King-Parliament Secondary Plan (Official Plan Amendment No. 526) and the Zoning By-law Amendments to By-law 569-2013.

National Standards in Heritage Preservation

The St. Lawrence Neighbourhood HCD Plan takes guidance from Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada.

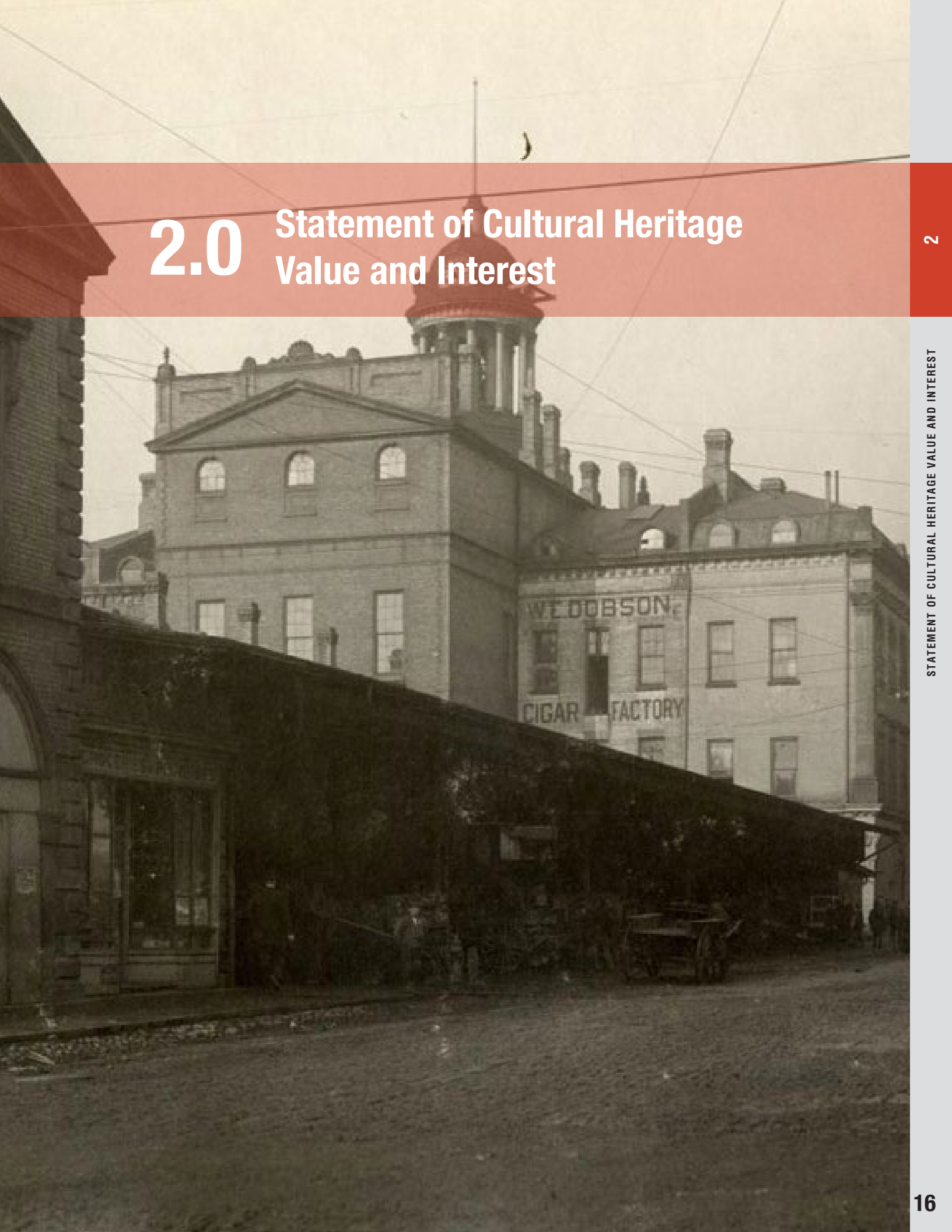
This document establishes a consistent and accepted conservation approach to heritage resources in Canada, including heritage conservation districts. The Standards and Guidelines were adopted by Toronto City Council in 2008 as the official framework for planning, stewardship and conservation of heritage resources within the City of Toronto.

Other Provisions

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

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

2.0 Statement of Cultural Heritage Value and Interest



2.0 STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST

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), and Regrowth and Redevelopment (1970s-today).

District Historical Value

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, along with the built form and urban fabric that reflects the evolution of the area and the four periods of significance.

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 boundary of the District is based on the Original 10 Blocks of the Town of York – surveyed in 1793 – and includes portions of the civic lands reserved for the church, the market, the jail and the courthouse. Its southern border takes in the north side of The Esplanade from Scott Street to Jarvis Street, then north on Jarvis to Front Street East before turning eastward and taking in the north side of Front Street East to Berkeley Street. Its eastern edge is defined by the western side of Berkeley Street from Front Street East north to Adelaide Street East. The south side of Adelaide Street forms the northern border of the District, The western boundary encompasses the east side of Victoria Street from Adelaide Street East to Colborne Street, and then south on Scott Street to The Esplanade.

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

The District encompasses the Original 10 Blocks of the Town of York and the land parcels originally reserved for the church, the market, the gaol, and the courthouse.

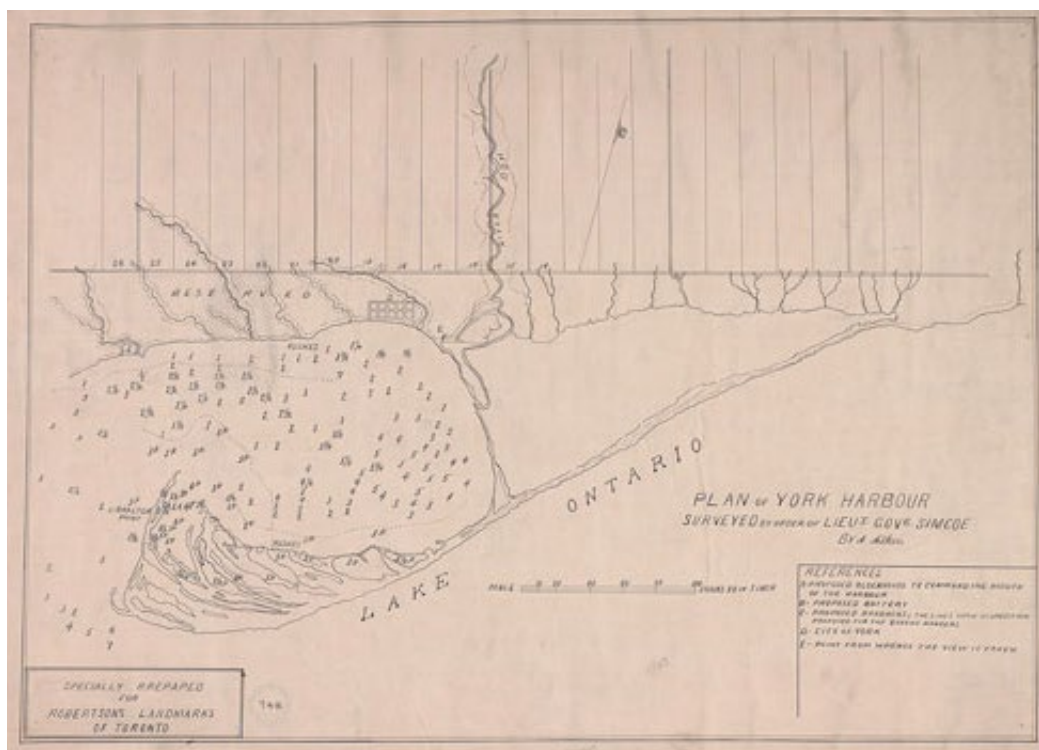


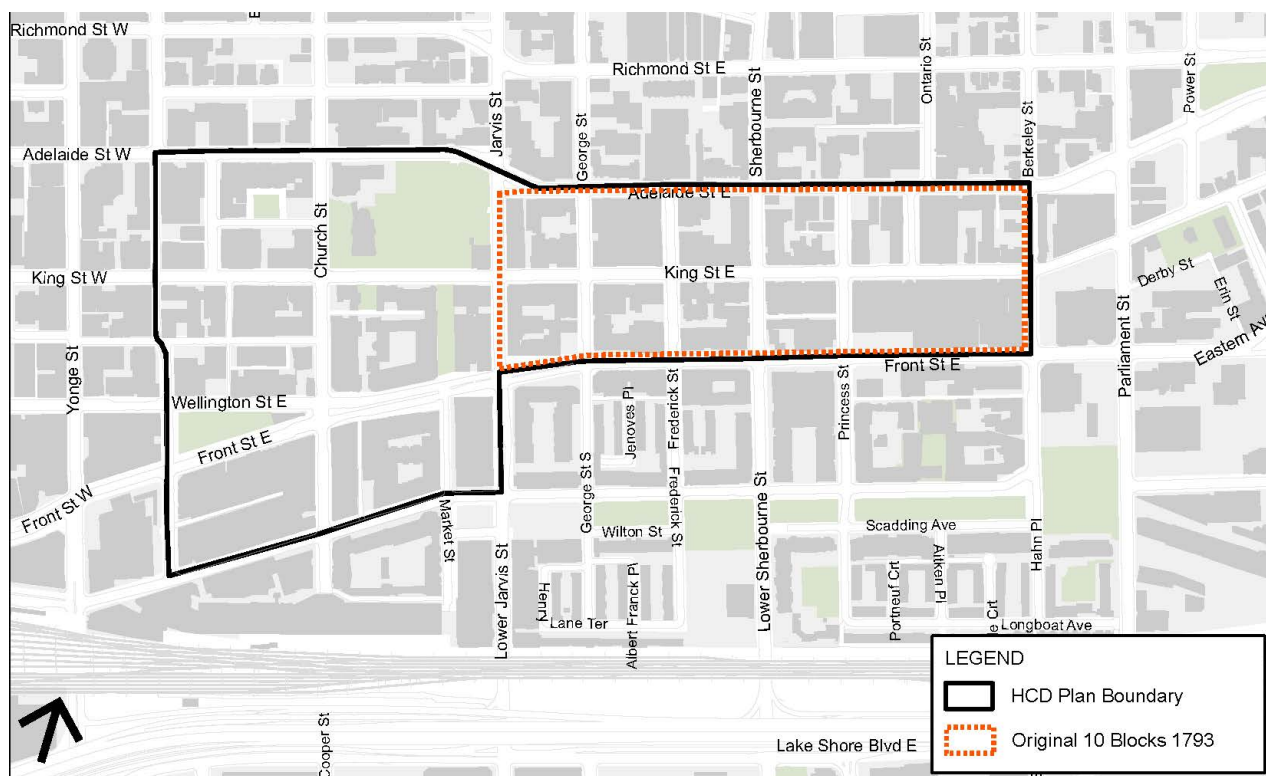
Figure 4: 1908 reproduction of the 1793 Plan of York harbour surveyed by order of Lieut. Govr. Simcoe by A. Aitken, courtesy of Toronto Public Library

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.

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 civic reserves. 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 or adjacent to the District.

The historical value of the District's original and evolving character remains legible in the extant buildings and urban fabric. The District's early development (1793 to 1849) encompassed the foundation of the town of York, its designation as the capital of Upper Canada in 1796, its initial growth period with the extension of the street pattern westward in 1797, its expansion southwards with the infilling of the water lots that extended into the harbour, and its incorporation into the City of Toronto in 1834. The development patterns established in that period are still legible today. They include the original street grid of the first 10 residential blocks and the continuous use of the church and market on their originally reserved lands. This early period also marked the gradual concentration of commercial warehouses in the western half, and industrial buildings in the eastern half as well as along the harbour to the south.

The advent of the rail, the reconstruction following the fire of 1849, and the infilling of the water lots in the harbour initiated a period of intensification from 1850 to 1920. The District's rich history also signals its potential as an archaeologically significant area.



Map 1: HCD Boundary and Original 10 Blocks 1793

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 city hall and market building, 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.



Figure 5: 197 King St. East, also known as the Nealon House, dates to 1888 and displays many decorative elements typical of the late Victorian era, photographed by Vik Pahwa

As the commercial focus shifted further west, the District entered a period of decline, which eventually saw entire blocks demolished and replaced with large-scale parking lots. Beginning in the 1970s and continuing through the first two decades of the 21st century, reinvestment in the District's physical fabric through the creation of theatres in rehabilitated industrial buildings and an influx of creative and design companies spurred renewed interest and sparked the District's rebirth. As the existing building stock was being repurposed, compatible infill development replaced many of the District's parking lots and vacant sites.



Figure 6: Aerial view of the St. Lawrence Neighbourhood from 1966-1972 photographed by F. Ellis Wiley. Fonds 124, File 02, Item 25, City of Toronto Archives

The District is also associated with the City's early social, political, and economic development. Figures traditionally associated with these developments include John Graves Simcoe, the first Lieutenant Governor 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, and the built form and urban fabric that reflects the evolution of the area and the four periods of significance. Landscape and streetscape features that contribute to the District's physical character include the block pattern of the Original 10 Blocks, the bend on Adelaide Street that is a product of the subdivision of the civic reserves and the change in elevation between Front Street and The Esplanade that marks the former shoreline. Heritage buildings from the first three periods of significance in the District generally consist of one to four storey buildings interspersed with five to ten storey buildings, with corresponding streetwall heights generally not exceeding the width of the right-of-way. Buildings from the fourth period of significance are sometimes larger in scale, but they generally reinforce the pedestrian scale environment, especially where new construction incorporates buildings from earlier periods.

Building projects from post-World War II and the fourth period of significance, including the County of York Municipal Building (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. Valued public spaces, including Berczy 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. Collectively, these features generate a sense of visual continuity within the District, and contribute to the District's design and physical value.

Historical building typologies in the District's historical evolution include the Commercial Warehouse and Industrial Building Typologies. 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.



Figure 7: 67-69 Front St. East, an example of Commercial Warehouse typology

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.



Figure 8: 70 The Esplanade, an example of Industrial Building typology

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. Similarly, there are some, more recent existing or approved but not yet constructed buildings within the District with heights significantly taller than what currently exists, and with base buildings as high as five to ten storeys.

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 interest and of the District and reinforcing its social value to the community at large include St. Lawrence Hall and the north and south markets, which have since their inception been focal points for civic activities. The theatre clusters at the eastern and western edges reinforce and sustain cultural activities. St. James Cathedral, as the home of the Diocese of Toronto and the Anglican Church of Canada, is a historic religious anchor located within the District. Berzcy Park, St. James Park, Courthouse Square and the Sculpture Garden, together with David Crombie Park immediately to the south of the District, provide important green spaces.

2.1 STATEMENT OF HERITAGE ATTRIBUTES

The District heritage attributes may be considered in terms of five 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) - this 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 scale and streetwall condition on King Street East (between Leader Lane and Princess Street) and Front Street East (between Scott Street and Jarvis Street), with most buildings within the District constructed during the first three periods of significance not exceeding six storeys at the streetwall;
- The adaptive reuse of heritage buildings throughout the District's four periods of significance;
- Compatible mid-rise and tall buildings from the fourth period of significance that incorporate the use of brick and stone cladding and refer to the District's contributing buildings through their scale and base articulation;
- The building construction to the front and side lot lines;
- Window and entrance openings and features;
- The distinctive built form of the Commercial Warehouse typology with its associated heritage attributes:
 - o Distinct tripartite design (storefront, upper storeys, roof);
 - o Three to five storey height;
 - o Narrow rhythm of facades (average bay width of 2-4.5m, average storefront width of 5-9m);
 - o Red, buff or polychrome brickwork, often with stone detailing;
 - o Glazed storefronts with wood or metal frames;
 - o Recessed entrances;
 - o Decorative storefront surrounds, often including pilasters, cornice, fascia, and/or cast iron detailing;
 - o Glazing proportions (75-95% storefronts, 20-35% upper storeys);
 - o Regularly-spaced and vertically-oriented windows in the upper storeys, and their features and components;
 - o Flat roof with expressed cornice or mansard/gable roof with dormers;
 - o Italianate, Neoclassical, Second Empire, and Romanesque Revival stylistic influences.
- The distinctive built form of the Industrial Building typology with its associated heritage attributes:
 - o Large building footprint;
 - o Two to ten storey height;
 - o Uniform elevations with repetitive windows and bays;
 - o Vertical articulation of elevations (average bay width of 3-6m);
 - o Glazing proportions (15-40%);
 - o Red or polychrome brickwork, sometimes with stone detailing;
 - o Lack of porosity at street level;
 - o Raised ground floor levels from the sidewalk;
 - o Less detailing on upper storeys;
 - o Flat roofs with simple cornices.
- The predominantly equal proportion of the height of the streetwalls to the width of the streets on portions of King Street East (from Leader Lane to Princess Street) and Front Street East (from Scott Street to Jarvis Street);
- 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:
 - o The use of mansard roofs; and
 - o The expressed cornices.

Landscape

- The identified views of landmark buildings and open spaces, as shown on Map 9, 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:
 - o St. James Park;
 - o Berczy Park;
 - o Market Lane Park;
 - o Sculpture Garden; and
 - o 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:
 - o Old Post Office Lane;
 - o Rodega Lane;
 - o Colborne Lane;
 - o Oak Hall Lane;
 - o Scott Lane;
 - o Farquhars Lane;
 - o Duke Mews;
 - o Pompadour Lane;
 - o Leader Lane;
 - o Abbey Lane;
 - o Colborne Street; and
 - o 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:
 - o St. James Cathedral;
 - o North and South St. Lawrence Market;
 - o St. Lawrence Hall;
 - o George Brown College - St. James Campus;
 - o St. Lawrence Centre for the Arts and Alumnae Theatre;
 - o King Edward Hotel.

Archaeological

- The Archaeologically Sensitive Area (ASA);
- The lost historic sites, including:
 - o The Original 10 Blocks; and
 - o The sites of the first St. Lawrence Market.

