

Queen Street West

Heritage Conservation District Plan



August, 2006





STEM OPEN
KITCHEN
RESTAURANT

DAVID MASON
BOOKS



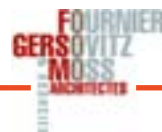
Acknowledgements

This study was initiated by Heritage Preservation Services of the City of Toronto's Planning Division. Throughout the Study community representatives provided input and comments. These contributions were vital to ensuring we captured the character of Queen Street West, and to test the thoroughness of the guidelines. Many of them became further involved through our Local Advisory Committee. We are extremely grateful for this participation as well. In particular, many thanks to the members of: 500 Richmond Street West Residents' Association, Art Gallery of Ontario, Bellview Square Residents' Association, Brownstones of Soho, Cameron House, Campbell House Museum, Canada Life, Garment District Neighbourhood Association, Grange Historical Society, Grange Park Residents' Association, Grange Park Working Group, Grange Town, King-Spadina Residents' Association, Ontario College of Art & Design, Ontario Ministry of Culture, Spadina/Queen/Peter/Richmond Community Association, The Rex, Toronto Community Housing Corporation, Toronto Pedestrian Committee, Village by the Grange Condo Association, Village by the Grange Residents' Association, Wellington Place Neighbourhood Association, and Zeidler Architects.

Special thanks to MuchMusic for lending their space for our three Open Houses. Hosting these events in such a landmark building located directly in the Study Area was an invaluable opportunity. Likewise, we would like to extend a special thanks to the hosts of our other meetings, including the Local Advisory Committee meetings: The Rex, Cameron House, and 401 Richmond. Undoubtedly it was a better process for their generous involvement.

This event was unique in as much as it sought to integrate a distinct understanding of Queen Street West's heritage with passionate community representatives who have been engaged in thinking about the area for many years. Without fail, our meetings were dynamic events, full of passion for Queen Street West! We are certain this has resulted in a better plan.

Thank you.



William
Greer

Angela
Carr

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i. Preface

The importance of this Plan to the City of Toronto

The *Ontario Heritage Act* enables municipal councils to designate a Heritage Conservation District (HCD) “through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area’s special character”.

This is a unique tool that is set forth with the belief that “the value of the district as a whole is always greater than the sum of its parts”. This premise allows the City of Toronto to recognize, in areas such as Queen Street West, that in addition to a collection of historic buildings, a defining contribution is made by the street itself: how it is used, its role within the city, and the cumulative character of the buildings, landscape, streetscape, and other cultural and urban features.

Recognizing that Queen Street West is an evolving district, the City now has the tools to guide and manage change, embracing the heritage character that has been recognized through an extensive consultation process.

The unique opportunity provided by the HCD Study allowed us, as Torontonians, to pause and spell out the aspects we cherish about Queen Street West, as well as the things that we don’t, and to identify policies to encourage more of what we like to take shape.

The Study undertook to engage residents, businesses, property owners, visitors, and a wide range of stakeholders through interviews, open houses and the creation of a Local Advisory Committee. All of the recommendations and guidelines set forth in the Plan have been amply discussed with the public. As a result, the process has not only increased awareness of the heritage resources (cultural and physical) of Queen Street West, but also refined the understanding of “what lies between the cracks”, what makes the whole greater than the parts.

The importance of the Plan cannot be overstated. For the city and for Torontonians near and far, this is a unique opportunity to appreciate the past, understand the present, and enable a successful future.

Did you know?...

- Queen Street was originally named Lot Street.
- Lot Street was renamed Queen Street in the 1840's in honour of Queen Victoria.
- Route 501 is the longest route on the TTC, and one of the longest streetcar routes in North America.
- The Queen streetcar carried 41,200 customers per weekday in 2004.
- Bathurst Street is named after the British Secretary of War for the Colonies.
- In 1985, CHUM Radio/City TV purchased the Wesley building - the structure's Gothic ornamentation is evidence of its former use by a religious press.
- The Campbell House was originally located at Adelaide & Frederick and was moved in 1972.
- As early as 1860, Queen Street West was dominated by small businesses geared to serving local needs.
- A Queen Street Subway was contemplated in the early 1900's and provision was made for an east-west line when the Queen Station was built.



ii. Introduction

A Heritage Conservation District for Queen Street West

The Value of a Heritage Conservation District

The ability to designate unique areas as Heritage Conservation Districts is an important tool to assist in the preservation of exceptional neighbourhoods, streetscapes, and architectural features that are emblematic of specific eras and locales.

