

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

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

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

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

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

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

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

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



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

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

Address <sup>2</sup>	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
240 King St. East	1862	commercial warehouse	yes	This property's contribution lies in the building's age (1862), its historic connection to the economic intensification of the District and the Original 10 Blocks in the late 19th century and its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its polychrome brickwork and its position within a row of 1-3 storey commercial structures along King Street East which share attributes such as storefronts with recessed entrances.
241 King St. East	1878	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century, its location within the Original 10 Blocks of the Town of York and its relationship with the adjacent 19th century warehouse (243 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including a tripartite design, glazed storefronts with recessed entrances, polychrome brickwork, expressed cornices and mansard roofs.
242 King St. East	1869		yes	This property's contribution lies its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its position within a row of 1-3 storey commercial structures along King Street East which share attributes such as narrow storefronts with recessed entrances.
243 King St. East	1878	commercial warehouse	yes	This property's contribution lies in its historic role in the economic intensification of the District in the late 19th century, its location within the Original 10 Blocks of the Town of York and its relationship with the adjacent 19th century warehouse (241 King Street East). The structure also contributes to the physical character of the District through the attributes that it shares with the adjacent property and which characterize the commercial warehouse typology within the District, including a tripartite design, glazed storefronts with recessed entrances, polychrome brickwork (painted), expressed cornices and mansard roofs.

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

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

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

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

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



Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
70 Parliament St.	2011			
138 Princess St.	2010			
164 Princess St.	1915	industrial	yes	This property's contribution lies in its location within the Original 10 Blocks. The structure also contributes to the physical character of the District through its materiality (red brickwork) and its uniform elevations with repetitive windows and bays, attributes which characterize industrial buildings within the District.
1 Scott St.	2009			
33 Sherbourne St.	1909	industrial	yes	This property's contribution lies in its role in the industrialization of the District in the early 20th century and its location within the Original 10 Blocks of the Town of York. The structure also contributes to the physical character of the District through its uniform elevation with repetitive windows and bays, its red brickwork and its large building footprint, attributes that characterize industrial buildings within the District.
44 Sherbourne St.	c. 1950			
80 Sherbourne St.	c. 1935	industrial	yes	This property's contribution lies in its distinctive Art Deco architectural features, its materiality (buff brickwork with stone detailing) and its relation to the adjacent structure (90 Sherbourne Street).
54 The Esplanade	c. 1940			
56 The Esplanade	c. 1920	industrial	yes	This property's contribution lies in its use as a light industrial warehouse during a period of decline in the District in the mid-20th century and its relation to adjacent industrial structures on The Esplanade. The structure also contributes to the physical character of the District through its uniform elevations with repetitive windows and bays, large building footprint and lack of porosity at street level, attributes which characterize industrial buildings within the District.

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

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
25 Toronto St.	1871		yes	This property's contribution lies in the structure's historic associations with Consumers' Gas Company as well as a number of financial institutions, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century. The property also contributes to the physical character of the District through its Renaissance Revival architectural details; the vertical rhythm of its façade and its 4 storey height within a row of similarly-massed buildings along Adelaide Street East.
36 Toronto St.	1875, 1914, 1986		yes	This property's contribution lies in its historic role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century, and its historic association with prominent early 20th century Toronto architect E.J. Lennox. The structures contribute to the physical character of the District through their Italianate architectural detailing and the transition they provide between the contemporary Financial District and the St. Lawrence neighbourhood.
33 Victoria St.	1963			
26 Wellington St. East	1982			
30 Wellington St. East	1982			
36 Wellington St. East	1855	commercial warehouse	yes	This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the Town of York; and its role in the economic intensification of the District in the late 19th century. The structure also contributes to the physical character of the District through its tripartite design, its materiality (red brickwork with stone detailing), its expressed cornice and its glazed storefront with recessed entrances, attributes which are shared with the adjacent row of structures and which characterize the commercial warehouse typology within the District.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
38 Wellington St. East	1855	commercial warehouse	yes	This property's contribution lies in its age (1855); its historic association with former mayor John Hutchison; its prominent location across from Berczy Park and on the original Court House Reserve of the 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.
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.

Address	Date of Construction	Building Typology	Contributing Property	Statement of Contribution
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 city-wide landmark building and anchor of the southwest corner of the District. The structure also contributes to the physical value of the District through its distinctive Romanesque Revival architecture with Gothic Revival influences; its prominent siting and creative use of the lot at the confluence of Front Street East with Wellington Street East; and its position as a view terminus when looking west along Front Street East, as well as when looking east at the trompe l'oeil mural through Berczy Park.
60 Wellington St. East	1964			
33 Yonge St.	1982			







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



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

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

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

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

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

**St. Lawrence Neighbourhood Heritage Conservation District Plan, 2015**

Conservation Architects: FGMDA Architects

Planning Consultants: Bousfields Inc.

Archaeological Consultant: Archaeological Services Inc.