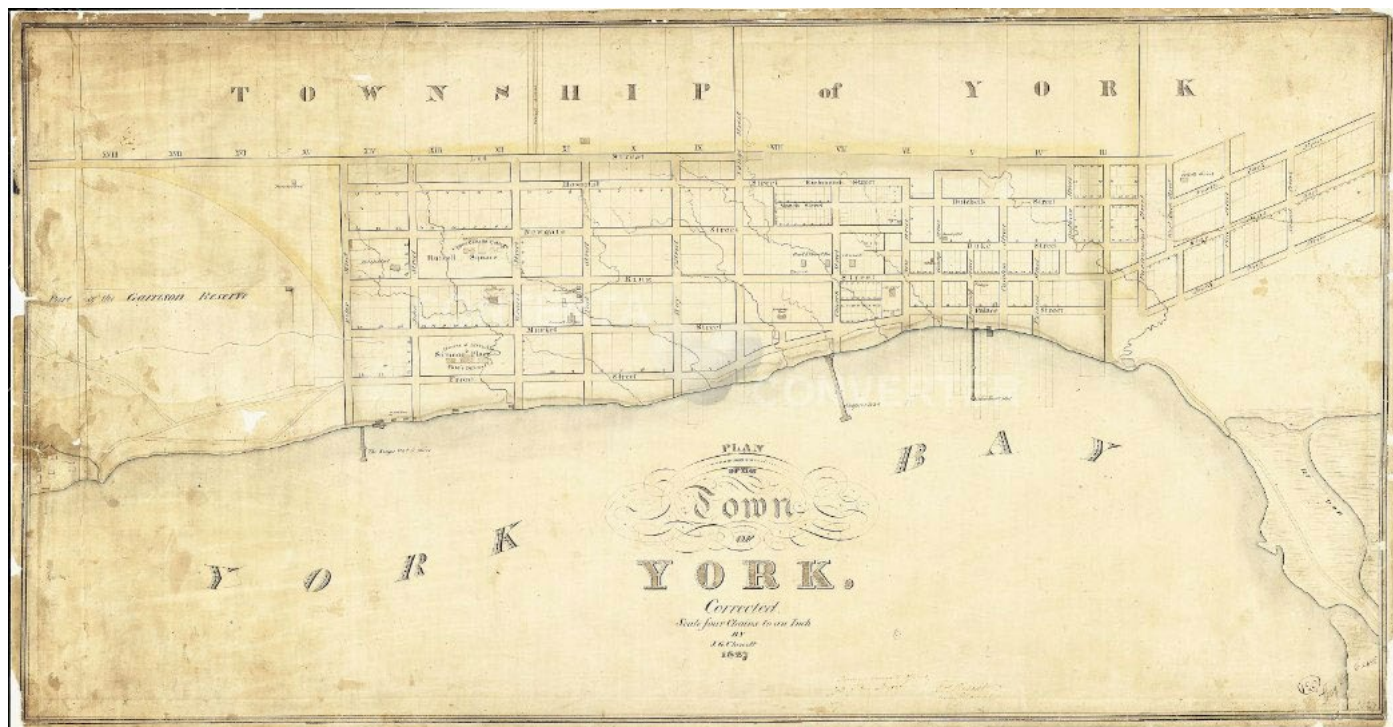


Figure 9: Plan of the Town of York. Corrected, by J. G. Chewett from 1827; [Sgd] Surveyor Generals Office York 7th December 1827 Thos Ridout Surveyor General; Image courtesy Library and Archives Canada

2.2 STATEMENT OF HCD OBJECTIVES

The overall objective of this Heritage Conservation District Plan is to protect and conserve the cultural heritage value and interest of the District as manifested by its heritage attributes in order to preserve these qualities for the benefit of current and future generations. The cultural heritage value and interest of the District consists of its historic value, physical character and its social and community value. The heritage attributes of the District include its built form, landscape, streetscape, function and archaeological 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, and its character as a historic enclave;
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. Encourage new construction, infill development, additions and alterations to built form, landscapes and streetscapes to be compatible with their context and complement the cultural heritage value and interest of the District;
5. Maintain the streetwall 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 portions of King Street East (from Leader Lane to Princess Street) and Front Street East (from Scott Street to Jarvis Street);
7. Recognize King Street East as the historic artery of the neighbourhood and city;
8. Support and encourage the adaptive re-use of contributing properties to be compatible with their context and complement the cultural heritage value and interest of the District;
9. Protect identified shadow-sensitive heritage features from net new shadows;
10. Protect the streetscapes, particularly along portions of King Street and Front Street East, by minimizing loss of sky views and sight lines;
11. Conserve the identified views within the District, identified on Map 9, 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 and the original government reserve lands through means which will encourage signage and streetscape treatments;
15. Ensure that known and potential archaeological resources are protected until such time as appropriate investigation is undertaken.

3.0 Characterization of the District



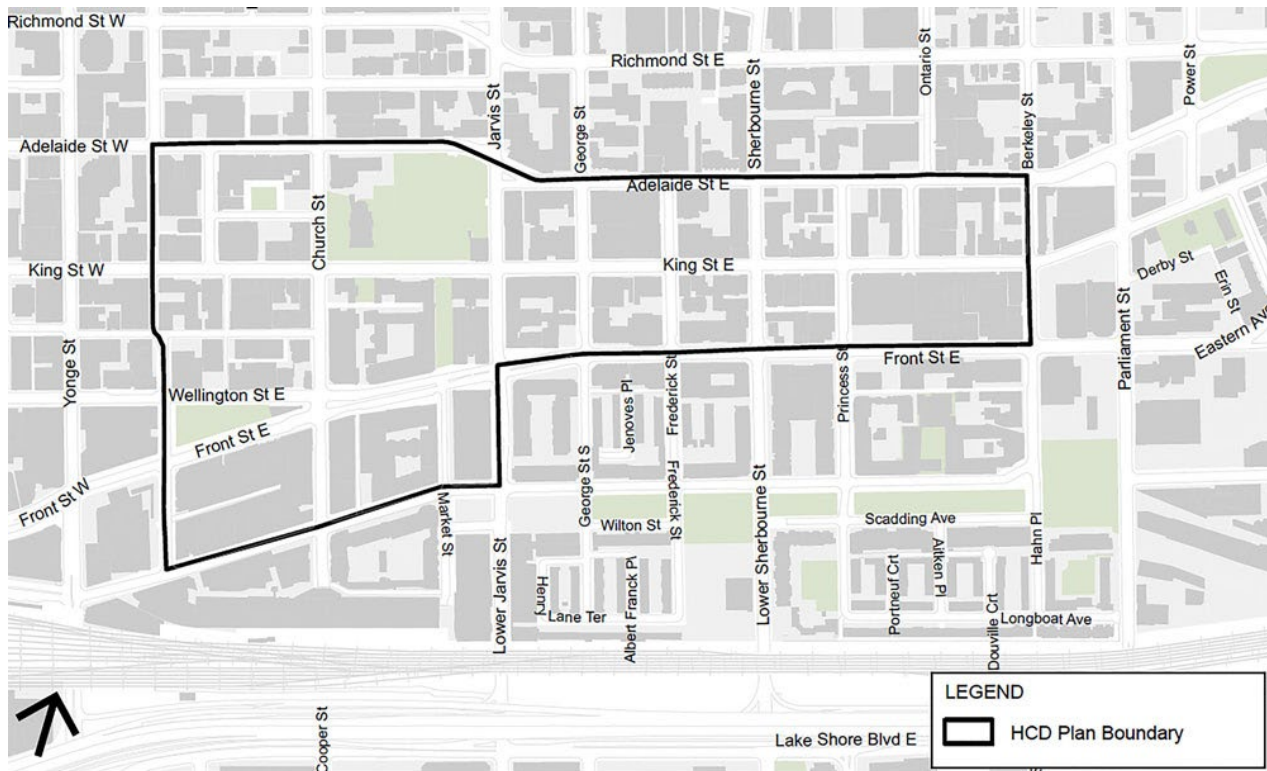
3.1 DELINEATION OF DISTRICT BOUNDARIES

The District boundary, therefore, includes:

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

- The buildings that contribute to the overall visual identity of the District, including contextually-sensitive buildings constructed in all periods of significance.

The boundary limits run along rear and side property lines and the centrelines of roads, where indicated on Map 2.



Map 2: HCD Boundary

3.2 BUILDING TYPOLOGIES

Two historical Building Typologies that were predominantly constructed during the second period of significance exemplify the District's physical character and historical evolution: the Commercial Warehouse typology and the Industrial Building typology. The evolution of these Building Typologies in the District is discussed in the HCD Study. The following section outlines the key physical attributes that characterize the typologies within the District. Landmark Buildings constitute a third Building Typology within the District.

These historic buildings do not necessarily share common architectural styles, detailing or materiality. In fact, they are often defined by their unique and/or exceptional physical attributes. Together, they contribute to the District's heritage character as some of Toronto's most distinctive historic landmarks. Properties belonging to these typologies are identified on Maps 3, 4 and 5 as well as in Appendix C – Schedule of Properties.



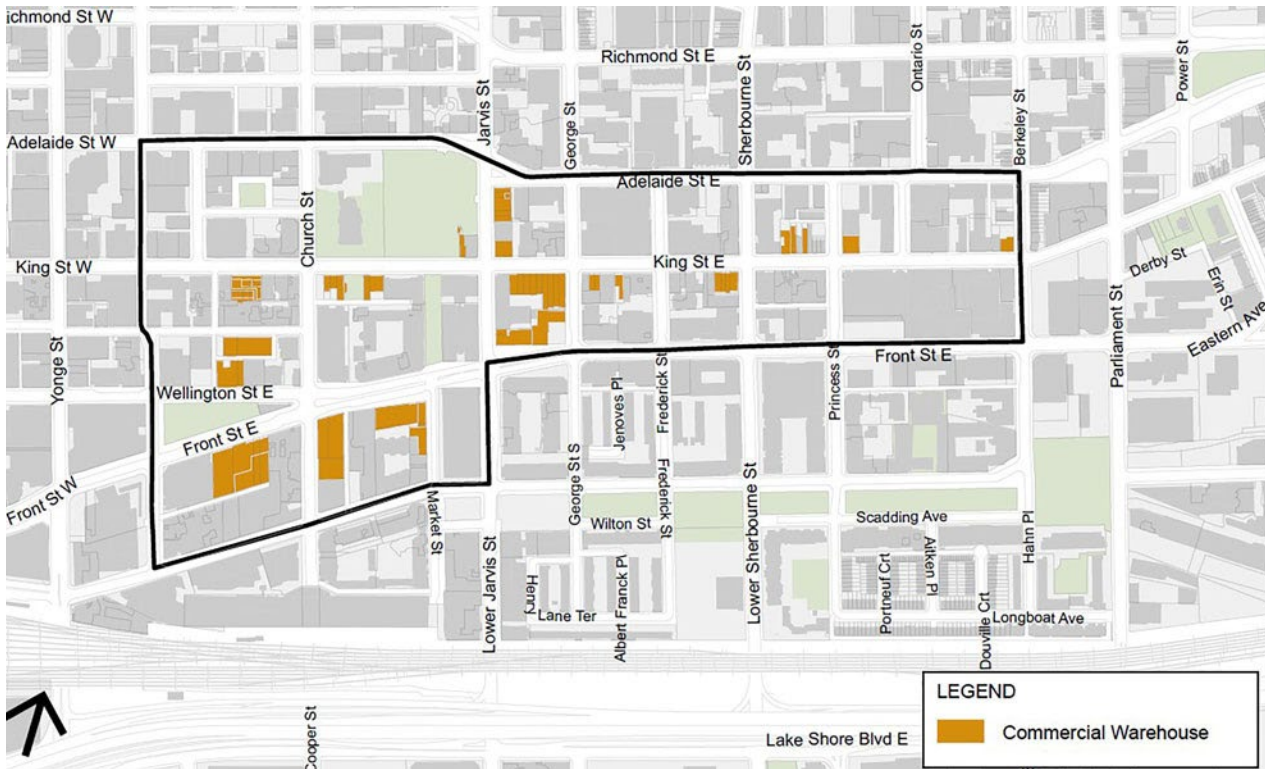
Figure 10: Aerial view of St Lawrence Neighbourhood

Commercial Warehouse Typology – Heritage Attributes

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



Figure 11: 61-75 Jarvis St. is an example of the Commercial Warehouse typology



Map 3: Commercial Warehouses

Industrial Building Typology – 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 3m - 6m)
- Glazing proportions (15 – 40%)
- Red or polychrome brickwork, sometimes with stone detailing
- Lack of porosity at street level
- Raised ground floor levels from the sidewalk
- Less detailing on upper storeys
- Flat roofs with simple cornices



Figure 12: 204 King St. East, an example of Industrial Building Typology



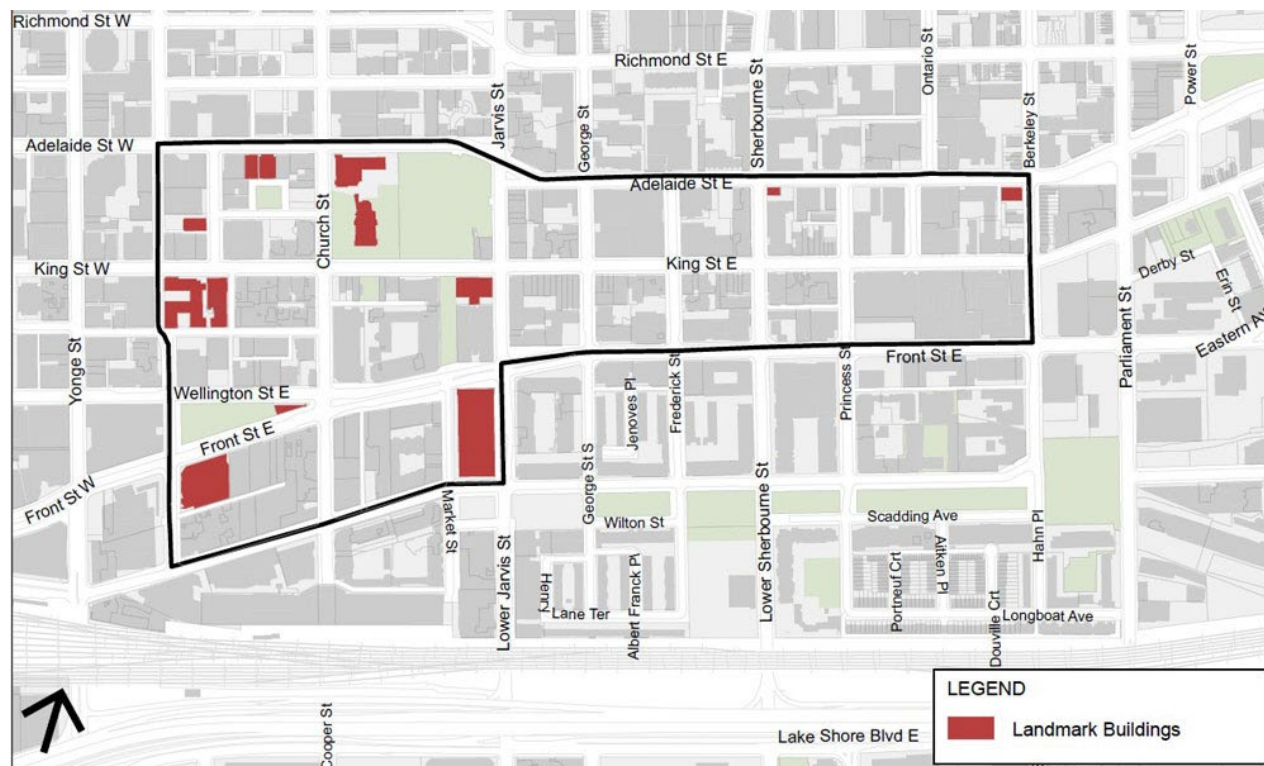
Map 4: Industrial Buildings

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; and
- York County Courthouse.



Figure 13: 363-365 Adelaide St. East, Paul Bishop House



Map 5: Landmark Buildings

3.3 CATEGORIZATION OF PROPERTIES

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

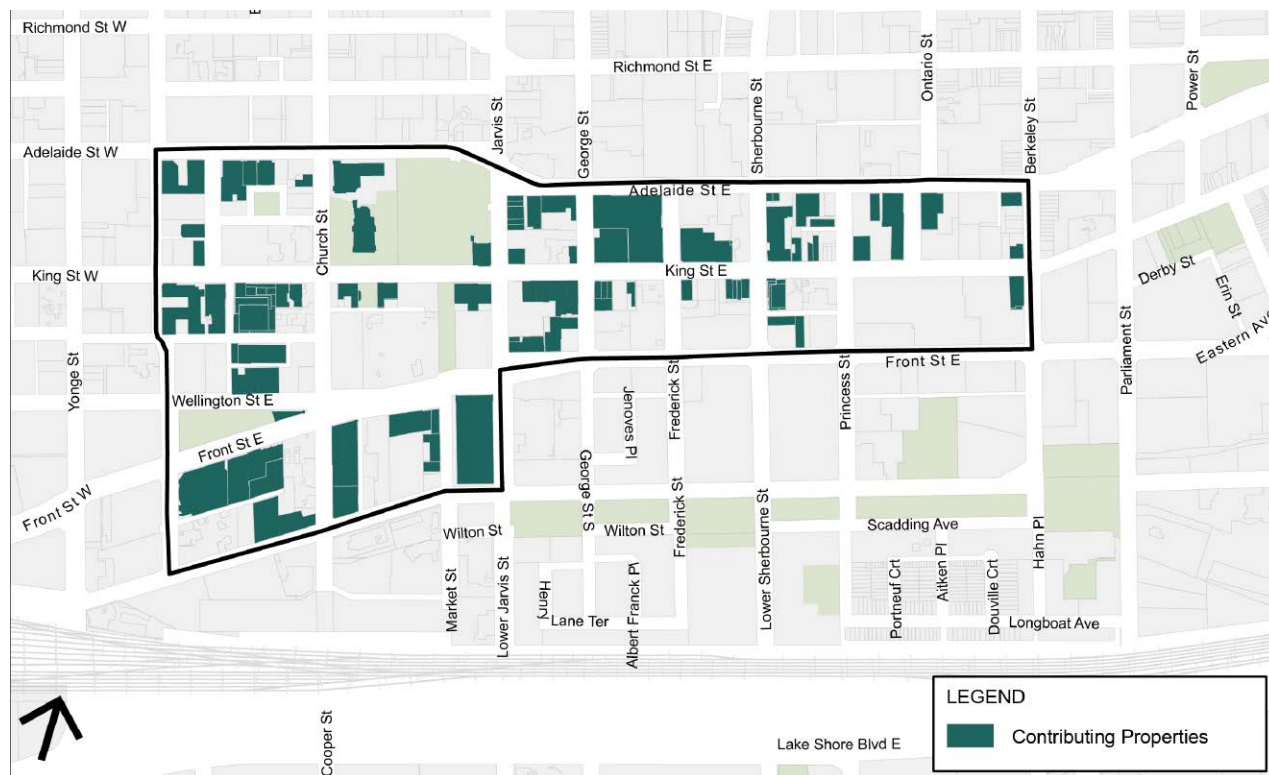
The methodology used to identify contributing properties consisted of reviewing the Built Form Inventory sheet for each property within the District's boundary individually, in order to identify whether the property meets at least two of the following criteria:

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

- Property's age links it clearly to the history of the District

All District properties that were determined to meet at least two of the above criteria were then reviewed again to determine whether they retained enough architectural integrity to effectively contribute to the heritage character of the District.