Throughout the creation of Heritage Conservation Districts, the City of Toronto requires that the public be engaged in the legislative process. A wide range of stakeholders, community members, professionals and City representatives are involved throughout the research and policy formulation phase, giving input on what heritage characteristics are valued in the district, and what set of guidelines can be put in place to guide the evolution of the district in support of the heritage character.

The benefits of designation of Heritage Conservation Districts are many. Members of the community can preserve local values through the built form, ensuring that treasured elements within the community are protected over the long term. Home owners, business owners, and the municipality itself all stand to enjoy economic benefits from the preservation of a vibrant heritage district, whose unique cultural value attracts additional investment and visitors to the area. Importantly, designation can ensure that a District's heritage attributes are not degraded by growth and change; but rather managed, preserved and promoted effectively over time.

For Queen Street West, the process of undertaking a Heritage Conservation District Study and the subsequent creation of an HCD has had the benefit of:

- ensuring that members of the community became engaged in the planning process;
- developing an understanding and appreciation of the heritage resources along Queen Street West;
- recognizing and commemorating the values that can sustain a sense of place in Queen Street West into the future;
- contributing, through enhanced awareness and defined

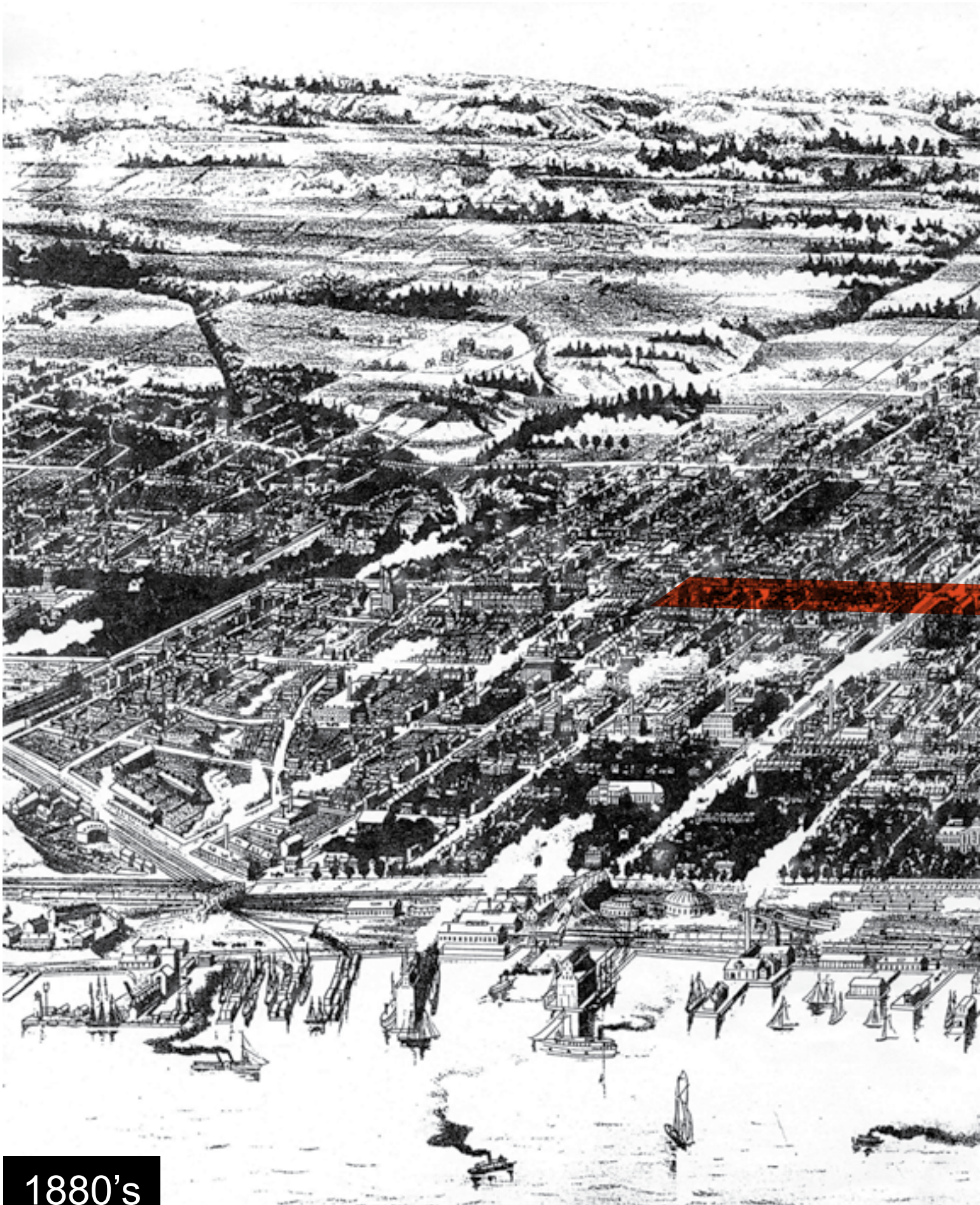
policy, towards the development of a rich physical and cultural environment;

- providing clarity and certainty into the future for property owners, businesses and residents alike; and
- providing a framework to manage change.

