

Consolidated Clause in Toronto and East York Community Council Report 7, which was considered by City Council on September 25, 26 and 27, 2006.

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**Commercial Heritage Conservation District
Queen Street East, from the Don River, east to Degrassi Street
(Ward 30 - Toronto-Danforth)**

City Council on September 25, 26 and 27, 2006, adopted the following staff recommendations contained in the Recommendations Section of the supplementary report (September 25, 2006) from the Chief Planner and Executive Director, City Planning:

“It is recommended that:

- (1) City Council pass a by-law pursuant to Part V of the Ontario Heritage Act identifying the area shown in Attachment No. 1 of this report as the Queen Street East Heritage Conservation District Study Area; and*
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”*

This Clause, as amended, was adopted by City Council.

Council also considered additional material, which is noted at the end of this Clause.

The Toronto and East York Community Council submits this matter to City Council without recommendation.

Action taken by the Committee

The Toronto and East York Community Council requested the Director, Policy and Research, City Planning Division to report to City Council on September 25, 2006 on defining the area of Queen Street East from the Don River, east to Degrassi Street as a study area for a Commercial Heritage Conservation District.

The Toronto and East York Community Council submits the communication (September 13, 2006) from Councillor Fletcher:

I respectfully request staff to report directly to Council to seek authorization to study the area of Queen Street East from the Don River, east to Degrassi Street, as a Commercial Heritage Conservation District.

City Council – September 25, 26 and 27, 2006

Council also considered the following:

- *Report (September 25, 2006) from the Chief Planner and Executive Director, City Planning [Communication 48(a)]:*

*Subject: Identification of Queen Street East between the Don River and DeGrassi Street as a Heritage Conservation District Study Area
Ward 30 - Toronto Danforth*

Purpose:

To recommend Council identify Queen Street East, from the Don River to DeGrassi Street, Act as a Heritage Conservation District Study Area.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) *City Council pass a by-law pursuant to Part V of the Ontario Heritage Act identifying the area shown in Attachment No. 1 of this report as the Queen Street East Heritage Conservation District Study Area; and*
- (2) *The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.*

Background:

At its meeting on September 13, 2006, the Toronto and East York Community Council requested the Director, Policy and Research, City Planning Division to report to City Council on September 25, 2006 on the identification of Queen Street East, from the Don River to DeGrassi Street, as a study area for a Heritage Conservation District.

Comments:

Queen Street (originally Lot Street) was laid out by Lt.-Gov. Simcoe in the 1790s as the base line for the lot and concession system in the Township of York. The original Town of York was sited just south of Queen Street between present day George and Berkeley Streets. To the east the street was the road to Kingston and was therefore known as the Kingston Road. The Scadding Cabin, one of the oldest buildings in Toronto and now preserved at Exhibition Place, was originally located on the east bank of the Don River, just south of Queen Street. Toronto's first ball park was located on Queen Street just east of the Don River.

In the early nineteenth century, Queen Street East developed as a street of modest houses mixed with small frame and roughcast shops serving the surrounding residential properties along this area. Queen Street had become the main east-west artery by the late 1800's of Toronto. The portion of Queen Street East of the Don River developed an urban character earlier than other roads in this part of the city due to the fact that the Queen Street bridge over the Don River was one of the few crossings in place from the earliest days.

Its original residential character eventually evolved to the more recognizable commercial "main street" character of today (the area is designated as a Main Street). Between the Don River and Degrossi Street, many of the commercial blocks still exist. The heritage fabric of the street remains, although it has suffered some losses. The pace of redevelopment along the street is increasing, however, which could have the effect of diminishing the heritage character of the area unless built in accordance with guidelines designed to maintain and enhance the heritage character.

Staff are of the opinion that the area exhibits sufficient heritage character to justify a Heritage Conservation District study. The proposed boundary of the study area is illustrated on the map attached to this report (Attachment No. 1).