Properties that were determined not to have architectural integrity were classified as non-contributing properties, as were all remaining properties that do not meet at least two of the above criteria. While non-contributing 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.



Map 6: Contributing Properties

Within the District there are non-contributing properties built during the fourth Period of Significance that reflect the District's period of regeneration and regrowth and that are well integrated with its historic context. These include Market Square and Market Galleria Lofts and The Saint James. Over time, other properties may be considered to be similarly well-integrated within the District. Recognizing that the District will continue to evolve, properties may be re-categorized from non-contributing to contributing as part of the periodic review of the HCD Plan.

A complete address list of contributing and non-contributing properties can be found in Appendix C: Schedule of Properties.



Figure 14: 8-12 Market St., an example of Contributing Properties within the District

FOR
10,000 YEARS
THIS WAS
THE LOCATION OF
LAKE ONTARIO'S
SHORELINE

4.0 How to Read the Plan

THE ROCK HALL
STANDS WHERE
WATER AND LAND
MET, WITH A
VISTA OF
HORIZON



How to Read the Plan

The policies and guidelines presented in Section 5 are based on guiding principles that express federal and provincial direction on heritage conservation. Principally, Parks Canada's document, *Standards and Guidelines for the Conservation of Historic Places* (2010), which has 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 section build on the foundation of these "Standards", and they articulate how these best practises will be applied within the unique context of the St. Lawrence Neighbourhood HCD. 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 HCD Plan. The characterization of the District found in Section 3 should also be reviewed for relevant guidance.

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

Understanding

Each sub-section within the policies and guidelines includes an introductory statement which places the policies within a larger policy framework. These statements 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 way. The direction provided by the policies use either 'shall' or 'should' language and are to be interpreted accordingly.

Guidelines

The guidelines (in regular font) are not mandatory and provide suggested ways in which the HCD Plan policies might be achieved, however there may be other methods for satisfying related polices. Guidelines are useful directions on how to meet the policies of the HCD Plan.

Sidebar

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



Figure 15: An example of new construction relating to the horizontal articulation of the neighbouring historic properties along Front St. East

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.

Streetwall

The height of the District streetwalls, including the base of buildings constructed in the fourth period of significance, are generally equal or lower than the width of the right-of-way. 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 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.

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 Streets as defined in the Streetscape Classifications.

5.0 Policies and Guidelines for Contributing and Non-Contributing Properties

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*. 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 *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* in order to determine the appropriate scope of work

The next steps, planning and intervening, are integrated into the rest of the *policies* and *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.

5.1.1 Additions and alterations to a contributing property shall 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 shall 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, new building features should be designed 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 shall 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 should 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. *Additions* should be designed so that their 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 shall 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 shall be designed so that whole, or substantial portions of, the property is retained and the three-dimensional integrity of the building is conserved.

- a. Facades or isolated building features should not be incorporated into *additions* as two-dimensional objects.
- b. The *contributing property*, including all *streetwalls* facing a street or open space, should be retained, which may be accomplished through consideration of a 10 metre step back of any new vertical *addition* from the *streetwall* of the *property*.

5.1.7 Additions and alterations to a contributing property shall reinforce the pedestrian-scaled environment of the District.

- a. Projecting balconies on storeys above the *streetwall* should stepback the same distance as the main walls of the *addition*.
- b. Consider the application of an angular plane in order to *conserve* sky views as seen from the sidewalk.

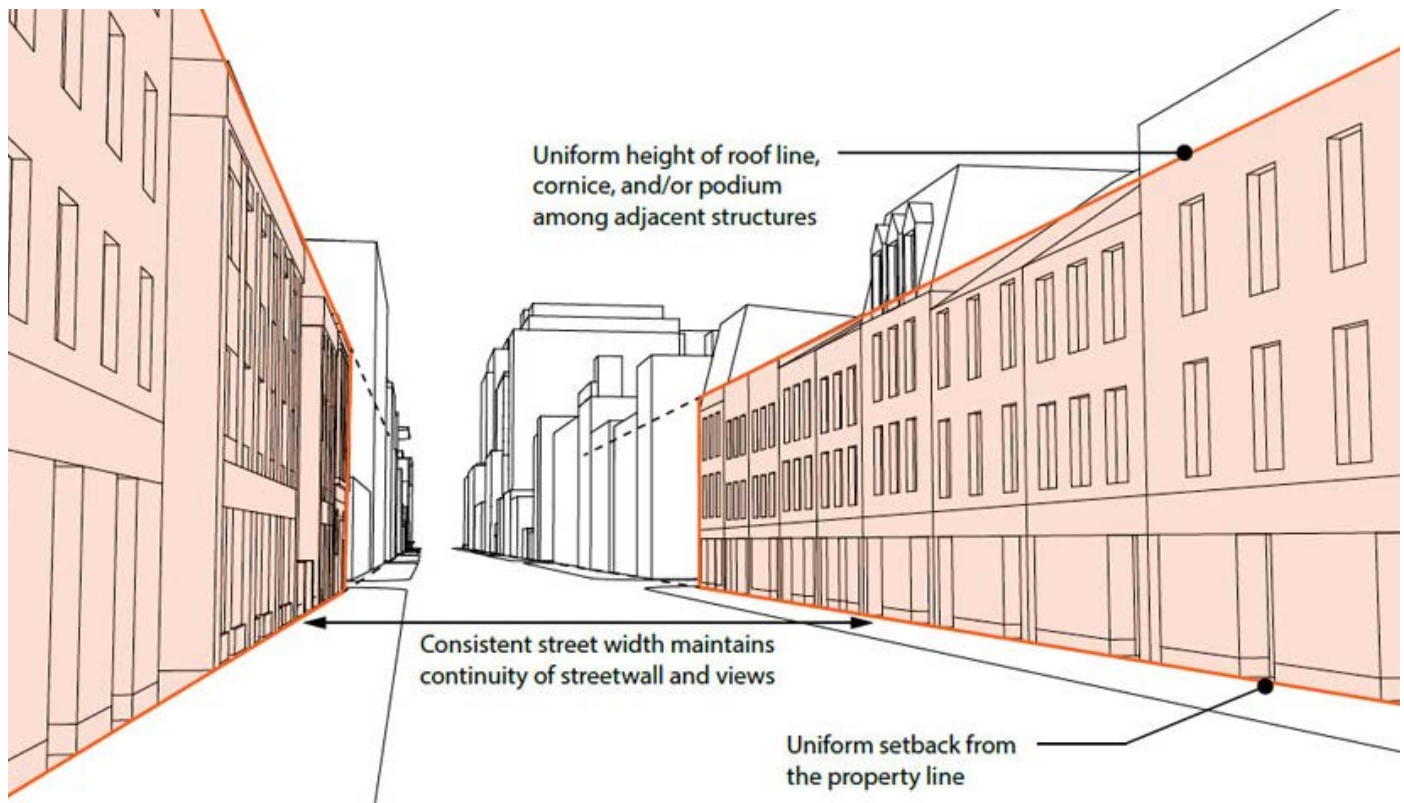


Figure 16: *Streetwall* characteristics in the St Lawrence Neighbourhood HCD

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 may be considered 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, publicly-accessible open space or a mid-block pedestrian connection. This space should 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*.



Figure 17: The *streetwall* along King Street East is a strong example of uniform setback and roof lines

5.1.11 Additions shall 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 that face a street.

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

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*.

5.1.16 Buildings or structures that are on contributing properties shall be *conserved*; however applications for the demolition of buildings 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. If a demolition permit is granted, the classification of the *property* (i.e., as a *contributing property*) may be re-evaluated. If the *property* is determined to be *non-contributing*, future redevelopment of the *property* will be required to follow all *policies* and *guidelines* in this Plan for *non-contributing properties*.

5.2 MAINTENANCE

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*, 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*.

5.2.1 *Contributing properties shall be maintained in a manner that will conserve their cultural heritage value and heritage attributes.*

- a. *Contributing properties* should be *maintained* on an ongoing basis, using recognized *conservation* methods.
- b. Deteriorated *heritage attributes* should be stabilized as required, until repair work is undertaken.
- c. Damaged materials in exterior walls should be cleaned and repaired regularly; monitor exterior wall assemblies for moisture penetration and insect infestation in order to take corrective action as soon as possible, when required.
- d. *Adjacent properties* should be protected from accidental damage or exposure to damaging materials during *maintenance* and repair work.
- e. Water shedding and diversion features should be *maintained*.
- f. The unique *patina* of materials should be preserved, where it exists.
- g. Window cleaning systems should be installed so that they are discreet.
- h. The materials and methods used for repairs should be compatible with the structure's original materials and method of construction and should not negatively impact the life cycle of the *heritage attributes*.

5.3 CODE COMPLIANCE

The principles of minimal *intervention* and reversibility, 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.

5.3.1 *Current codes and standards pertaining to health, safety, security, accessibility and sustainability requirements 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.*

5.4 RESTORATION

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 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*.

5.4.1 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 shall 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. When undertaking a *restoration* project, *heritage attributes* from the *restoration* period and which have been *removed*, neglected or obscured should be reinstated.
- b. *Heritage attributes* from the *restoration* period should be repaired rather than replaced.
- c. A false sense of historical development should not be created by adding historic building features from other places, *properties* or historic periods, and features that never coexisted on the building should not be combined.

5.5 SHADOWS

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.

5.5.1 Additions and alterations shall limit net new shadow impacts on St. James Cathedral and St. James Park.

5.5.2 Additions and alterations shall 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.

5.6 SUSTAINABILITY

Before undertaking any sustainability-related *interventions*, assess the inherent sustainable potential (i.e., 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.

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.

5.7 ENTRANCES

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

- The *cultural heritage values* and *heritage attributes* of the *contributing property* should not be damaged, concealed, or otherwise negatively impacted when undertaking sustainability-related *interventions*, including upgrades to increase the energy performance of a structure such as building envelope upgrades and exterior *additions*.
- All *heritage attributes* with inherent qualities that enhance sustainability should be *maintained*.
- Heritage attributes* with inherent qualities that enhance sustainability should be reinstated if they have been *removed* or have deteriorated beyond repair, where appropriate historical documentation exists.
- Interior storm windows should be installed where the installation of exterior storm windows would negatively impact the character of existing windows.
- When possible green roofs, reflective roofs and solar panels should be designed and located so that their elements are not visible from the *public realm*.

Entrances contribute to the heritage character of a building. They often provide a focal point for 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 include, but are not limited to:

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

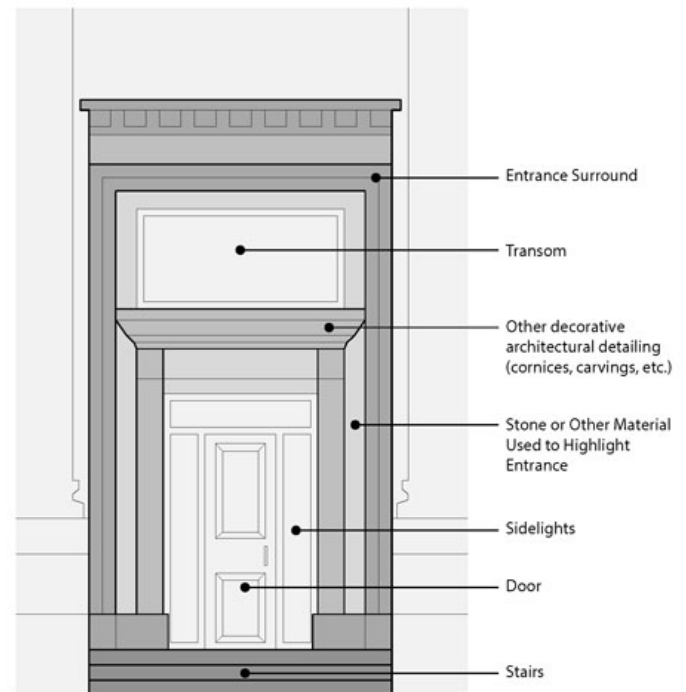


Figure 18: Historic Entrance Features

5.7.1 Additions and alterations shall conserve entrance openings identified as *heritage attributes*.

- Avoid *removing* or blocking historic entrance openings.
- Architecturally expressed entrances should be *maintained* as functioning entrances.
- Historic hierarchies of entrances on buildings should be *maintained*, where they exist.

5.7.2 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 *contributing property*, including existing entrance and window openings, the rhythm of windows and bays and the orientation of the building.

5.7.3 Additions and alterations shall conserve historic entrance features 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 18.

- Damaged or deteriorated entrance features should be repaired rather than replaced.
- Only the entrance features that have deteriorated beyond repair should be replaced, rather than replacing an entire entrance unit.

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

- 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*.

5.8 WINDOWS

Windows are often the most prominent features of a building. They punctuate an elevation and establish the horizontal and vertical datum lines that organize and structure 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 include, but are not limited to:

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

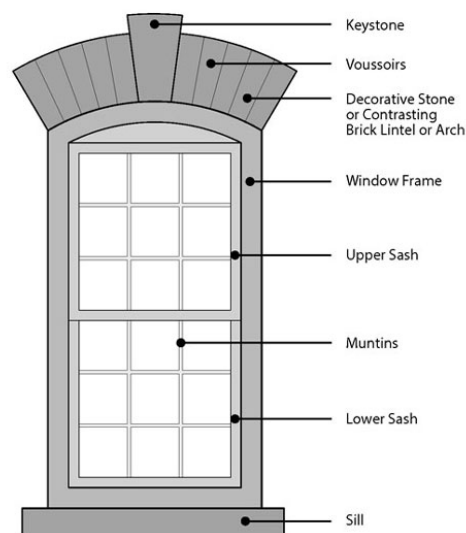


Figure 19: Historic Window Features

5.8.1 Additions and alterations shall conserve the placement, orientation and size of window openings identified as heritage attributes.

- a. Historic window openings should not be *removed* or blocked.
- b. Historic solid-to-void ratios and the rhythm of windows and bays should be *maintained*.
- c. Where drop ceilings or new interior floors are proposed, the full-height window openings should be *maintained* by providing a setback in the design of the *altered* floor levels or drop ceilings.

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. The form, appearance, materials, glazing patterns and details of new windows should match with those of existing windows on the same facade.

5.8.3 Additions and alterations shall conserve historic window features 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 19.

- a. Damaged or deteriorated historic window features should be repaired rather than replaced. Only the window features that have deteriorated beyond repair should be replaced, rather than replacing an entire window unit.
- b. Historic glazing should be *maintained* and reused. Replacement glazing may be considered when the historic glazing is damaged or the sash is being retrofitted with sealed glazing units.

- c. The historic muntin and sash profile and dimensions should be *maintained*.
- d. Historically operable windows should be *maintained*, where they exist.
- e. Replacements should be historically, physically and visually compatible with the building, in terms of their form, appearance, materials, operability, glazing patterns and detailing.
- f. Non-historic windows should be replaced based on documentary evidence of the original historical windows.
- g. New windows should match the materials, form, details and operation of the original historical windows. PVC or fibreglass windows are strongly discouraged.
- h. The use of non-historic window materials may 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*.

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

5.9 AWNINGS

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.

5.9.1 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. Window awnings should span the full width of the window opening.
- b. Storefront awnings should be installed within the *primary structure* of the storefront, respecting the rhythm of the bays.

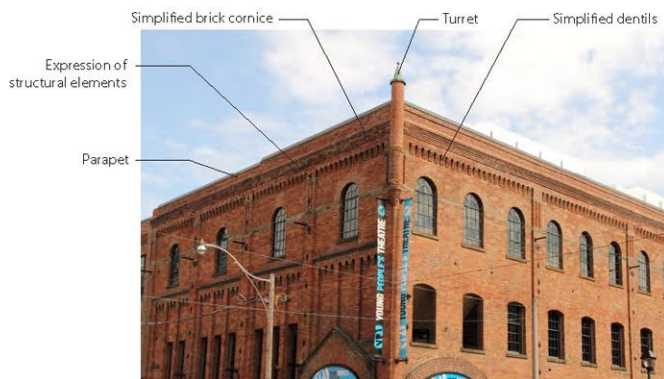
5.10 ROOFS

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

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

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

1 SIMPLE BRICK INDUSTRIAL ROOFLINE



2 NEO-CLASSICAL COMMERCIAL ROOFLINE



3 NEO-CLASSICAL LANDMARK ROOFLINE



4 GABLED ROOFLINE

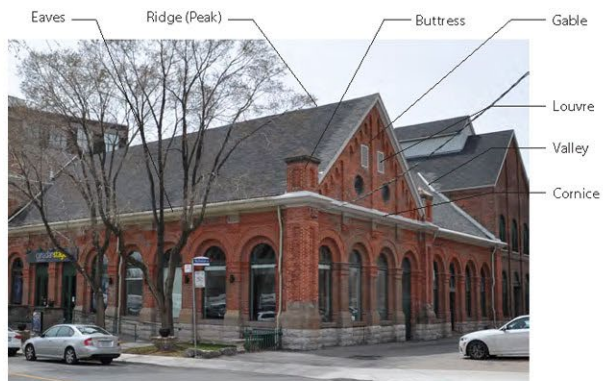


Figure 20: Historic Roofline Features

5.11 EXTERIOR WALLS

5.10.1 Additions and alterations shall conserve roof forms and profiles identified as heritage attributes.

- The massing and placement of vertical *additions* should be designed to *conserve* the historic roof form and profile of the building, as viewed from the *public realm*.
- Where possible, locate new rooftop elements, such as mechanical penthouses, vents, drainage components, satellite dishes, solar panels, skylights, metal chimneys, flues and decks, out of view of the *public realm*.
- 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's *integrity*.