The Unique Nature of Queen Street West

Queen Street West is defined by the historic nature of its buildings, its vibrant street life, and by its diverse retail and commercial environment. It is at once long-established and ever-changing. Queen Street West provides an important transition from the financial district and the core of downtown Toronto to the residential neighbourhoods. While Toronto has many mixed use commercial districts, the built and cultural heritage of Queen Street West is unique in its combination of historic architecture, pedestrian oriented retail, and appeal to local residents, other Torontonians, and tourists alike.

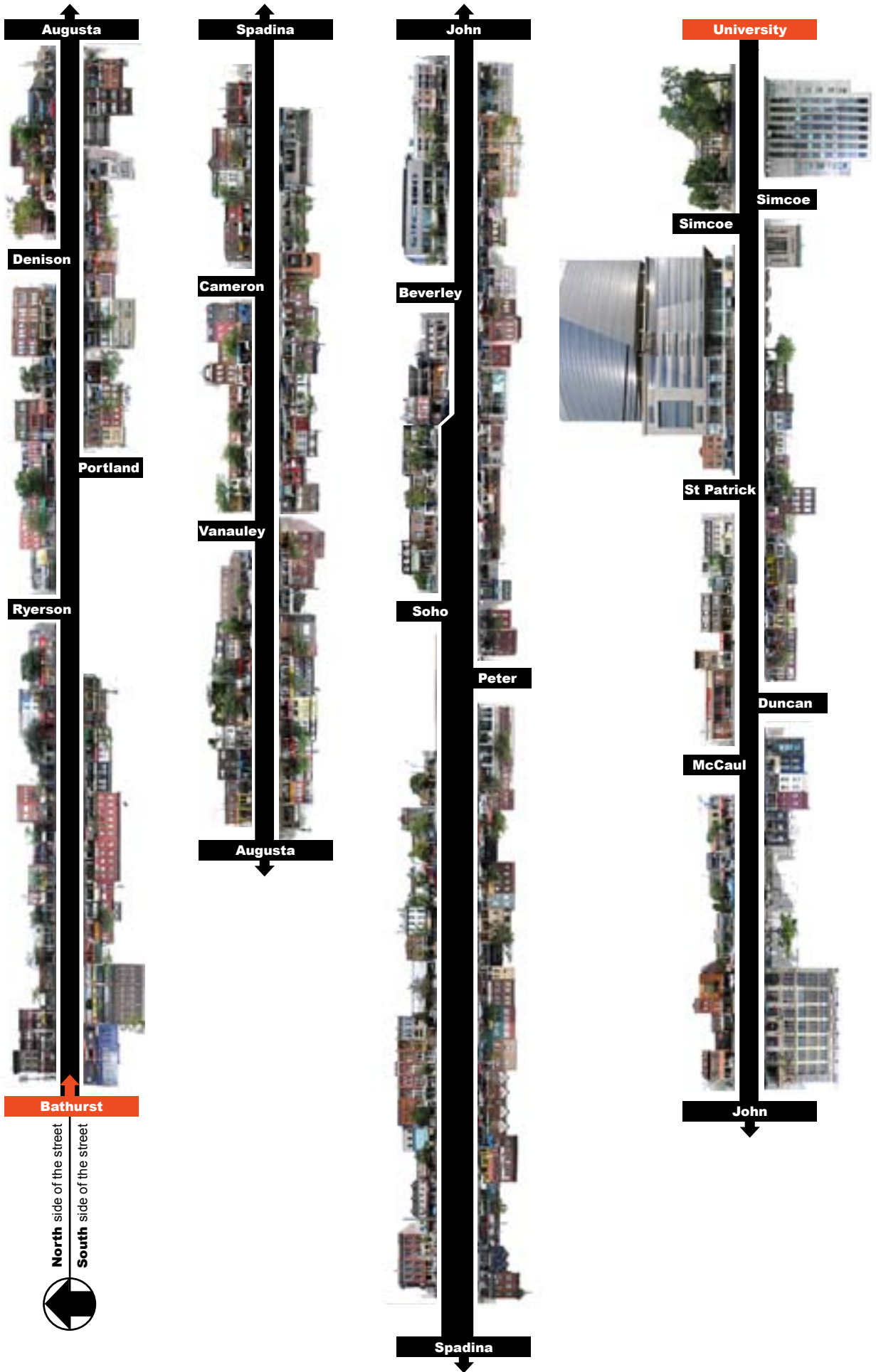
Queen Street West's popularity puts it under tremendous pressure for growth and change. Once it is designated as a Heritage Conservation District, property owners and businesses will be able to benefit from change and investment while still managing to preserve the heritage attributes of the buildings and public realm that form the character of the street.