A Heritage Conservation District study includes survey and research, boundary delineation, review of existing City Policies, development of a heritage character statement and design guidelines, and development of an implementation strategy. Public consultation and participation with the area's stakeholders will occur throughout the study process. The study will document the history of the buildings in the Queen Street East area, their architectural and historical significance and growth and development of the neighbourhood that has occurred. This will define the heritage character of the proposed area. The study will be conducted by a heritage professional in consultation with area residents, business and property owners. The study will not commence until the resources are available to engage the consultant. Staff will support and guide the study as required.

Guidelines for maintaining the heritage character of Queen Street East will be included in the study which will be consistent with appropriate heritage conservation principles. At the conclusion of the study, staff will report on the appropriateness of the area for designation as a Heritage Conservation District under Part V of the Ontario Heritage Act (the Act). If City Council ultimately designates the area as a Heritage Conservation District, the study would form the District Plan required by the Act. The District Plan would provide guidance to the public, property owners, staff and City Council when considering alterations, demolitions and new construction in the area. It must be noted that when the study is completed approximately 100 properties will be added to the Inventory. It is also noted that adding properties to the Inventory by means of Heritage Conservation District designations dramatically increases the workload of Heritage Preservation Services. Each Heritage Conservation District adds hundreds of properties to the Inventory, requiring staff to review all building permit, Committee of Adjustment, rezoning and Official Plan amendment applications within legislated timeframes. The continued increase in Heritage Conservation Districts will not be sustainable without additional staff resources.

Conclusions:

To qualify for designation as a Heritage Conservation District an area must display, among other things, a significant concentration of heritage resources. Queen Street East is an area with a heritage character that includes both architectural and historical resources. Staff have identified the proposed area on a preliminary basis and have determined that it would qualify for study as a Heritage Conservation District by a heritage professional in consultation with area stakeholders. Therefore, staff recommend Council adopt the area shown in Attachment 1 as the Queen Street East Heritage Conservation District Study Area.

Contact:

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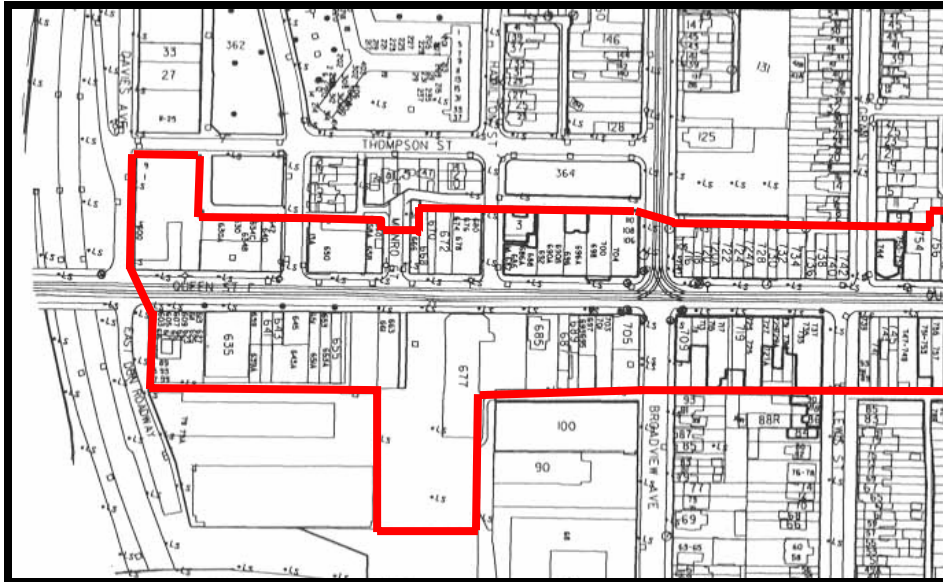
List of Attachments:

Attachment No. 1 Map of Proposed Queen Street East Heritage Conservation District Study Area

*Map of Proposed Queen Street East
Heritage Conservation District Study Area*

ATTACHMENT NO. 1

West Portion



East Portion