5.10.2 Additions and alterations shall conserve structural and decorative roofline features as shown in Figure 20 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.

- Damaged or deteriorated roofline features should be repaired rather than replaced.
- Only roofline features that have deteriorated beyond repair should be replaced, rather than replacing an entire roof or roofline.
- The form, materials and colours of eavestroughs and downspouts should not distract from or negatively impact the *contributing property*.
- The colour of flashing should be matched to the wall against which it is located.
- When the replacement of a roof and/or roofline that is not a *heritage attribute* is necessary, replacements should be historically, physically and visually compatible with the building, in terms of their form, appearance, materials and detailing.

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.

5.11.1 Additions and alterations shall conserve 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.

- The *heritage attributes* of exterior walls should not be *removed* or obscured.
- Historic materials of exterior walls that face the *public realm* should be repaired rather than replaced.
- Only materials of exterior walls that have deteriorated beyond repair should be replaced, rather than recladding the entire facade or building.
- Historically unpainted masonry surfaces should not be painted. Murals and historic painted signage should be preserved. Otherwise, paint from masonry surfaces should be *removed* in a manner that does not damage the historic materials.
- Historically painted surfaces should be *maintained*, including wood and cast iron.
- Brick masonry should be repointed using an appropriate and compatible mortar mixture and traditional pointing methods.

- g. The *patina* of age or irregularities found in older work and materials should not be *removed*, covered or obscured.
- h. New finishes or coatings should not be applied that *alter* the appearance of historic materials, especially where these finishes are substitutes for the repair of historic materials.
- i. Replacement materials should also match the physical characteristics of the original, such as vapour permeability and compressive strength.
- j. When the replacement of materials of exterior walls that are not *heritage attributes* is necessary, replacements should be historically, physically and visually compatible with the building, in terms of their compositions, size, finishes, patterns, tooling and colours.

5.11.2 Additions shall use exterior cladding materials that are physically and visually compatible with the contributing property.

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

5.11.3 Wood finishes and features identified as *heritage attributes* shall be 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. The species of wood should be identified 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, their pattern, size, detailing, profile, and colour should be documented prior to *removal*.
- c. Wood building features, including wood eaves, soffits, fascias, window surrounds and door surrounds, should not be clad in metal or vinyl.

5.11.4 Masonry identified as a *heritage attribute* shall be conserved where the originals can be repaired. Replace *in kind* where the original cannot be repaired.

- a. Masonry surfaces should not be sandblasted. This process *removes* the harder, more durable kilned face of the brick exposing its softer interior.
- b. Brick or stone should not be painted, 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. *Adjacent* surfaces and landscaping should be protected.
- d. When replacing bricks, the new bricks should 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. Brick masonry should be repointed 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, appropriate methods should be used to ensure that the arrises of the bricks or stone are protected from damage. When rebuilding a section of historic masonry, the original coursing and joint widths should be *maintained*.

5.12 COMMERCIAL SIGNAGE

- f. Protective sealants should not be applied to masonry. These sealants are often vapour impermeable and if not properly selected, may trap moisture within the masonry assembly accelerating its deterioration.

5.11.5 Metals identified as *heritage attributes* shall be **conserved where the originals can be repaired. Replace in kind where the original cannot be repaired.**

- a. Paint testing on metal surfaces should be performed prior to paint *removal* to ascertain original paint colours.
- b. Avoid sandblasting metal surfaces. Blasting “white” should be avoided, as this is overly aggressive and will result in the loss of surface detail and edge sharpness. Any corrosion should be *removed*. Original mill scale, formed during the manufacturing process, should be left in place as this is part of the artifact and is more corrosion resistant than the bare metal itself.
- c. Zinc-rich primers should be applied prior to painting. Paints should be suited for exterior application.
- d. When *removing* paint from metal surfaces, do so in a manner that does not damage the historic materials. *Adjacent* surfaces and landscaping should be protected.
- e. Original metal fabric should be repaired with dutchman repairs, weld repairs, and metal filler rather than replaced.
- f. When replicating metal building 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 features prior to performing any work.

The *guidelines* developed here provide direction for commercial signage on *contributing properties* in order to limit impacts to the *heritage attributes* of the *property* and the *cultural heritage values* of the District.

- a. *Additions* and *alterations* should *conserve* historic signage that is integral to the building.
- b. Signage should be located in a manner that is physically and visually compatible with the architecture of the *contributing property*.
 - Signage should not block, obscure or otherwise negatively impact *heritage attributes* of a building including historic features of exterior walls, rooflines, window surrounds and door surrounds.
 - Storefront signage should use the historic signage fascia boards, where they exist.
 - Signage should not be located on the upper storeys of buildings.
- c. Signage should be mounted in a manner that does not result in any direct or indirect harm to the *integrity* of the building.
 - Where signage is being mounted directly on a building, attachments should be made through mortar joints and not masonry units, using non-corrosive fasteners. Use existing holes in the fascia board where they exist.
 - New signage should be attached in a manner that ensures its *removal* will not cause damage to the *integrity* of the building.
- d. Signage materials should be physically and visually compatible with and sympathetic to the *cultural heritage values* and *heritage attributes* of the *contributing property*.

- e. 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.
 - o Window signs should not be mounted on the exterior of a window.
 - o Window signs should 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.
 - o Locate fascia signs on storefront fascias, where they exist.
 - Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.
 - o Projecting signs should be located in proximity to entrances. One projecting sign is encouraged per entrance.
 - o Projecting signs should have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.
 - o Projecting signs should not project more than 1m from the exterior wall of a building, and should not have a sign face greater than 1m².
 - o 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 appropriate, 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.
- f. The following signage types are strongly discouraged on *contributing properties*:
- Banners: suspended fabric signs mounted parallel to the building 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.
- g. The installation of any signage type not listed in the previous two *guidelines* may be appropriate providing it does not negatively impact the *cultural heritage values* and *heritage attributes* of the *contributing property* and the District.

5.13 SPECIAL POLICIES FOR COMMERCIAL WAREHOUSES (TYPOLOGY)

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 3 identifies the Commercial Warehouse buildings in the District. 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. The *secondary structure* of storefronts is the infill within the *primary structure*, typically expressed as the frame of the storefront openings (Figure 21).

5.13.1 The heritage attributes that characterize the Commercial Warehouse typology within the District shall be conserved.

- a. Historic glazing proportions at the upper storeys should be *maintained*.
- b. Recessed entrances on storefronts should be *maintained* where they exist.
- c. Historic storefront widths and the narrow rhythm of facades should be *maintained*.
- d. Existing first floor floor-to-ceiling heights should be *maintained*.
- e. Bases should be *maintained* where they exist.
- f. The legibility of the tripartite design of facades should be *maintained*.
- g. When complying with universal access requirements, level transitions should be addressed internally.



Figure 21: Historic features of Commercial Warehouses and variations

5.13.2 Additions and alterations to storefronts shall 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 should 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 should not be *altered*.

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

- a. Only the *heritage attributes* that have deteriorated beyond repair should be replaced, rather than replacing an entire storefront unit.

5.13.4 When the replacement of features that are not *heritage attributes* is necessary, replacements shall 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 may include:
 - Wood or stone or metal (for surrounds or *primary structure*)
 - Wood or metal (for storefronts frames or *secondary structure*)

5.14 SPECIAL POLICIES FOR INDUSTRIAL BUILDINGS (TYPOLOGY)

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 4 identifies Industrial buildings in the District.

5.14.1 The heritage attributes that characterize the Industrial Building typology within the District shall be conserved. When the replacement of heritage attributes is necessary, replacements shall be in kind, maintaining the form, appearance, materials and detailing of the original.

- Additional openings or increase glazing proportions should not be added at the ground floor or upper storeys.
- Where additional openings at the first floor are necessary to accommodate programmatic requirements or applicable codes and regulations, they should respect and conform to the historic rhythm of bays and *conserve* all *heritage attributes* of the *property* and historic features of the Industrial Building typology.
- Existing raised first floor levels should be *maintained*.
- When interior floor or ceiling levels are being adjusted, the exterior appearance of the historic first floor level floor-to-ceiling heights should be *maintained*, and set back from the windows any new ceilings or floor slabs.
- The regular rhythm of windows and bays and glazing proportions at the upper storeys should be *maintained*.

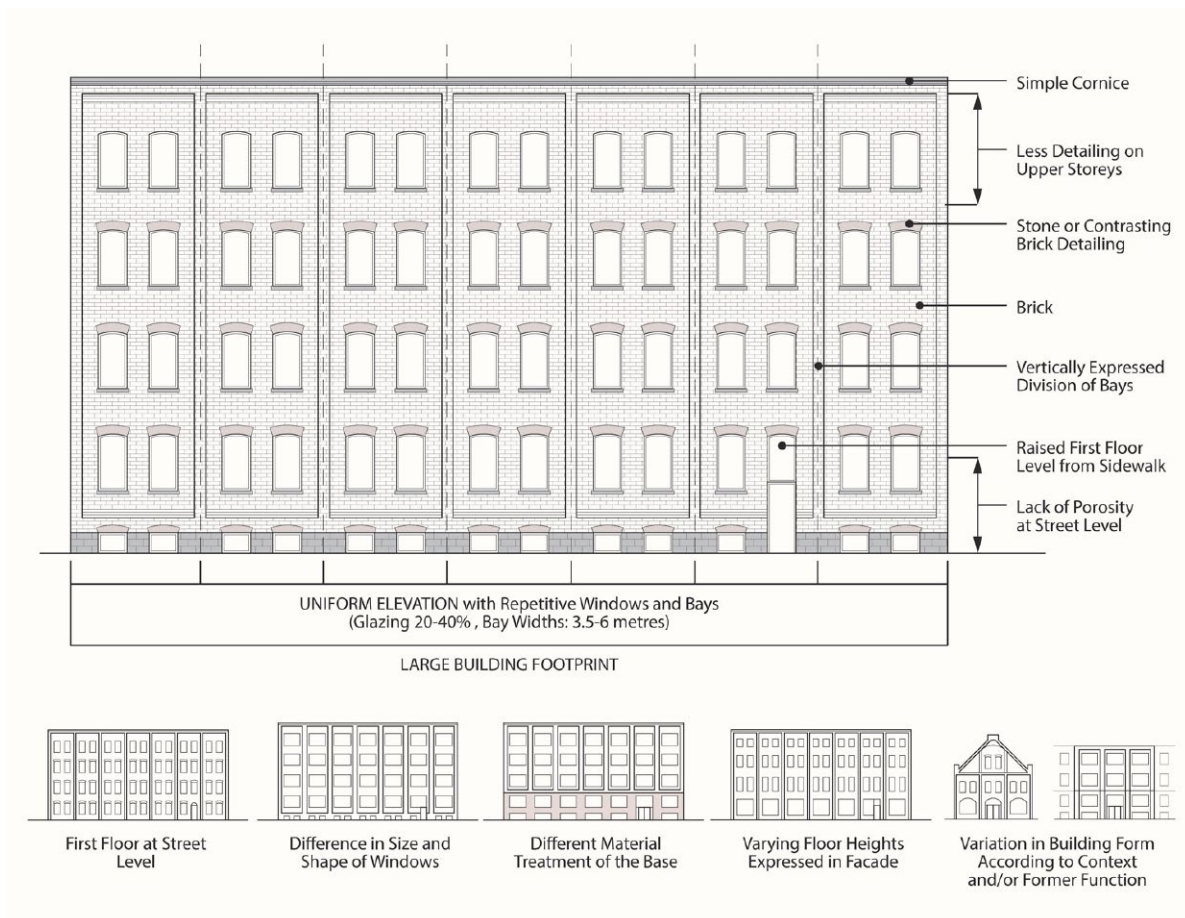


Figure 22: Historic features of Industrial Buildings and variations

5.15 LANDMARK BUILDINGS

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 5 identifies Landmark Buildings in the District.

5.15.1 Additions and alterations to Landmark Buildings shall 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.

5.15.2 All historic entrance and window openings and patterns of openings on Landmark Buildings shall be conserved.

- a. New entrance openings on the principle facade of the historic building are discouraged.



Figure 23: 49 Wellington St. East, the Flatiron 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.

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 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.

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

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

5.17 ADDITIONS AND ALTERATIONS

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 District as a whole rather than on the specific *non-contributing property*.

5.17.1 *Additions or alterations to a non-contributing property* shall be physically and visually compatible with and shall not negatively impact the *cultural heritage values* and *heritage attributes* of the District.

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

5.17.3 If permission to demolish a building or structure located on a *non-contributing property* is granted, demolition activity shall 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 Planning.

- a. The replacement building(s) or structure(s) should conform to the *policies* and *guidelines* for *non-contributing properties* in this Plan.
- b. Substantial progress should be 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.

5.17.4 New development and/or *additions* to a *non-contributing property* shall respect and reinforce the pedestrian-scaled environment of the District.

- a. The *streetwall* height for new developments and/or *additions* should be established by referring to the *streetwall* height of *contributing properties* located within the same *block frontage*.

5.17.5 New development and/or additions to a non-contributing property shall respect the context of the District, and must reinforce the pedestrian-scaled environment of the District.

- Additional height above the *streetwall* should stepback 5 metres for all storeys above the *streetwall*. A deeper stepback may be considered 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* should adhere to the same standard of stepbacks as the principal facades.
- Consider the application of an angular plane in order to *conserve* sky views as seen from the sidewalk.

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

- Setbacks may be considered 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, publicly-accessible open space or a mid-block pedestrian connection. This space should 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.

- The *streetwall* should be divided in a way that reflects the predominant building widths of *contributing properties* within the *block frontage*.
- Vertical articulations should be incorporated that reflect the predominant bay and storefront widths of *contributing properties* within the *block frontage*.
- Where there is no *contributing property* within the *block frontage* to respond to, upper storeys of *streetwalls* should be organized into bays of 3m – 6m.

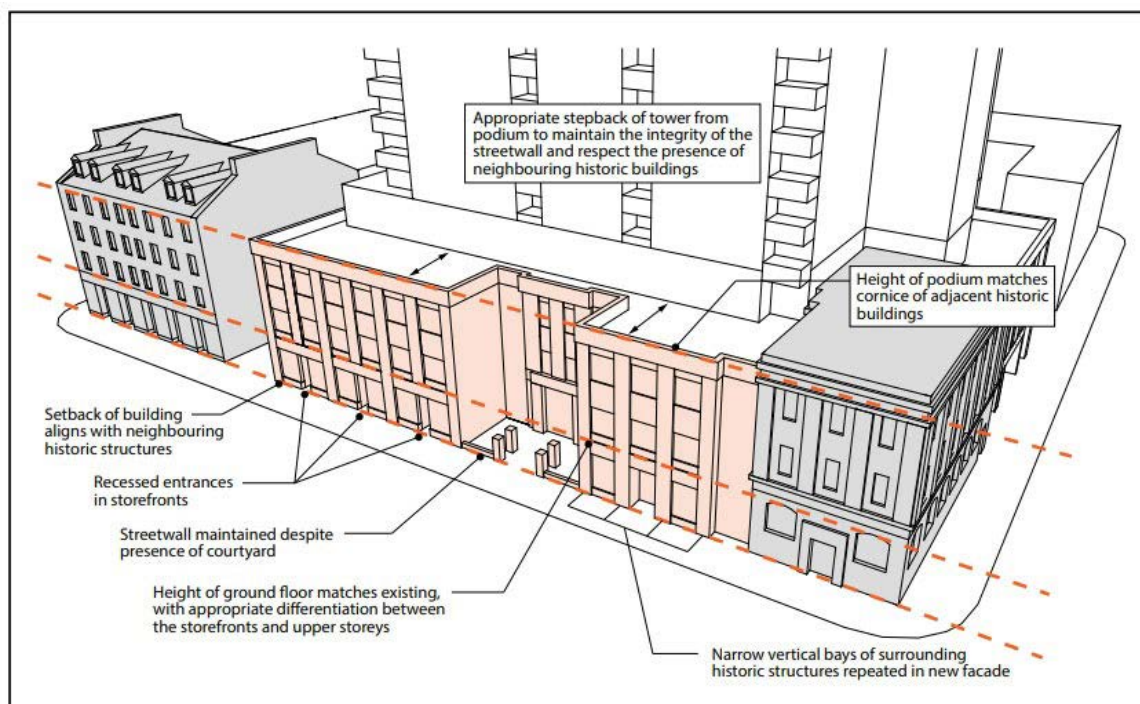


Figure 24: Example of *streetwall* design condition for *non-contributing* buildings

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.

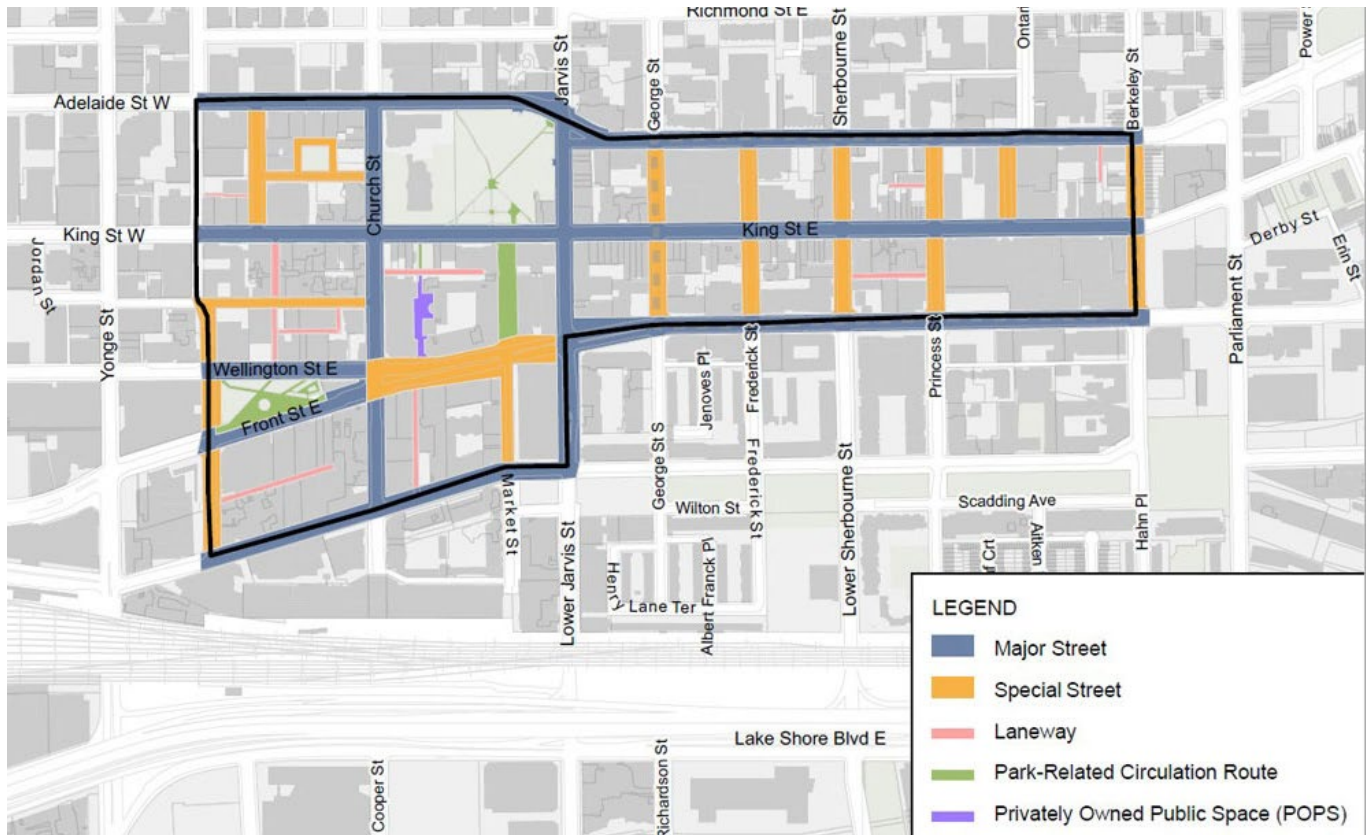
- a. The horizontal rhythm of floors should be articulated in *streetwall* façade designs.
- b. First floor heights should generally align with the first floor heights of *contributing properties* within the *block frontage*.
- c. The horizontal divisions of facades, such as cornice lines, datum lines,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

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 (Map 7) should include a pedestrian entrance that addresses the Major Street.