1880's

Part 1 - The Study





1 Background and Context

1.1 Queen Street West Heritage Conservation District Study

In 2005, the City of Toronto commissioned a study of Queen Street West between University Avenue and Bathurst Street to better understand the elements that give it its heritage character and to determine whether a Heritage Conservation District may be warranted.

Office for Urbanism was the lead consultant firm retained for the study. Fournier Gersovitz Moss Architects joined the team to provide the distinct architectural and heritage expertise required. William Greer, an Architectural Heritage Consultant also part of the team, provided counsel at every step of the way. Angela Carr, an architectural historian, provided an invaluable overview of the history of Queen Street West.

Through an extensive process of consultation that included stakeholder interviews, 3 public open houses, and a series of Local Advisory Committee Meetings, the heritage of the Street was explored, assessed, and heritage characteristics were defined. The street's heritage importance was evaluated by reviewing the history and condition of the street as a whole, and by considering existing buildings individually.

From this consultation and analysis, a recommendation for Heritage Conservation District, including boundaries and guidelines, has been generated.

What is Heritage?

Heritage can be defined as buildings or groups of buildings that are deemed to have heritage value due to significant architectural features or to their association with significant people or events.

In some cases, heritage sites may not be related to the current built form. They can be defined by their archeological significance or contain traces of early settlement. Broader heritage areas include streetscapes and neighbourhoods that are valued by the community as well as cultural landscapes comprised of significant natural features.

Heritage may be intangible. It can include traditional beliefs and values, attitudes, behaviours, skills, speech, narratives, names, events and ceremonies. Specific examples of the tangible and intangible heritage of Queen Street West include:

- cultural character: the vibe, the feel;
- rhythm of storefronts on the street;
- human scale of the area;
- the role of the street car;
- the widened sidewalk;
- valued architectural/historic features; and
- memories, stories, and the legacy of the area.

The Ontario *Provincial Policy Statement* suggests that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” and defines “cultural heritage landscape” to mean:

...a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

What is a Heritage Conservation District Study?

A Heritage Conservation District Study provided the opportunity to seriously study the character of Queen Street West, decide what features are most valuable, and craft policy that will preserve those attributes. The Heritage Conservation District Study also offered the opportunity to consider which elements do not make a positive contribution to the street and to steer change towards what does.



The relatively recent period where Queen Street concentrated a wide range of textile related industries remains strong as part of the identity and cultural ethos of the area and is reflected in the identification of the "Fashion District".

Areas that are designated as Heritage Conservation Districts receive many benefits. First, they are governed by a special planning framework that respects the unique identity and history of the neighbourhood. Heritage stewardship is enshrined in the legislative process, thereby ensuring conservation objectives are respected and incorporated into future development.

Designation formally recognizes local values and allows a community to honour these values and celebrate a sense of place. The process of investigating those values allows members of the community to develop their own greater understanding of local heritage, including how this sentiment is related to buildings, structures, and streetscapes. Once a heritage district is designated, these features receive formal protection.

Common characteristics of heritage conservation districts include:

- a concentration of heritage buildings, sites and structures, or landscapes that are tied with specific socio-cultural histories;
- a series of structured physical elements that create a framework for other heritage features in the district;
- consistency in visual elements throughout the district, including scale or built form that give the impression of a distinct time period, or define the uniqueness of the area; and
- a level of distinctiveness that makes the district unique from surrounding areas.