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



Map 7: Street classifications

5.18 SHADOWS

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.

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

5.18.2 New development and/or additions to non-contributing properties shall 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.

5.19 SUSTAINABILITY

5.19.1 Prior to undertaking any work on a building, consider the embodied energy in the existing building 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.

5.20 ROOFS

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.

5.20.1 New rooftop elements such as mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks 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*, they should be appropriately screened. Screening material that is compatible with the *cultural heritage values* and *heritage attributes* of the District should be used.

5.21 EXTERIOR WALLS

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*.

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

- a. Masonry should be used for the *primary structure* of the *streetwall*. The colour and finishes of masonry should complement the cladding materials of abutting *contributing properties*, where they exist.
- b. Contemporary materials may be appropriate 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 appropriate for storeys above the *streetwall*, providing they do not negatively impact the *cultural heritage values* and *heritage attributes* of the District.

5.22 COMMERCIAL SIGNAGE

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 *guidelines* 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.

- a. Signage should 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.
 - Signage should not be located on the upper storeys of buildings.
- b. Signage materials should be physically and visually compatible with the *cultural heritage values* and *heritage attributes* of the District.
- c. The following signage types may be appropriate 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.
 - o Window signs should not be mounted on the exterior of a window.
 - o Window signs should 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.
 - o Fascia signs should be located on storefront fascias.
 - Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall.
 - o Projecting signs should be located in proximity to entrances. One projecting sign may be appropriate per entrance.
 - o Projecting signs should have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.
 - o Projecting signs should not project more than 1m from the exterior wall of a building, and should not have a sign face greater than 1m².
 - Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.
- d. The following signage types may not be appropriate 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 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.
- e. The installation of any signage type not listed in the previous two *guidelines* may be appropriate providing it does not negatively impact the *cultural heritage values* and *heritage attributes* of the District.



6.0 Policies and Guidelines for the Public Realm

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).

For the purpose of this Plan, street classifications within the St. Lawrence Neighbourhood HCD were based on the existing City of Toronto's Streetscape Manual classifications but they have been adapted for this HCD plan. Streetscape classifications in the St. Lawrence Neighbourhood HCD include Major Streets, Special Streets, and Laneways. Mapping of streetscape classifications in the St. Lawrence Neighbourhood HCD is provided in Map 7.

For a list of studies that were reviewed in the preparation of these *guidelines* see Appendix B.

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. 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 7 and include:

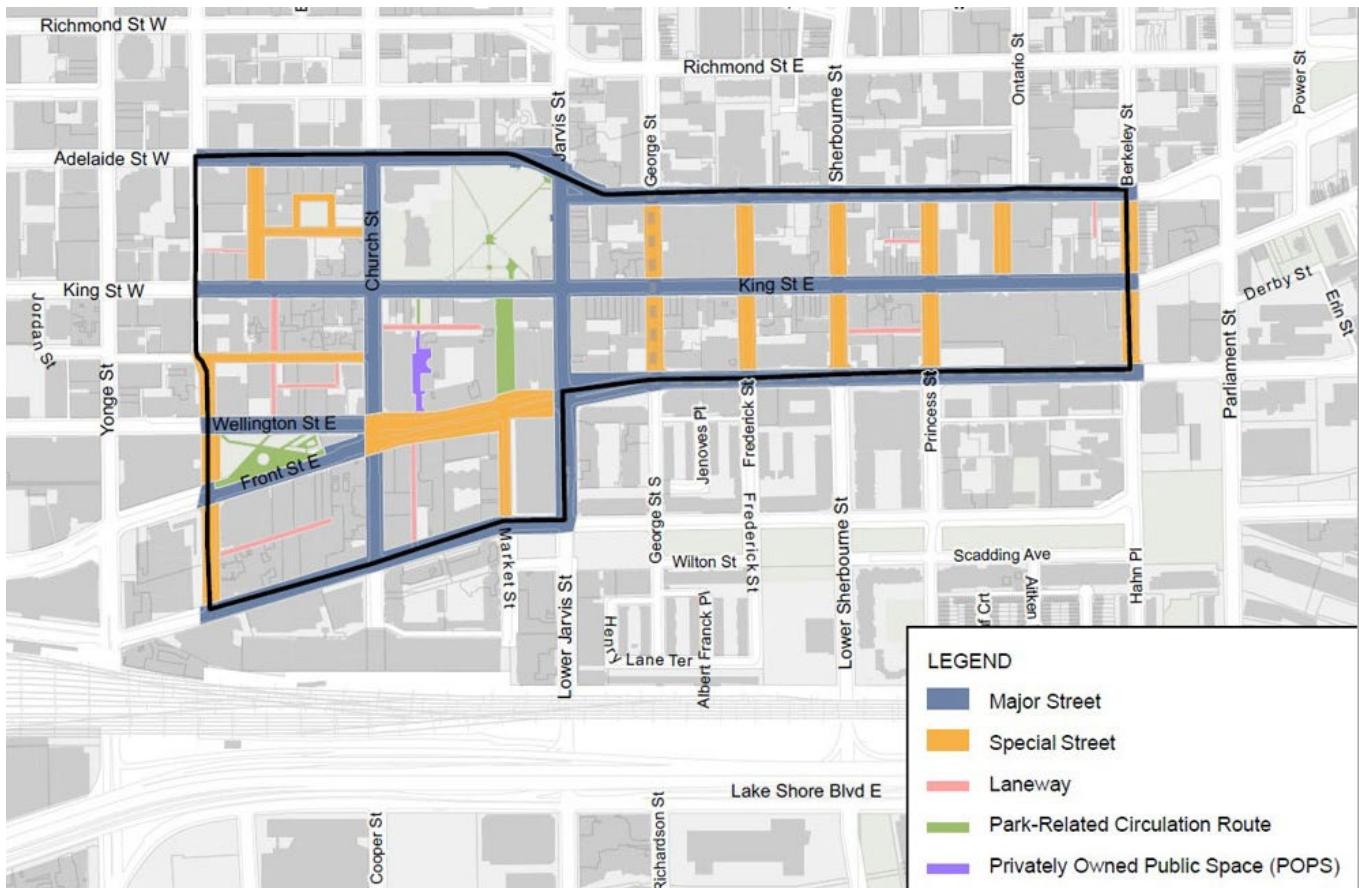
- Adelaide Street East
- King Street East
- Wellington Street East
- Front Street East
- Church Street
- Jarvis Street
- Sherbourne Street
- Parliament Street

Special Streets

Special Streets within the District may include enhanced paving, lighting, or other design features that reinforce the *heritage attributes*, Original 10 Blocks or the civic reserves within the St. Lawrence Neighbourhood HCD.

Special Streets in the St. Lawrence Neighbourhood HCD are illustrated on Map 7 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



Map 7: Street classifications

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.

6.1.1 Paving strategies for all streets within the St. Lawrence Neighbourhood HCD should be organized according to the streetscape classifications provided in Map 7.

- a. In some cases, it will be appropriate to utilize tailored paving strategies within Special Streets that communicate the St. Lawrence Neighbourhood's social and contextual values. Accordingly, Special Streets provide opportunities to reinforce the experience of entry into a distinct area.
- b. Major Streets may follow the current paving strategies set out in existing City *guidelines* or a new paving strategy may be developed for Major Streets in lieu of the current paving standards. A new paving strategy should be consistent for all Major Streets to provide a cohesive plan for pedestrian and vehicular traffic.
- c. Special Streets communicate the St. Lawrence Neighbourhood's social and contextual values as they generally serve as entry points, gateways, and focus areas within the District. Special Streets are tied to the identified *heritage attributes*, and/or the Original 10 Blocks of the Town of York and the civic reserves. 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.
- 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).



Figure 25 Market St.

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.

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.

6.2.1 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 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 support the *public realm* and open space experience of these two streets.

6.3 LANEWAYS AND MID-BLOCK CONNECTIONS

The existing public laneways and mid-block connections in the St. Lawrence Neighbourhood 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 7 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

6.3.1 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.

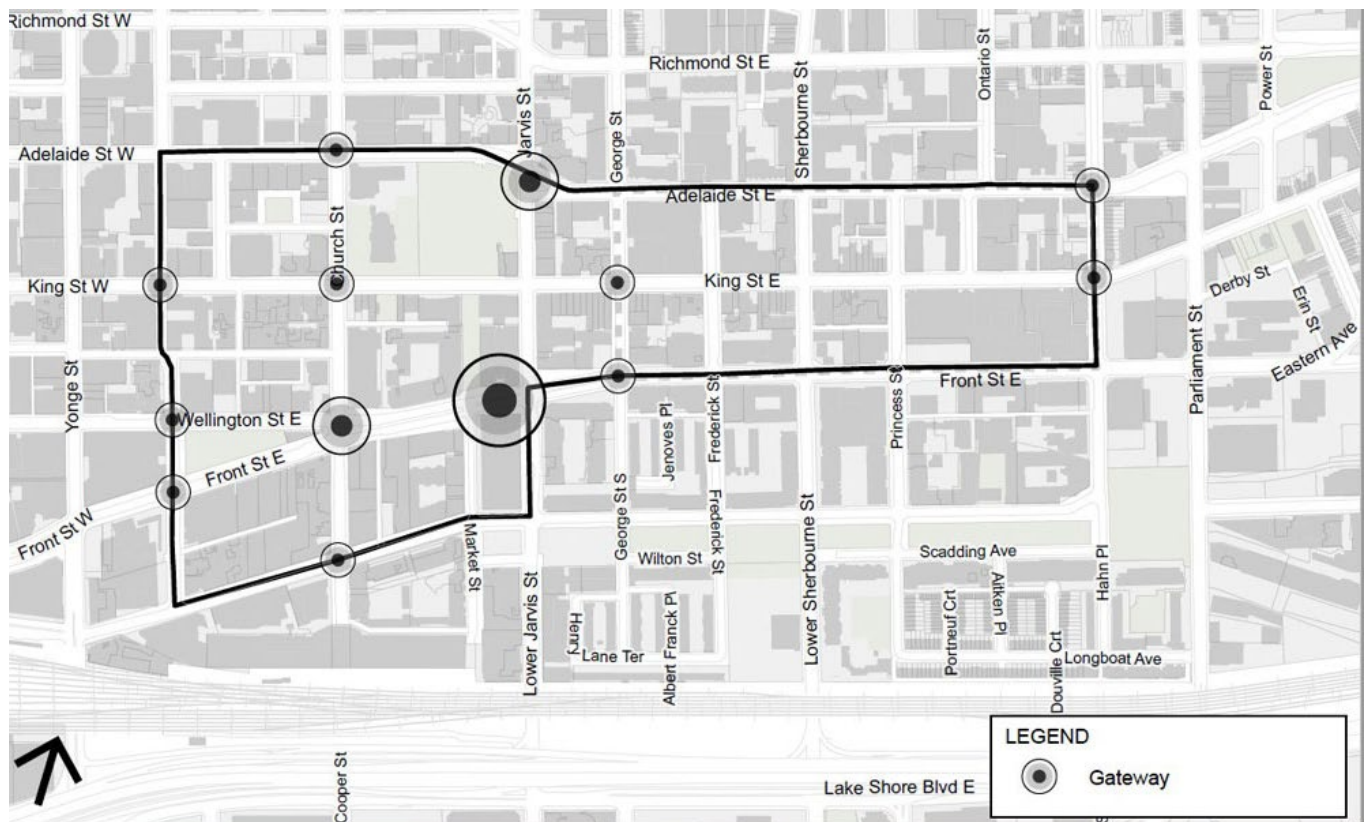
- a. The existing laneway system should be improved, and where appropriate, the introduction of new publicly accessible laneways should be encouraged.
- b. Mid-block connections should link *adjacent* pedestrian destinations or routes, reinforce view corridors, and/or enhance *adjacent* buildings of historical, landmark, and/or architectural significance.
- 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 publicly accessible, privately developed and owned spaces is encouraged within new developments and *adjacent* to existing buildings where opportunities exist.
- 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.

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 potential gateway locations is provided in Map 8.

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

- The Front Street East Median should be retained and/or improved.
- An open space plan should be developed for the median located at the Adelaide-Jarvis intersection. Improvements should be made to this intersection to support the *public realm* and open space experience of these two streets.
- 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. The scale of the gateway treatment should be in keeping with the context of the District.
- Gateways must work on a vehicular and pedestrian level. More than one gateway strategy may be used at a single gateway to ensure that the intent of the gateway is communicated to vehicular and pedestrian traffic (i.e., banners and public art could be used in tandem to communicate the presence of the gateway on different levels).



Map 8: Potential Gateway Locations

6.5 STREET TREES

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

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 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 should be *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 park edges require replacement due to deterioration, replacements should be selected based on physical evidence relating to the tree’s species type and where the same species cannot be used, similar 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. To encourage the introduction of new street trees in areas where existing *streetwalls* are built to *property* lines and sidewalk widths are constrained, lane reductions should be considered for certain streets.
- e. 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.

6.6 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.

6.6.1 Street furniture design should be consistent throughout the whole St. Lawrence Neighbourhood HCD. A coherent set of street furniture may be selected from existing *City 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 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

6.7 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.

6.7.1 In select locations, it is recommended that 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 may be appropriate 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;
 - Introduce site-specific lighting for historically significant buildings and sites, including First Post Office building

- First Parliament Buildings site
- Original 10 Blocks
- Former Lake Ontario shoreline



Figure 26: Acorn light fixture along Front St. East

The City of Toronto commissioned a Heritage Lighting Master Plan for Old Town Toronto in 2011. This document 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.

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.

6.8.1 A comprehensive signage and wayfinding plan should be developed that communicates the significance 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 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.
 - 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* 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.

6.9 PARKING AREAS

Parking areas are typically designed to satisfy *maintenance* and servicing criteria, without specific attention paid to landscaping treatments, relationship to surrounding context 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*.

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 and the establishment of new at-grade (surface) parking areas in the St. Lawrence Neighbourhood HCD is strongly discouraged 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 is encouraged, with priority given to the *removal* of surface parking around *contributing properties*.
- 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 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. 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. On-street parking should be well-planned and tailored to meet the specific needs and usage of each street.
- g. Where commercial boulevard parking exists, bump-outs should be installed to promote a safer relationship between cars and pedestrians.

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.

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

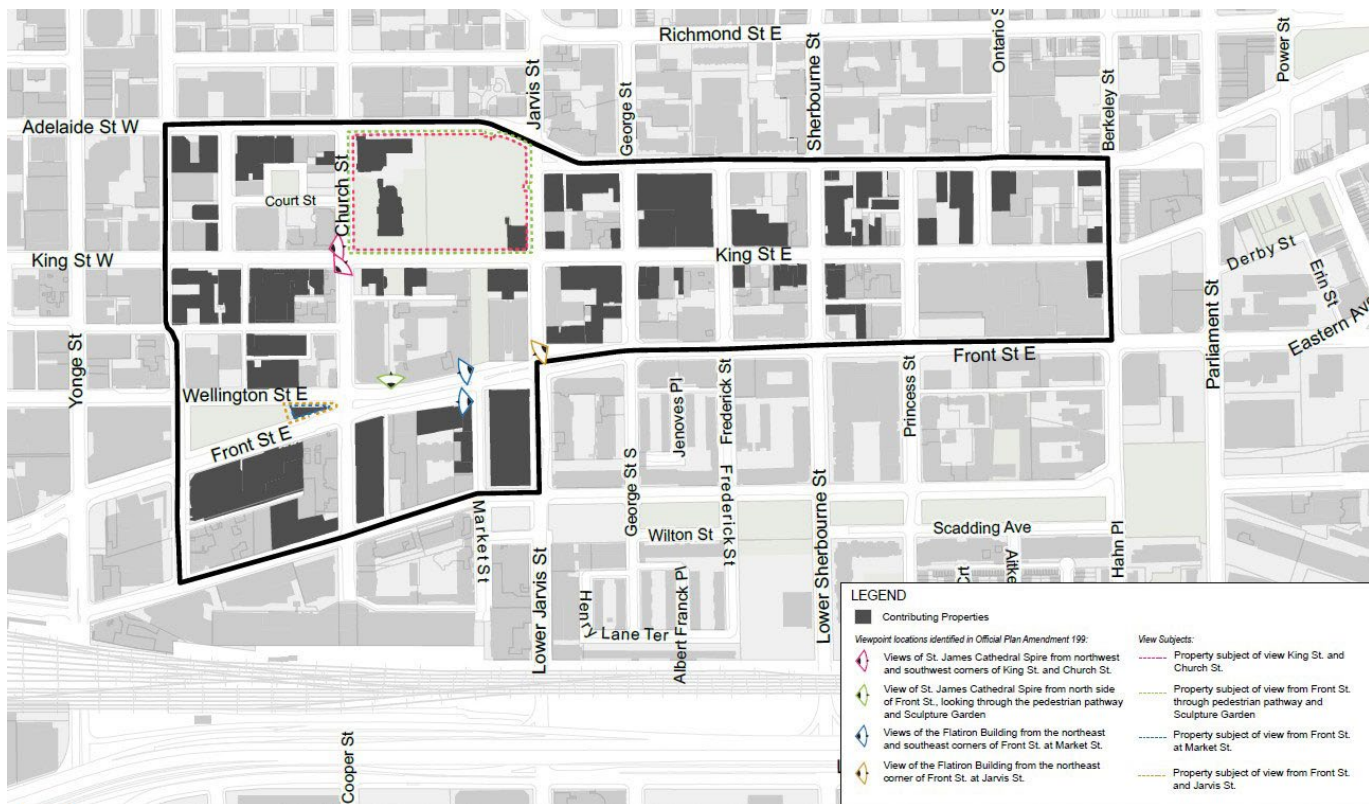
- a. Public art should be integrated throughout the St. Lawrence Neighbourhood HCD and opportunities may be explored to communicate the *heritage attributes* and significance of the District through public art installations. Public art and interpretive installations may relate to District-wide themes 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 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 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.

6.11 VIEWS

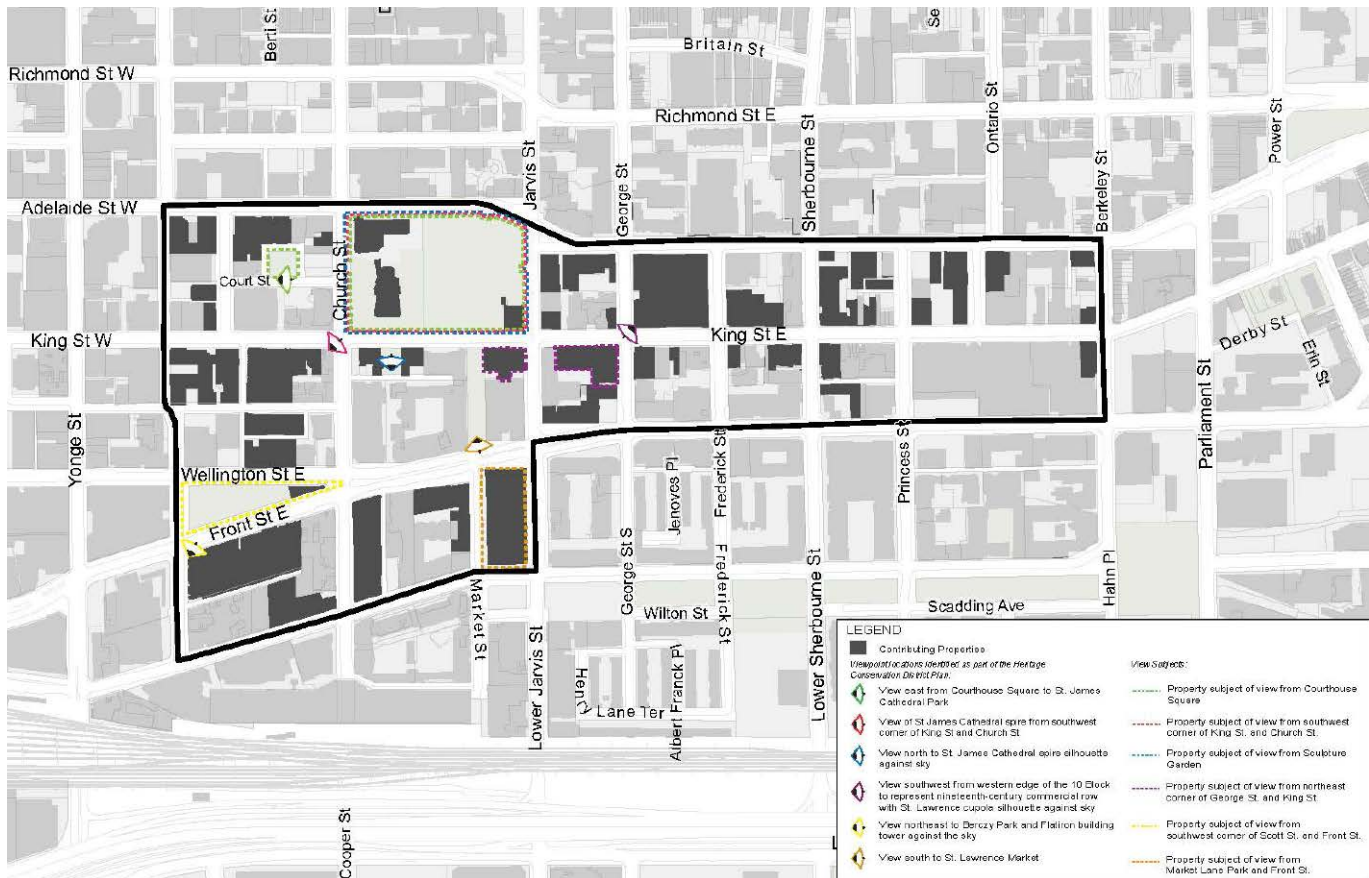
Views from the *public realm* to prominent buildings, structures, landscapes and natural features are an important part of the form and image of the District and the City. Views of heritage *properties* can support the prominence and surroundings of these sites and raise awareness of them. Views of heritage *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 8 and 9.

6.11.1 Identified views from the *public realm*, as shown on Maps 8 and 9, shall be *conserved* and shall not be *obstructed*.

- a. Views from the *public realm* to prominent buildings, structures, landscapes and natural features identified on Maps 8 and 9 should be *conserved* through the following methods:
 - 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, avoiding introduction of features that will negatively *alter* or obscure historic visual relationships or establishing 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 impact to views of Landmark Buildings, *properties*, or groupings of *properties*.



Map 8: Views identified in Official Plan Amendment 199



Map 9: Views Identified in the St. Lawrence Neighbourhood Heritage Conservation District Plan

6.12 PARKS

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

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 9.

- 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 *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 *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 historic visual relationships, and which might include matching established proportions, or avoiding introduction of features that will have a negative impact.
 - 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 *conserved* by planning *interventions* to be compatible with the *cultural heritage value* of these parks.

6.13 PRIVATELY OWNED PUBLICLY-ACCESSIBLE SPACES (POPS)

- 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 *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.

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.

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 Map 7) 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.



Figure 27: Michael Comstock Pavilion in St. James Park

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.

6.14.1 Municipal improvements and public works shall 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, 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 Landmark Buildings, *contributing properties*, or groupings of *properties*.



Figure 28: Berczy Park



7.0 Archaeology

7.1 POLICY CONTEXT

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

City of Toronto Archaeological Management Plan

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

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

In cases where the Stage 1 study confirms that there is a probability that significant archaeological resources may be present on an urban *property*, such as those in the HCD, some form of test excavations are required (*Stage 2 Property Assessment*). If the results of the excavations are positive, more extensive investigations may be required (*Stage 3 Site-Specific Assessment*), but often it is possible at the conclusion of the Stage 2 work to evaluate the *cultural heritage value* of the archaeological remains and to develop any required *Stage 4 Mitigation of Development Impacts* to minimize or offset the negative effects of the proposed redevelopment. Such strategies may consist of planning and design measures to avoid the archaeological remains, archaeological monitoring during construction, or extensive archaeological excavation and recording of the finds prior to any construction, or some combination of these approaches. Archaeological monitoring and excavation work on site is followed by comparative analyses of the archaeological data that have been recovered ("salvaged") and the interpretation of those data. The identification of the most appropriate form of Stage 4 mitigation requires close consultation between the consulting archaeologist, the development proponent and their agents and contractors, and the planning approvals and regulatory authorities and must be carried out in accordance with the City of Toronto Archaeological Management Plan, the City's Official Plan and applicable provincial regulations. This overall assessment process generally takes place in the context of development applications requiring Zoning By-law Amendments, Official Plan Amendments, Plans of Subdivision or Condominium, Site Plan Control or Minor Variances.

7.2 ARCHAEOLOGICAL RESOURCE REQUIREMENTS

General Archaeological Potential Areas

Within the St. Lawrence HCD, 82 *properties* currently represent—in whole or in part—areas of general archaeological potential. Of these, 78 are *Contributing Properties*, 5 are *Non-Contributing Properties*.

In general, the City of Toronto Archaeological Management Plan assigns archaeological potential on a simple “yes” or “no” basis. Either a *property* exhibits archaeological potential or it does not.

Research undertaken for the St. Lawrence HCD Study and Plan has refined this approach for each of the 76 *properties* that exhibit archaeological potential by categorizing each *property* according to the types of activities that would likely require an archaeological assessment, or review of the need for an archaeological assessment on the part of City staff, prior to activities that will result in some form of ground disturbance that might not otherwise be subject to archaeological planning control outside of a designated Heritage *Conservation District* (Table 1). These *properties*, and the potential *alterations* of concern, are identified in Table 2.

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

Table 1: Development/*Alteration* Types for *Properties* with Archaeological Potential Located in the St. Lawrence Neighbourhood HCD

Address	Contributing or Non-contributing	Alterations Requiring Assessment/Review
10 Toronto St.	Contributing	1, 2, 3, 5 (from rear), 6
100 Front St. East (94 Front St. East)	Contributing	1, 2, 3, 5
105 King St. East	Contributing	1, 2, 3, 5 (from west, south), 6
106 Front St. East	Contributing	1, 2, 3, 5
109 King St. East	Contributing	1, 2, 3, 5 (from south), 6
11 Church St. (9 and 9.5 Church St.)	Contributing	1, 3
111 King St. East	Contributing	1, 2, 3, 5 (from south, east), 6
125 King St. East	Contributing	1, 3, 5 (from west)
132 Adelaide St. East	Contributing	1, 3, 5 (from north), 6
133 King St. East (135 King St. East)	Contributing	1, 3
134 Adelaide St. East	Contributing	1, 3, 5 (from north), 6
138 Adelaide St. East	Contributing	1, 3, 5 (from north), 6
140 Adelaide St. East	Contributing	1, 3, 6
142 Adelaide St. East	Contributing	1, 3, 6
145 Front St. East	Contributing	1, 3
145 King St. East (143 King St. East)	Contributing	1, 3
150 King St. East (152 and 154 King St. East)	Contributing	1, 2, 3, 5 (from east), 6
151 King St. East (157 King St. East)	Contributing	1, 2, 3, 5 (from south), 6
167 King St. East	Contributing	1, 2, 3, 5 (from south), 6
169 King St. East	Contributing	1, 2, 3, 5 (from south), 6
17 Toronto St. (19 Toronto St.)	Contributing	
171 King St. East	Contributing	1, 2, 3, 5 (from south), 6
173 King St. East	Contributing	1, 2, 3, 5 (from south), 6
175 King St. East	Contributing	1, 2, 3, 5 (from south), 6
176 Front St. East	Contributing	1, 2, 3, 5, 6
178 Front St. East	Contributing	1, 2, 3, 5 (from west), 6
179 King St. East	Contributing	1, 2, 3, 6
181 King St. East	Contributing	1, 2, 3, 6
183 King St. East	Contributing	1, 2, 3, 6
185 King St. East (60 - 66 George St.)	Contributing	1, 2, 3, 6
187 King St. East	Contributing	1, 3
189 King St. East	Contributing	1, 3
191 King St. East	Contributing	1, 3
193 King St. East	Contributing	1, 3
197 King St. East	Contributing	1, 2, 3
214 King St. East (204 and 210 King St. East, 185 Frederick St.)	Contributing	1,2, 3, 5 (from north), 6
222 Front St. East	Non-contributing	1, 2, 3, 4, 5 (from south, west), 6
236 King St. East (234 King St. East)	Contributing	1,2, 3, 5 (from north), 6

Address	Contributing or Non-contributing	Alterations Requiring Assessment/ Review
240 King St. East	Contributing	1, 2, 3, 5 (from north), 6
247 King St. East (245 King St. East, 46 Sherbourne St.)	Contributing	1, 2, 3, 5 (from south), 6
25 Toronto St.	Contributing	1, 2, 3, 6
254 King St. East (157 Princess St.)	Contributing	1, 2, 3, 5 (from north, east), 6
256 King St. East	Contributing	1, 2, 3, 5 (from north, east), 6
260 King St. East (266 King St. East, 427 and 435 Adelaide St. East)	Contributing	1, 2, 3, 5 (from west) 6
298 King St. East (300 King St. East, 56 Berkeley St.)	Contributing	1, 2, 3, 5 (from east, north), 6
3 Church St. (5 Church St., 74 The Esplanade)	Contributing	1, 3
33 Sherbourne St.	Contributing	1, 2, 3, 5 (from south), 6
363 Adelaide St. East	Contributing	1, 2, 3, 5 (from south), 6
365 Adelaide St. East	Contributing	1, 2, 3, 5 (from south, east), 6
41 Front St. East (43 Front St. East)	Contributing	1, 3
45 Front St. East	Contributing	1, 3
47 Front St. East	Contributing	1, 3
49 Front St. East	Contributing	1, 3
55 Adelaide St. East	Contributing	1, 3, 5 (from south), 6
57 Adelaide St. East	Contributing	1, 3, 5 (from south), 6
65 Front St. East (17 and 19 Church St.)	Contributing	1, 3
67 Front St. East (69 Front St. East)	Contributing	1, 3
70 Berkeley St. (525 Adelaide St. East)	Contributing	1, 2, 6
77 Front St. East (79 Front St. East)	Contributing	1, 3, 5 (from south), 6
80 Church St.	Contributing	1, 3, 5 (from west), 6
81 Front St. East	Contributing	1, 3, 5 (from south), 6
85 Front St. East	Contributing	1, 3, 5 (from south), 6
91 Front St. East (95 Front St. East)	Contributing	1, 3, 5 (from south, west), 6
92 Front St. East	Contributing	1, 3, 4, 5, 6
Courthouse Square	Contributing	1, 2, 3, 4, 5, 6
Market Street and Lane	Contributing	1, 2, 3, 4, 5, 6
207 Adelaide St. East	Non-Contributing	1, 2, 3, 5 (from east), 6
233 Adelaide St. East	Non-Contributing	1, 2, 3, 5 (from south), 6
296 King St. East	Non-Contributing	1, 2, 3, 5 (from north), 6
58 Berkeley St.	Non-Contributing	1, 2, 3, 5 (from south), 6

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

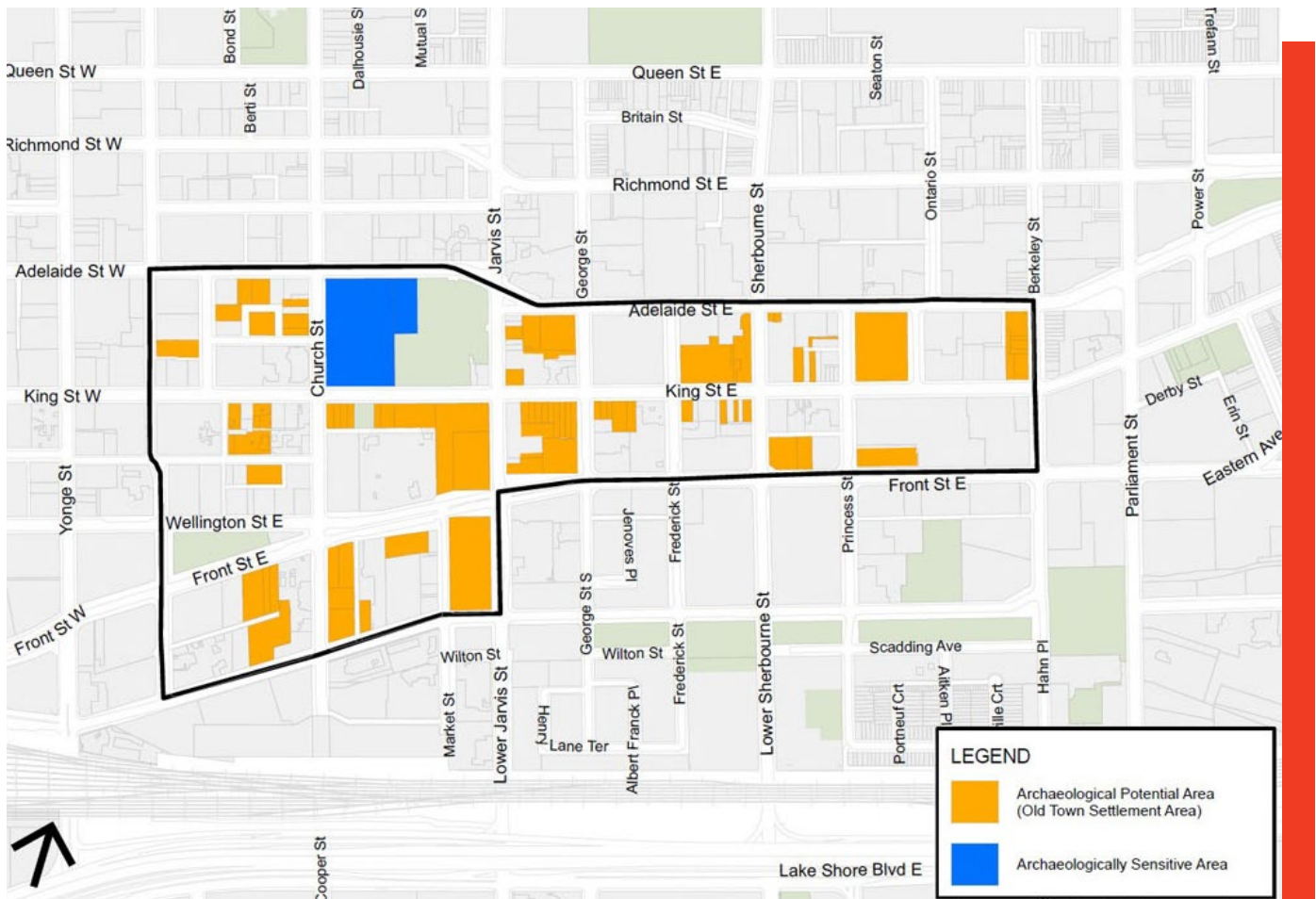
The HCD Plan and Archaeologically Sensitive Areas

The City of Toronto Archaeological Management Plan currently recognizes one Archaeologically Sensitive Area (ASA) within the St. Lawrence HCD plan area:

- St. James Cathedral and Burying Ground ASA Three *contributing properties* are located within this ASA (Table 3), which are included as attributes of the District.