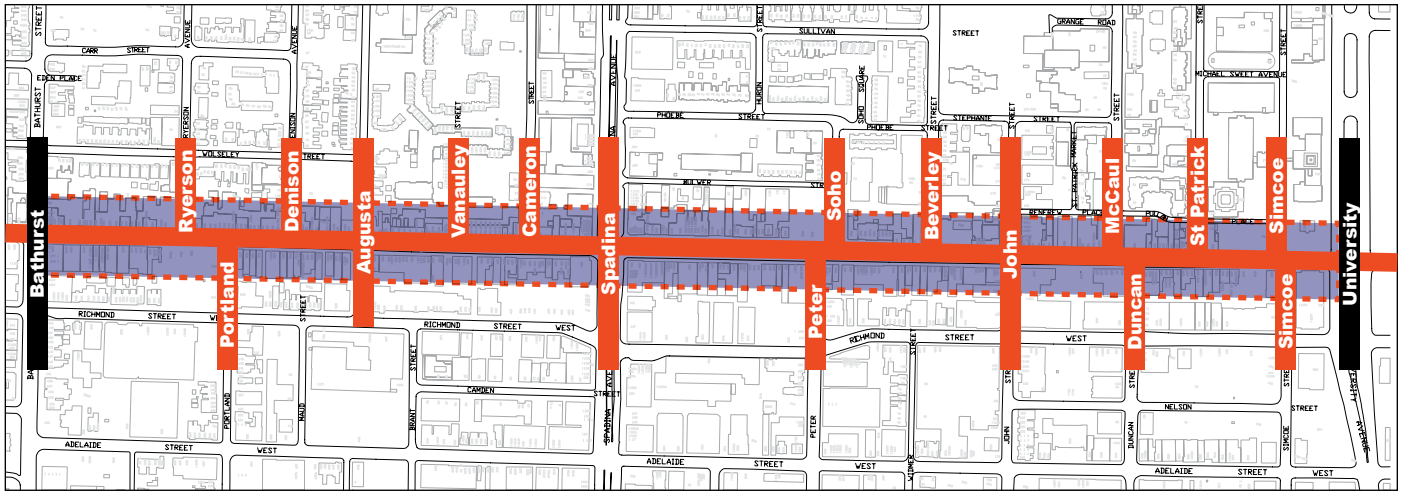
Queen Street West is a distinctive street. This Heritage Conservation District Study and Plan have provided the opportunity to ensure that the unique aspects of Queen Street West's character are protected and enhanced.

Municipalities and communities choose to designate Heritage Conservation Districts to conserve their heritage character. The cultural heritage value of individual sites can be expressed in terms of their design or physical, historical or associative contextual values.

*- A Guide to District Designation
Under the Ontario Heritage Act*

The physical form and attributes of such districts exhibit the process of past development and maintain a continuum with the past to meet the needs of the present (and future) community.

*- A Guide to District Designation
Under the Ontario Heritage Act*



Queen Street West Heritage Conservation District Study Area

1.2. The Study Area

The study area includes all lots fronting directly on Queen Street West between University Avenue (to the east) and Bathurst Street (to the west). In addition, Heritage Conservation District study includes all areas in the public realm, from frontage to frontage. The study focuses on public realm and building elements that are directly visible from the street.

Originally named Lot Street, Queen Street West was historically a north-south divide between a commercial/industrial base to the south, and a series of residential neighbourhoods to the north. Queen Street West is located at the confluence of several of downtown Toronto's distinct neighbourhoods and destination areas including Kensington Market, University Avenue, the Fashion District, and the Grange.

The study area between University Avenue and Bathurst Street is only one segment of Queen Street, which is a pedestrian-oriented and mixed-use strip along its entire length spanning from Roncesvalles Avenue to The Beach.