Address (ASA)	Contributing or Non-contributing	Alterations Requiring Assessment/Review
106 King St. East/65 Church St. (St. James ASA)	Contributing	1, 2, 3, 4, 5, 6
125 Adelaide St. East/135 Adelaide St. East (St. James ASA)	Contributing	1, 2, 3, 4, 5, 6
St. James Park and Cathedral Grounds (St. James ASA)	Contributing	1, 2, 3, 4, 5, 6

Table 3: *Properties* within the Archaeologically Sensitive Areas



Map 10: Areas of Archaeological Potential and Archaeologically Sensitive Area within the HCD

7.3 HERITAGE PERMIT REQUIREMENTS FOR ARCHAEOLOGY

General Archaeological Potential Areas

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

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

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

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

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

Archaeologically Sensitive Area

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

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

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

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



8.0 Implementation

8.1 HERITAGE PERMITS DEEMED TO BE ISSUED

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

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

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

8.2 HERITAGE PERMIT PROCESS

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

Section 8.1 of this Plan includes a list of minor *alterations* that do not require a heritage permit within the St. Lawrence Neighbourhood HCD.

8.3 HERITAGE IMPACT ASSESSMENT

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

For *additions to contributing and non-contributing properties*:

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

For demolitions:

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

For infill:

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

8.4 PERIODIC REVIEW

It is recommended that the City undertake a review of the St. Lawrence Neighbourhood Heritage *Conservation* District Plan and its objectives no more than ten years after it has come into force. This review may include consideration of *additions* to (but not deletions from) those *properties* shown as *Contributing* on Map 6 and in Appendix C. The failure to review the contents of the Plan within the scheduled review *guideline* will in no way invalidate the Plan or its ability to be enforced.



Appendix A: Definitions

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 within the District and adjoining a Contributing Property or lands within the District 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.

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 or interest is retained. 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.

Guideline: In this document, guidelines are not mandatory and provide suggested ways in which the HCD Plan policies might be achieved, however there may be other methods for satisfying related policies. Guidelines are useful directions on how to meet the policies of the HCD Plan.

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. 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.

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.

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

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.

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.

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

Policy: In this document, policies set the direction for the management of the District in a clear and definitive way. The direction provided by the policies use either 'shall' or 'should' language and are to be interpreted accordingly.

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.

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.

Public Realm: Any street, sidewalk, laneway, park, privately owned publicly 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.

Removal: The complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property.

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.

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

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

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

Appendix B: References



APPENDIX B: REFERENCES

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- 1964 *Toronto: No Mean City*. University of Toronto Press, Toronto.

City of Toronto

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Appendix C: Schedule of Properties

APPENDIX C: SCHEDULE OF PROPERTIES

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
55 Adelaide St. East	1853	landmark	yes	This property's contribution lies in the structure's historic associations with the York County Courthouse and the Consumers' Gas Company, as well as its siting within original Gaol (Jail) Reserve of the Town of York. The property also contributes to the physical character of the District through its materiality (buff brickwork with stone detailing) and its 4 storey height within a row of similarly-massed buildings along Adelaide Street East.
57 Adelaide St. East	1852	landmark	yes	This property's contribution lies in its historic function as a court house on the original Jail (Gaol) Reserve of the Town of York, and in its historic associations with the County of York, the Council of Metropolitan Toronto, the Arts and Letters Club and the Group of Seven. The property also contributes to the physical character of the District through its prominent siting on Adelaide Street East, its Neoclassical architecture, scale and detailing, and its 3 storey height within a row of similarly-massed buildings along Adelaide Street East.
65 Adelaide St. East	1960			
67 Adelaide St. East	1950			
199 & 207 Adelaide St. East	1930	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid-20th century. The structure also contributes to the physical character of the District through its materiality of brick with cast and rubble stone, art deco detailing and symmetrical design, attributes that characterize industrial buildings within the District.
233 Adelaide St. East	1939	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid-20th century. The structure also contributes to the physical character of the District through its materiality of brick with stone, recessed art deco detailing, the regular rhythm of bays and symmetrical design, attributes that characterize industrial buildings within the District.
333 Adelaide St. East	2003			
363 Adelaide St. East	1842	landmark	yes	This property's contribution lies in its historic value as the oldest remaining residential structure in the Original 10 Blocks, dating from 1842 when the Original 10 Blocks were predominantly residential during the early development of the District. The structure also contributes to the physical integrity of the District through its materiality (red brick-work with stone detailing) and its unique Georgian architecture, which was a common style for residential structures in Toronto at the time of its construction.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
365 Adelaide St. East	1842	landmark	yes	This property's contribution lies in its historic value as the oldest remaining residential structure in the Original 10 Blocks, dating from 1842 when the Original 10 Blocks were predominantly residential during the early development of the District. The structure also contributes to the physical integrity of the District through its materiality (red brickwork with stone detailing) and its unique Georgian architecture, which was a common style for residential structures in Toronto at the time of its construction.
383 and 391 Adelaide St. East	1919	industrial	yes	This property's contribution lies in its historic role in the industrialization of the District and of the Original 10 Blocks in the early 20th century. The structure also contributes to the physical character of the District through its materiality (red brickwork), its large building footprint and its uniform elevations with repetitive windows and bays, attributes which characterize industrial buildings within the District.
401 Adelaide St. East	1951			
501 Adelaide St. East	2009			
58 Berkeley St.	1964			
60 Berkeley St.	1964			
70 Berkeley St.	1905	landmark	yes	This property's contribution lies in the structure's unique Queen Anne Revival architecture, which makes it a landmark anchoring the northeast corner of the Original 10 Blocks and the HCD. It contributes to the historic value of the District through its original use as a fire hall serving the area, and it contributes to the cultural value of the District through its contemporary use as a theatre.
3 Church St.	1914		yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to the topography of Church Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing) and its Edwardian architecture.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
<p>9 and 15 Church St.</p> <p>*Note the structure with the entrance address 67 Front St East, which is part of this property, is also considered Contributing for the reasons identified below</p>	1877	commercial warehouse	yes	<p>This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to the topography of Church Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing) and its relation to similarly massed 19th century buildings along Church Street and Front Street East.</p>
<p>(Entrance Address: 67 Front St. East)</p>	1877	commercial warehouse	yes	<p>This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to similarly massed 19th century buildings along Church Street and Front Street East. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.</p>
30 Church St.	1981			
35 Church St.	1983			
60 Church St.	n/a			
64 Church St.	n/a			
76 Church St.	1869			
80 Church St.	1850	commercial warehouse	yes	<p>This property's contribution lies in the structure's age (1850) and its prominent siting across Church Street from St. James Cathedral. The structure also contributes to the physical character of the District through its location within of a row of narrow, 3 to 4 storey 19th century buildings.</p>
82 Church St.	1882	commercial warehouse	yes	<p>This property's contribution lies in the structure's age (1882) and its prominent siting across Church Street from St. James Cathedral. The structure also contributes to the physical character of the District through the architectural detailing still evident on the mid-storeys of the structure, and its location within of a row of narrow, 3 to 4 storey 19th century buildings.</p>

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
39 Colborne	1854	commercial warehouse	yes	This property's contribution lies in the structure's age (1854); its location on the original Court House Reserve of the Town of York; and its relation to similar 19th century commercial buildings on King Street East and the north side of Colborne Street. The structure also contributes to the physical character of the District through its glazed store-front with recessed entrances, which provides animation and commercial life at the street level.
41 Colborne St.	1889	commercial warehouse	yes	This property's contribution lies in its role in the economic intensification of the District in the late 19th century; its location on the original Court House Reserve of the Town of York; and its relation to the adjacent Milburn Building (47 Colborne Street), a heritage commercial block of a similar style and age. The structure also contributes to the physical character of the District through the integrity of its distinctive Romanesque Revival architectural features; the structure can be seen as an ornate expression of the commercial warehouse typology within the District.
47 Colborne St.	1889	commercial warehouse	yes	This property's contribution lies in its historic association with architect E.J. Lennox; its role in the economic intensification of the District in the late 19th century; its location on the original Court House Reserve of the Town of York; and its relation to the adjacent Baxter Building (41 Colborne Street), a heritage commercial block of a similar style and age. The structure also contributes to the physical character of the District through the integrity of its unique Richardsonian Romanesque architectural features and the use of cast iron in its façade; the structure can be seen as an ornate expression of the commercial warehouse typology within the District.
54, 60, 70 Colborne St. and 101 King St. East	c. 2016			
10 Court St.				Courthouse Square Park
159 and 161 Frederick St.	1993			
160 Frederick St.	1984			
205 Frederick St.	2008			
27 Front St. East	1969	landmark	yes	This property's contribution lies in its role in sparking the redevelopment of the District in the 1960s and 1970s, its association with Canada's centenary, its role as a cultural hub of the District today and its function as a city-wide landmark and a gateway to the District from the Financial District and Union Station. The structure also contributes to the physical character of the District through its distinctive Brutalist architecture and its prominent siting across from Berczy Park.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
35 Front St. East	1872	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with architect David Roberts Jr.; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through the integrity of its architectural detailing as well as its tripartite design; materiality (brickwork and cast iron); 3 – 5 storey height; glazed storefronts with recessed entrances; expressed cornice; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
41 Front St. East *Note the structure with the entrance address 45 Front St. East , which is part of this property, is also considered Contributing for the additional reasons identified below.	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with architect Frank Darling; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through the integrity of its Romanesque Revival architectural detailing as well as its tripartite design; materiality (polychrome brickwork, stone and cast iron); 3 – 5 storey height; glazed storefronts with recessed entrances; and expressed cornice - attributes which characterize the commercial warehouse typology within the District.
(Entrance address: 45 Front St. East)	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
47 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
49 Front St. East	1873	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its role in the economic intensification of the District in the late 19th century; its association with the St. Lawrence Foundry; its prominent location facing Berczy Park; and its relation to the adjacent 19th century commercial warehouses and the Gooderham Flatiron Building. The structure also contributes to the physical character of the District through its rare use of a prefabricated cast iron façade as well as its tripartite design; 3 – 5 storey height; glazed storefronts; and mansard roof - attributes which characterize the commercial warehouse typology within the District.
55, 61 Front St. East and 6, 12, 16 Church St.	2013			
65 Front St. East	1869	commercial warehouse	yes	This property's contribution lies in its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century and its relation to the topography of Church Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing), its relation to similarly massed 19th century buildings along Church Street and Front Street East, and its prominent location across from the Gooderham Flatiron Building.
71 Front St. East	1987			
74 and 80 Front St. East	1983			
77 Front St. East	1861	commercial warehouse	yes	This property's contribution lies in the structure's age (1861); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (brickwork with stone detailing) its Italianate architecture and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
81, 81A and 83 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (brickwork with stone detailing), its mansard roof, its Italianate architecture and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
85 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; and its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with limestone detailing), its mansard roof, its tripartite design and its glazed storefront, attributes which characterize the commercial warehouse typology within the District.
87 Front St. East	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858); its historic relation to the rail lines; its historic role in the economic intensification of the District in the late 19th century; its relation to adjacent 19th century commercial warehouses and the South St. Lawrence Market; and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with limestone detailing), its mansard roof and its tripartite design, attributes which characterize the commercial warehouse typology within the District.
91, 93, 95 Front St. East	1844	landmark	yes	This property's contribution lies in the structure's age (1844); its historic association with the City of Toronto's first official City Hall; its continuous function as the St. Lawrence Market and a community hub within the District; its association with prominent Toronto architects William Thomas and Henry Langley; its relation to North St. Lawrence Market; its function as a city-wide landmark and spatial and social anchor for the District; and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing), its prominent siting at the corner of Jarvis Street and Front Street East and its function as a view terminus when looking east along Front Street.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
100 Front St. East	1840	commercial warehouse	yes	This property's contribution lies in the structure's age (1840); its historic role in the economic intensification of the District in the mid- to-late 19th century; its prominent location across the street from the St. Lawrence Market; and its relationship with adjacent 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent properties and which characterize the commercial warehouse typology within the District, including polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances.
106 Front St. East	1879	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century; its prominent location across the street from the St. Lawrence Market; and its relationship with adjacent 19th century commercial warehouses. The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent properties and which characterize the commercial warehouse typology within the District, including polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances.
154 Front St. East	c. 2017			
178 Front St. East	1939	industrial	yes	This property's contribution lies its industrial use during a period of decline in the District in the mid 20th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its red brickwork and its large building footprint, attributes that characterize industrial buildings within the District.
184 Front St. East	1990			
25 George St.	1984			
58 George St.	n/a			
65 George St.	1879		yes	This property's contribution lies in its historic association with architect Henry Langley and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing) and its relation to the adjacent heritage building (187 King Street East).

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

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
73 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
75 Jarvis St.	1872	commercial warehouse	yes	This property's contribution lies in its relationship with adjacent 19th century commercial warehouses which share attributes that characterize the commercial warehouse typology within the District, such as polychrome brickwork with stone detailing, 3 – 4 storey heights, tripartite designs and glazed storefronts with recessed entrances. The property's contribution is also based on its prominent location across Jarvis Street from St. James Park, and its historic role in the economic intensification of the District in the late 19th century.
34 King St. East	1967			
36 King St. East	1962			
37 King St. East and 22 Leader Lane	1901, 1928	landmark	yes	This property's contribution lies in its status as a city-wide landmark, its Edwardian architecture and high quality architectural detailing and its prominent siting on the corner of King Street East and Victoria Street, at the foot of Toronto Street and on the original Court House Reserve of the Town of York. The property also contributes to the historic value of the District through its historic and ongoing association with the King Edward Hotel, and its historic associations with George Gooderham and architect E.J. Lennox.
50 King St. East	1886		yes	This property's contribution lies in the structure's history as a financial institution, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century. The structure also contributes to the District's physical character through its Italianate architecture, its materiality (red brickwork with stone detailing) and its prominent siting on the corner of Toronto Street and King Street East.
71 and 73 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through its distinctive architectural ornamentation and its glazed storefront, which provides animation and commercial life at the street level.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
75 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to physical character of the District through its glazed storefront, which provides animation and commercial life at the street level.
79 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The property also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.
83 King St. East (*Note the structure at 85 King St East , which is part of this property, is also considered Contributing for the additional reasons identified below)	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.
(Entrance address: 85 King St. East)	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842), its location on the original Court House Reserve of the Town of York and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including a tripartite design, red brickwork with stone detailing and glazed storefronts with recessed entrances.
91 King St. East	1930		yes	This property's contribution lies in the age of the structure (1842); its location on the original Court House Reserve of the Town of York; its historic and ongoing association with the Albany Club; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect John Howard. The structure also contributes to the physical character of the District through the high quality of its Modern Classical limestone architectural features.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
92 King St. East	1991			
95 King St. East	1912		yes	This property's contribution lies in its location on the original Court House Reserve of the Town of York and its historic role in the economic development of the District in the early 20th century. The property also contributes to the character of the District through its materiality (buff brickwork with stone detailing), its Edwardian architecture and its storefronts, which provide animation and commercial life at the street level.
103 King St. East	n/a			
106 King St. East *Note the structure at 125 Adelaide St. East , which is part of this property, is also a Contributing building for reasons in addition to 106 King St. East	1853	landmark	yes	<p>This property's contribution lies in its continuous use as church located on the original Church Reserve of the Town of York, as well as in its historic associations with a number of prominent local architects. As a city-wide landmark, it contributes to the District's physical value with distinctive Gothic Revival architecture and as a view terminus looking east and west along King Street, north along Church Street, and north through the pedestrian lane between Front Street and King Street. The contribution of this property is connected to the other District heritage attributes located in this block, including the War Memorial (1927), the Parish Hall (1909), the Diocesan Centre (1958), St. James Park and the Cathedral Burying Grounds.</p>
(Structure address: 125 Adelaide St. East)	1909	landmark	yes	<p>This building's contribution lies in its continuous historic role as the site of supporting services for St. James Cathedral and its predecessors, as well as its location on the original Church Reserve of the Town of York. The structure contributes to the physical character of the District through its materiality (buff brick and limestone) and its Institutional Gothic architecture, which complements the Gothic Revival architecture of St. James Cathedral. The contribution of this property is connected to the other District heritage attributes located in this block, including the Cathedral (1853), the War Memorial (1927), St. James Park and the Cathedral Burying Grounds.</p>
107 King St. East	1842	commercial warehouse	yes	<p>This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.</p>

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
109 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.
111 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.
115 King St. East				Toronto Sculpture Garden
120 King St. East and 70 Jarvis St.				St. James Park
125 King St. East	1842	commercial warehouse	yes	This property's contribution lies in the age of the structure (1842); its prominent siting across from St. James Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that it shares with the other properties in the row and which characterize the commercial warehouse typology within the District, including Neoclassical architectural features, red brickwork with stone detailing and glazed storefronts with recessed entrances.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
133 King St. East	1888	commercial warehouse	yes	This property's contribution lies in its prominent siting across from St. James Cathedral and Park, its location within the original Market Reserve of the Town of York and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through the integrity of its distinctive Romanesque Revival architectural features and materiality (red brickwork, cast iron, steel and stone), as well as its glazed storefront windows, which provide animation at the street level.
142 King St. East	1850		yes	This property's contribution lies in its age (c. 1850) as well as its prominent location across from St. Lawrence Hall, on the same block as St. James Cathedral and Park, and on the original Church Reserve of the Town of York. The structure contributes to the District's physical characteristics through its Italianate architecture, its tripartite design, and its materiality (red brickwork with stone detailing), attributes which characterize the commercial warehouse typology within the District.
144 King St. East and 44 Jarvis St.	1907		yes	This property's contribution lies in its historic associations with the Council of the Township of York and prominent local architects Darling & Pearson; its role in the economic intensification of the District in the early 20th century; and its prominent location on the corner of King Street East and Jarvis Street, across from St. Lawrence Hall, on the same block as St. James Cathedral and on the original Church Reserve of the Town of York. The structure also contributes to the physical character of the District through the integrity of its Beaux-Arts architecture and detailing.
145, 139, 143 King St. East	1842, 1992		yes	This property's contribution lies in the age of the retained heritage facade (1842); its prominent siting across from St. James Cathedral and Park; its location on the original Market Reserve of the Town of York; and its relation to the adjacent row of 3 – 4 storey 19th century commercial warehouses, which were all designed by architect William Thomas. The structure also contributes to the physical character of the District through the attributes that the heritage facade shares with the other properties in the row and which characterize the commercial warehouse typology within the District, as well as through the sympathetic design of the contemporary structure that surrounds the heritage façade.
150 King St. East *Note 53 and 55 Jarvis St., which are part of this property, are non-contributing)	1833	commercial warehouse	yes	This property's contribution lies in the structure's age (1833), its historic association with The Patriot newspaper and its historic role in commercial life around the St. Lawrence Market in the early 19th century. The structure also contributes to the physical character of the District through its tripartite design, its glazed storefronts with recessed entrances, its expressed cornice and its materiality (brickwork with stone detailing), attributes which characterize the commercial warehouse typology within the District.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
151 King St. East	1851	landmark	yes	This property's contribution lies in the structure's age (1851); its historic and ongoing function as a public hall since the building's construction; its historic association with architect William Thomas; its designation as a National Historic Site of Canada; and its location on the original Market Reserve of the Town of York. The structure also contributes to the physical value of the District through its ornate Italianate architectural and its prominent siting on the corner of King Street East and Jarvis Street immediately north of the St. Lawrence Market.
167 King St. East	1836	commercial warehouse	yes	This property's contribution lies in the structure's age (1836); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing, 3 – 4 storey heights and glazed storefronts with recessed entrances.
168 King St. East	1999			
169 King St. East	1836	commercial warehouse	yes	This property's contribution lies in the structure's age (1836); its historic association with the Daily Leader newspaper; its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing, 3 – 4 storey heights and glazed storefronts with recessed entrances.
171 King St. East	1836	commercial warehouse	yes	This property's contribution lies in the structure's age (1836); its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through the attributes that it shares with the other structures in the row and which characterize the commercial warehouse typology within the District, including red brickwork with stone detailing, 3 – 4 storey heights and glazed storefronts with recessed entrances.
172 King St. East	1907		yes	This property's contribution lies in its historic use as a financial institution and its role in the economic intensification of the District in the early 20th century, as well as its historic association with prominent Toronto architect George W. Gouinlock. The structure also contributes to the physical character of the District through its Edwardian architecture, its stone detailing and its prominent corner siting, with main facades addressing both King Street East and George Street.

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

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
185 King St. East	1833	commercial warehouse	yes	This property's contribution lies in the structure's age (1833); its historic association with former Mayor George Monro; its role in the economic intensification of the District in the mid-to-late 19th century; and its position within the oldest row of buildings currently standing in Toronto. The structure also contributes to the physical character of the District through its tripartite design, its glazed storefront with a recessed entrance and its mansard roof, attributes which characterize the commercial warehouse typology within the District.
187 King St. East	1879		yes	This property's contribution lies in the structure's historic association with the Little York Hotel in the late 19th century, its historic association with Henry Langley and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the character of the District through its materiality (red brickwork with stone detailing), its Second Empire architecture and its 4-storey height in proximity to similarly-massed buildings along the south side of King Street East.
189 King St. East *Note the structure at 191 King St. East , which is part of this property, is also a contributing building for reasons in addition to 189 King St. East (Entrance address: 191 King St. East)	1889 1889	commercial warehouse commercial warehouse	yes yes	<p>This structure's contribution lies in its historic role in the economic intensification of the Original 10 Blocks and the District in the late 19th century, and its relationship with the adjacent 19th century warehouse (191 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including Italianate architectural features, 3 storey height and glazed storefronts with recessed entrances (modified).</p> <p>This property's contribution lies in its historic role in the economic intensification of the Original 10 Blocks and the District in the late 19th century, and its relationship with the adjacent 19th century warehouse (189 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including Italianate architectural features, 3 storey height and glazed storefronts with recessed entrances (modified).</p>
193 King St. East	1929	industrial	yes	This property's contribution lies in its use as a light industrial warehouse during a period of decline in the District in the mid-20th century, its location within the Original 10 Blocks of the Town of York and its contemporary association with George Brown College. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays and its large building footprint, attributes which characterize industrial buildings within the District.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
197 King St. East	1888	commercial warehouse	yes	This property's contribution lies in its historic association with the Nealon Hotel in the late 19th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the character of the District through its materiality (red brickwork with stone detailing), its distinctive Romanesque Revival architecture and its storefront, which provides animation and commercial life at the street level.
200 King St. East	1874-1914, 1977	industrial	yes	This property's contribution lies in its historic association with Christie, Brown & Company; its historic role in the industrialization of the District and of the Original 10 Blocks in the late 19th and early 20th centuries; and its contemporary use as the core of George Brown College's St. James Campus. Though designed in a variety of architectural styles, the group of structures on this property contribute to the physical character of the District through their shared attributes that characterize industrial buildings within the District, such as polychrome brickwork, uniform elevations with repetitive windows and bays, and large building footprints.
201 King St. East	c. 1980			
214 King St. East	1901- 1911	industrial	yes	This property's contribution lies in its role in the industrialization of the District and of the Original 10 Blocks in the early 20th century. The structures contribute to the physical character of the District through their materiality (red brickwork with stone detailing), uniform elevations with repetitive windows and bays and large building footprints, attributes which characterize industrial buildings within the District.
215 King St. East	1914	industrial	yes	This property's contribution lies in its historic role in the industrialization of the District in the early 20th century, its location within the Original 10 Blocks of the Town of York and its contemporary association with George Brown College. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its red brickwork and its large building footprint, attributes which characterize industrial buildings within the District.
219 King St. East	1952			
225, 227 and 229 King St. East	1953			
230 King St. East	1908, 2005		yes	This property's contribution lies in the heritage structure's historic role in the economic development of the District and of the Original 10 Blocks in the early 20th century; its historic associations with the Imperial Bank of Canada and with local architects Darling & Pearson; and its prominent corner siting, with main facades addressing King Street East and Sherbourne Street. The retained facades of the heritage structure also contribute to the physical character of the District through their materiality (buff brickwork with stone detailing) and Edwardian architectural features.
231 King St. East	1851			

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
233 King St. East	1851			
236 King St. East	1888	commercial warehouse	yes	This property's contribution lies in its historic connection to the economic intensification of the District and the Original 10 Blocks in the late 19th century and its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its expressed cornice, its materiality (red brickwork with stone detailing) and its Italianate architectural features, attributes which characterize the commercial warehouse typology within the District.
237 King St. East	1879	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its unique Georgian architectural features as well as its tripartite design, glazed storefront and red brickwork with stone detailing, attributes which characterize the commercial warehouse typology within the District.
238 King St. East	c. 1950			
240 King St. East	1862	commercial warehouse	yes	This property's contribution lies in the building's age (1862), its historic connection to the economic intensification of the District and the Original 10 Blocks in the late 19th century and its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its polychrome brickwork and its position within a row of 1-3 storey commercial structures along King Street East which share attributes such as storefronts with recessed entrances.
241 King St. East	1878	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century, its location within the Original 10 Blocks of the Town of York and its relationship with the adjacent 19th century warehouse (243 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including a tripartite design, glazed storefronts with recessed entrances, polychrome brickwork, expressed cornices and mansard roofs.
242 King St. East	1869		yes	This property's contribution lies its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its position within a row of 1-3 storey commercial structures along King Street East which share attributes such as narrow storefronts with recessed entrances.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
243 King St. East	1878	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century, its location within the Original 10 Blocks of the Town of York and its relationship with the adjacent 19th century warehouse (241 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including a tripartite design, glazed storefronts with recessed entrances, polychrome brickwork (painted), expressed cornices and mansard roofs.
244 King St. East	1945			
245 and 247 King St. East	1879	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century, its location within the Original 10 Blocks of the Town of York, and its prominent siting on the corner of King Street East and Sherbourne Street. The structure also contributes to the physical character of the District through its tripartite design, mansard roof and glazed storefront on the King Street elevation, attributes which characterize the commercial warehouse typology within the District.
246 King St. East	1945			
248 King St. East	1965			
250 King St. East	1965			
251, 253 King St. East and 37, 39 Sherbourne St.	1868 (c. 2015)		yes	This property's contribution lies in the age of the retained portions of the heritage structure (1868); its association with architect Henry Simpson; its historic association with the Grand Central Hotel; and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its Italianate architectural features and its prominent siting on the corner of King Street East and Sherbourne Street.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
<p>260 King St. East</p> <p>*Note the structures at 254 and 256 King St. East, which are part of this property, are considered contributing for reasons in addition to those for 260 King St. East</p>	c. 1920	industrial	yes	<p>This property's contribution lies in its location within the Original 10 Blocks and its historic role in the industrialization of the District and the Original 10 Blocks in the early 20th century. The group of structures on this property share attributes which contribute to the physical character of the District and characterize the industrial buildings within the District, including red brickwork, uniform elevations with repetitive windows and bays, large building footprints and a lack of porosity at street level. The property has a significant relationship with neighbouring properties in the same block (254 and 256 King Street East), which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.</p>
(Entrance address: 254 King St. East)	1847	commercial warehouse	yes	<p>This property's contribution lies in the structure's age (1847), its location within the Original 10 Blocks and its historic role in the economic intensification of the District and the Original 10 Blocks in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its mansard roof and its glazed storefront, attributes which characterize the commercial warehouse typology within the District. The property has a significant relationship with the neighbouring structure (256 King Street East) and the industrial red brick buildings in the same block, which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.</p>
(Entrance address: 256 King St. East)	1891	commercial warehouse	yes	<p>This property's contribution lies in its location within the Original 10 Blocks and its historic role in the economic intensification of the District and the Original 10 Blocks in the late 19th century. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing), its glazed storefront with a recessed entrance and its high quality Romanesque Revival architectural detailing, attributes which characterize the commercial warehouse typology within the District. The property has a significant relationship with the neighbouring structure (254 King Street East) and the industrial red brick buildings in the same block, which jointly constitute the Ontario Design Centre, and contribute to the contemporary economic character of the District.</p>
261 King St. East	2002			
270, 280 King St. East and 11 Ontario St.	2005			

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
275 King St. East	2010			
284 King St. East	1951			
296 King St. East	1956			
296 R King St. East	n/a			
298 King St. East	1845	commercial warehouse	yes	This property's contribution lies in its historic value as one of the oldest remaining residential structures in the Original 10 Blocks, dating from 1845 when the Original 10 Blocks were predominantly residential during the early development of the District. The structure also contributes to the physical value of the District through its modified Georgian Revival architecture and its glazed storefront with a recessed entrance (added to the structure to convert it to a commercial use), attributes which characterizes the commercial warehouse typology within the District.
311-355 King St. East	1975			
359 King St. East	1892, 2005		yes	This property's contribution lies in through its role in the commercial intensification of the District in the late 19th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its eclectic architectural style and its prominent siting on the corner of King Street East and Berkeley Street.
17 Leader Lane and 40 Colborne St.	1889		yes	This property's contribution lies in its location on the original Court House Reserve of the Town of York; in the structure's relation to similar 19th century commercial buildings on King Street East and the south side of Colborne Street; and in the structure's historical value as the last remaining structure of a row of similar 19th century commercial structures on the north side of Colborne Street.
8 Market St.	1899	commercial warehouse	yes	This property's contribution lies in its historic connection to the rail lines; its role in the economic intensification of the District in the early 20th century; and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (red brickwork with stone detailing) and its prominent siting across from the South St. Lawrence Market.

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
12 Market St.	1858	commercial warehouse	yes	This property's contribution lies in the structure's age (1858) and its relation to the topography of Market Street which reflects the early 19th century shoreline and subsequent infill. The structure also contributes to the physical character of the District through its materiality (polychrome brickwork with stone detailing) and its prominent siting across from the South St. Lawrence Market. The property also contributes to the District's historic value as the structure's historic uses have echoed the evolution of the District, functioning as a hotel in the late 19th century, converting to light industrial uses in the early 20th century, falling into disrepair in the mid-20th century and being revitalized in the early 21st century.
25 Ontario St.	1942		yes	This property's contribution lies in its location within the Original 10 Blocks and its historic association with the Drug Trading Company, which owned factories on the other side of Ontario Street. The structure's distinctive architecture with Art Moderne and Art Deco influences and stone basrelief carvings also contribute to the physical value of the District.
138 Princess St.	2010			
162 Princess St.	n/a			
164 Princess St.	1915	industrial	yes	This property's contribution lies in its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its materiality (red brickwork) and its uniform elevations with repetitive windows and bays, attributes which characterize industrial buildings within the District.
33 Sherbourne St. *Note the structure at 176 Front St. East , which is part of this property, is also considered contributing for the reasons identified below	1909	industrial	yes	This property's contribution lies in its role in the industrialization of the District in the early 20th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its red brickwork and its large building footprint, attributes that characterize industrial buildings within the District.
(Entrance address: 176 Front St. East)	1909	industrial	yes	This property's contribution lies in its role in the industrialization of the District in the early 20th century, its location within the Original 10 Blocks of the Town of York and its relation to the adjacent industrial structure at 33 Sherbourne Street.
42 Sherbourne St.	c. 1950			
22 and 38 The Esplanade and 5 Scott St	2009			

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
54 The Esplanade	c. 1940			
56 The Esplanade	c. 1920	industrial	yes	This property's contribution lies in its use as a light industrial warehouse during a period of decline in the District in the mid-20th century and its relation to adjacent industrial structures on The Esplanade. The structure also contributes to the physical character of the District through its uniform elevations with repetitive windows and bays, large building footprint and lack of porosity at street level, attributes which characterize industrial buildings within the District.
70 The Esplanade	1882	industrial	yes	This property's contribution lies in its historic relation to rail lines, its role in the industrialization of the District in the late 19th century and its relation to adjacent industrial structures on The Esplanade. The structure also contributes to the physical character of the District through its uniform elevations with repetitive windows and bays, large building footprint, polychrome brickwork and lack of porosity at street level, attributes which characterize industrial buildings within the District.
94 The Esplanade	n/a			
110 The Esplanade	1993			
118 The Esplanade	2013			
1 Toronto St.	1989			
10 Toronto St.	1851	landmark	yes	This property's contribution lies in its historic value as an early civic institution and one of Toronto's oldest standing post offices. The structure also contributes to the value of the District through its Neoclassical architecture, its historic association with architects Frederick Cumberland and William Storm and its status as a National Historic Site of Canada.
15 Toronto St.	1961			
17 Toronto St.	1876		yes	This property's contribution lies in the structure's historic associations with the Consumers' Gas Company, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century. The structure also contributes to the physical character of the District through the integrity of its Italianate architecture and ornamentation and the quality of its materiality.
20 Toronto St.	1963			

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
<p>23 Toronto St.</p> <p>*Note the structure at 25 Toronto St., which is part of this property, is considered Contributing for the reasons identified below</p> <p>(Entrance address: 25 Toronto St.)</p>	<p>1871</p> <p>1871</p>		yes	<p>This property's contribution lies in the structure's historic associations with Consumers' Gas Company as well as a number of financial institutions, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century. The property also contributes to the physical character of the District through its Renaissance Revival architectural details; the vertical rhythm of its façade and its 4 storey height within a row of similarly-massed buildings along Adelaide Street East.</p>
36 Toronto St.	1875, 1914, 1986		yes	<p>This property's contribution lies in its historic role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century, and its historic association with prominent early 20th century Toronto architect E.J. Lennox. The structures contribute to the physical character of the District through their Italianate architectural detailing and the transition they provide between the contemporary Financial District and the St. Lawrence neighbourhood.</p>
26 Wellington St. East	1982			
30 Wellington St. East	1982			
35 Wellington St. East				Berczy Park
36-40 Wellington St. East	1855	commercial warehouse	yes	<p>This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York; and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.</p>
38 Wellington St. East	1855	commercial warehouse	yes	<p>This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York; and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.</p>

Address	Date of Construction	Building Typology	Contributing Status	Statement of Contribution
40 Wellington St. East	1855	commercial warehouse	yes	This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York; and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.
42 Wellington St. East	1855	commercial warehouse	yes	This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York; and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.
44 Wellington St. East	1939	industrial	yes	This property's contribution lies in its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its materiality (red brickwork) and its large building footprint, attributes which characterize industrial buildings within the District.
49 Wellington St. East	1892	landmark	yes	This property's contribution lies in its role in the economic intensification of the District in the late 19th century; its historic associations with the Gooderham family and architect David Roberts Jr.; and its status as a citywide landmark building and anchor of the southwest corner of the District. The structure also contributes to the physical value of the District through its distinctive Romanesque Revival architecture with Gothic Revival influences; its prominent siting and creative use of the lot at the confluence of Front Street East with Wellington Street East; and its position as a view terminus when looking west along Front Street East, as well as when looking east at the trompe l'oeil mural through Berczy Park.
60 Wellington St. East	1964			



Appendix D: Transition

APPENDIX D: TRANSITION

This Plan does not apply to those approvals identified in Appendix "D" (the "Listed Approvals"). For clarity such Listed Approvals are inclusive of instruments that have been approved in principle, either by a decision of Council or the Local Planning Appeal Tribunal/Ontario Land Tribunal, and of any pending or subsequent site plan applications which implement such approvals.

This Plan also does not apply to any modifications or changes to such Listed Approvals provided that such modifications or changes are substantially in accordance with the Conservation Plan related to the Listed Approval, if a Conservation Plan was required as part of the earlier application. For the purposes of

this appendix, "approved in principle" shall mean an approval by City Council or the Local Planning Appeal Tribunal/Ontario Land Tribunal approved a proposal in principle, but does not require bills to have been adopted by Council or a Final Order from the Local Planning Appeal Tribunal/Ontario Land Tribunal.

This appendix shall not be interpreted as to exclude or exempt a property from this Plan should a new development application(s) be proposed on a property that is not substantially in accordance with such Listed Approval.

Address and Application Number	Date of Decision	LPAT File/City Council Item Number	By-law
254-266 King Street East, 427-435 Adelaide Street East, 157 Princess Street		PL170298	
25 Ontario Street, 280 King Street East [11 327900 STE 28 OZ]			1474-2017; 1475-2017
65, 71-75, 95 King Street East, 46 Colborne Street		PL160519	551-2019; 552-2019
34-36, 50 King Street East, 2 Toronto Street	August 16, 2018	PL170587	
311-355 King Street East			818-2013; 401-2014