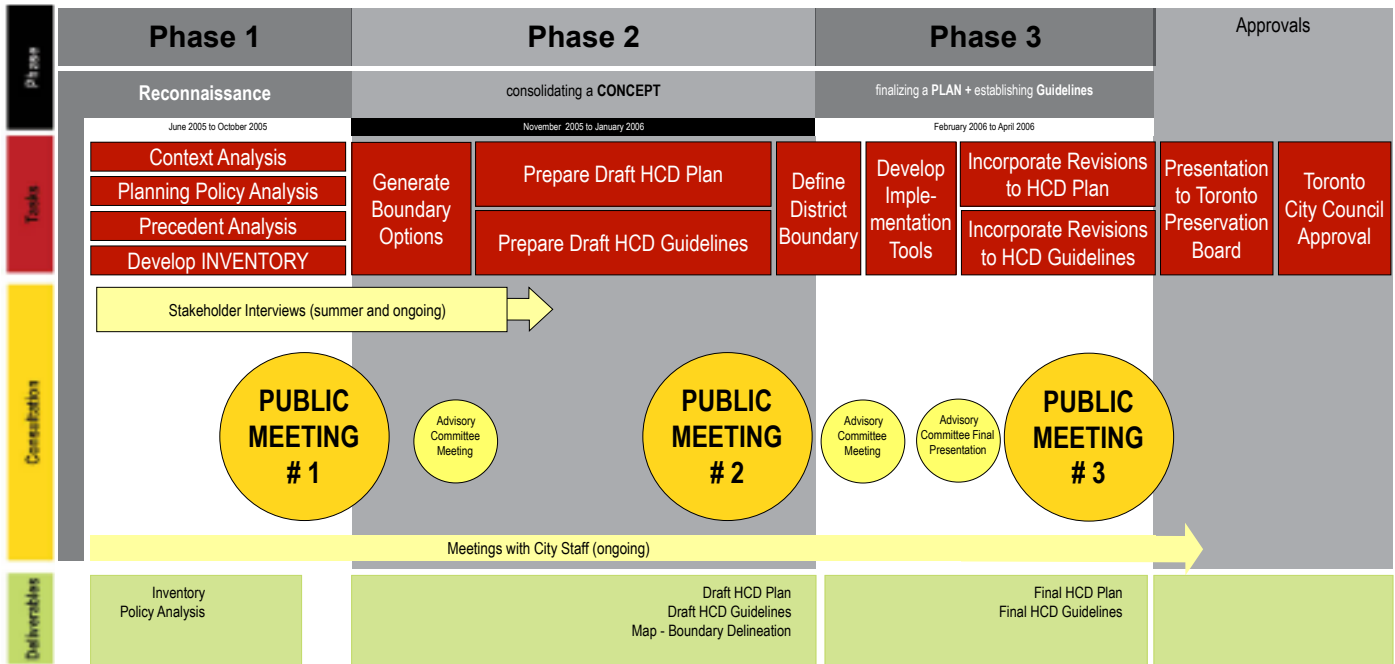
Historically, Queen Street West is typical of main street development in Toronto. The City was laid out as a large network of main streets defining neighbourhood pockets. Today, Queen Street West is an integral part of the public transit network.

Queen Street West remains a main street. It features a concentration of municipally listed heritage buildings. Other prominent features of the study area include the Queen Streetcar, a number of buildings that are local landmarks, distinctive architecture, and unique street features including human-scaled buildings, repetitive façade patterns and features, and a pedestrian-oriented public realm.

1.3. Study Objectives

The primary objectives of this study were to examine the potential for designation of Queen Street West as a Heritage Conservation District, to record and classify the defining heritage characteristics of the study area, and to undertake a comprehensive program of public consultation to engage stakeholders in this process. The final outcome of this study is a Heritage Conservation District Plan. This

includes an architectural inventory of all buildings in the study area, a heritage character statement, and a set of heritage characteristics and design guidelines to steer future growth and change in the study area. The study also includes recommendations for the administration and implementation of the Heritage Conservation District Plan once the district has been designated.



1.4. Study Process

Stakeholder interviews

A number of stakeholders were identified throughout the process. Residents, businesses, property owners and other interested people were interviewed individually during the first phase of the study. Stakeholder interviews continued throughout the process as additional interests and points of view emerged. These interviews were documented and served as a basis for understanding Queen Street's unique character, and to test different options for guidelines. The results of the interviews were presented at the Public Open Houses.

Public Open Houses

Open House # 1

At the first Public Open House the consultant team was introduced to property owners, local residents, and business owners with an interest in the project. The consultant team then provided attendees with information on Heritage Conservation Districts, their purpose, and their impacts on 'designated' areas. Once participants understood the general principles behind HCDs, they were introduced to this project in particular. The Open House concluded with a Question and Answer period in which participants voiced their own aspirations and concerns for the preservation of Queen Street West's unique heritage.

Open House # 2

Key components of the emerging Queen Street West Heritage Conservation District Plan were presented. Attendees were invited to provide input on the key components of the emerging HCD Plan through a Question and Answer Period, and through comment sheets and an interactive mapping exercise.

Open House # 3

At the final Public Meeting, the draft final HCD Plan was presented to participants. Questions and deputations were received and all aspects of the plan were open for discussion. The objective was to receive feedback on the draft plan, to ensure that the final plan accurately reflects the interests of the public.

The LAC

The Local Advisory Committee assisted in distilling the ideas that were generated at the Open House meetings. In particular, they reviewed the HCD objectives, the guidelines, and the opportunity sites. The LAC was an open committee of self-identified stakeholders. The role of the LAC was to provide advice to the consultant team prior to each milestone in the process.

Developing a Heritage Character Statement

The Heritage Character Statement was developed through the research phase of this project. It was further informed by the public participation process in which oral and living histories were brought to bear on the subject of Queen Street West's Heritage Character.

The HCS identifies elements that contribute to the distinct Heritage Character of the district. These include micro features, such as repetitive decorative elements and paving materials to macro elements like architectural styles, site placement, landscaping, and urban design elements. The HCD Plan also identifies elements or areas that are either beneficial (Assets) or detrimental (Problems) to the coherence of the district. Assets can be tangibles such as open spaces or compatible building styles and scale. They can be intangibles such as a vibrant and safe street life, and interesting one-of-a-kind shops. In the same way, problems can be tangible or intangible and may include poor maintenance, difficult traffic patterns, streets that are too wide to navigate easily, etcetera. By identifying these categories, the Design Guidelines can be tailored to either enhance the assets and to correct the problems over time. It is also an easy way for the public to understand issues that might otherwise seem unrelated and obscure.

Study Area Boundaries

The Queen Street West Heritage Conservation District Study was initiated as part of a Section 37 Agreement for the new Canada Life Building at 180 Queen Street West.

Once the inventory of buildings was conducted, and the Heritage



Character Statement drafted, the different parts of the study area were tested for inclusion as part of the Heritage Conservation District. The final proposal for the boundaries was derived using both the final HCS and public input that was received throughout the Study. The definition of the boundaries of the HCD is included in section 4.3 of this report.

Generating HCD Guidelines

HCD Design Guidelines that resulted from this study are to be read and used by everyone: owners, developers and City staff. To achieve this goal, guidelines will be user-friendly, proactive and positive in tone; they will set the direction for new construction and for future development of existing buildings in the district. The guidelines also set out an easy-to-follow process for alteration, major modification, demolition and replacement programmes (new construction). Guidelines will have a broader application than the built environment; they will address standards for landscaping, siting and signage issues. Signage issues are particularly important, given the commercial nature of Queen Street West.

Formulating the HCD Plan

The HCD Plan is rooted in implementation guidelines and presents methods in which the objectives of the HCD can be disseminated and understood in the public realm. The Implementation Plan includes promotional campaigns to mark the creation of the HCD, as well as the distribution of brochures and other advertising means. Additional components include the establishment of special events and programming to attract tourists and provide a means of celebration for the local population.

The implementation guidelines also provide opportunities to marry heritage conservation goals with those of economic development, reflecting the commercial use in the area.

Defining District Boundaries

The Heritage Character Statement (with boundaries) provides the basis of the Rationale for Designation under Part V of the *Ontario Heritage Act*.

Developing Implementation Tools

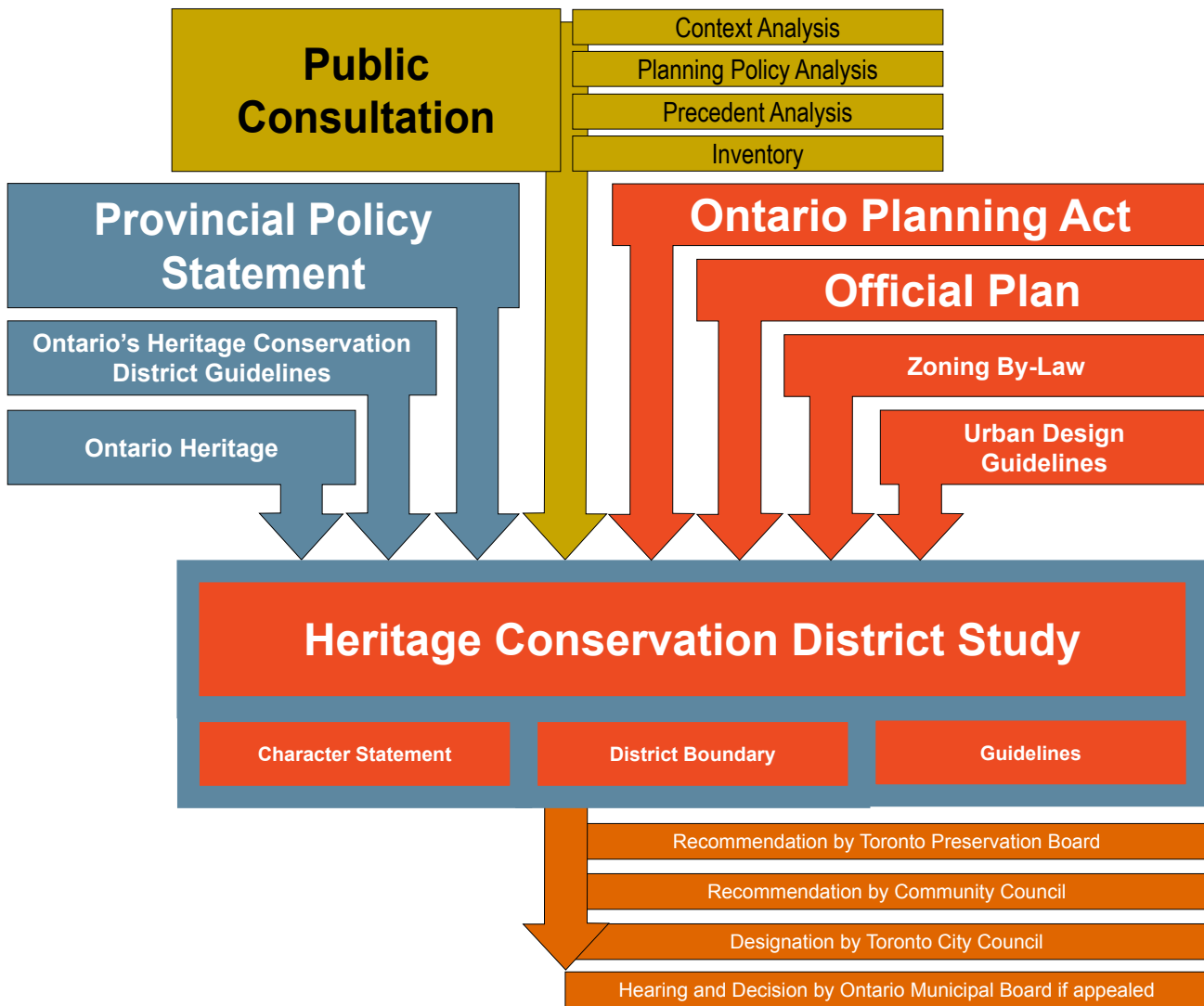
Key recommendations of the Plan and Guidelines have been defined with consideration for their implementation, including the approval process.

Notifications

Prior to each large public event the City conducted a mail-out to all property owners within the study area. Additionally a variety of techniques were employed to notify the public several weeks prior to each event. These included:

- placing posters on Queen Street West storefronts (in English and Chinese);
- hand delivering announcements to all tenant mailboxes within the study area;
- contacting community and resident organizations in the neighbouring area to notify their respective memberships and networks;
- announcing each event during the preceding event;
- contacting individuals who signed-in during earlier events directly;
- contacting stakeholders that were identified by other participants through the process; and
- through the members of the Local Advisory Committee.

How a Heritage Conservation District becomes a reality



1.5. Legislative Framework

Provincial Policy Statement

The *Provincial Policy Statement, 2005* (PPS) is the document that outlines the Province's current policy on planning and municipal land use that relate to provincial interests. The conservation of heritage resources, including Heritage Conservation Districts is supported in the PPS. The PPS states that 'Significant built heritage resources and significant cultural heritage landscapes shall be conserved'. More specific language is included in actual legislation: the *Ontario Planning Act* and the *Ontario Heritage Act*.

The Queen Street West Heritage District Conservation Plan has identified heritage features in the study area and proposed guidelines to protect, use, and manage these cultural resources to preserve their heritage value.

Ontario Planning Act

The *Ontario Planning Act* states that all planning decisions by municipalities 'shall be consistent with' the *Provincial Policy Statement*. The conservation of heritage resources is thereby required of municipalities. The Act permits municipalities to include more comprehensive conservation policies, that apply to local cultural landscapes, into the *Official Plans* and other policies regulating land use or development within the municipality.

The Queen Street West Heritage Conservation District Plan is an expression of municipal interest in a local cultural landscape. Its purpose is to create the framework for the Heritage Conservation District Plan as permitted by the Ontario Heritage Act and required by the PPS.

Ontario Heritage Act

The *Ontario Heritage Act* is the legislation that regulates heritage preservation in the province. Individual properties that are recognized as possessing heritage value can be 'designated' by City Council. Similarly, entire streetscapes or neighbourhoods can

be 'designated' for their heritage value. Under the Part IV and V of the Act, the Province charges municipalities with the responsibility of identifying individual heritage properties or broader Heritage Conservation Districts.

Possessing jurisdiction over heritage preservation, the City of Toronto has commissioned this Heritage Conservation District Study.

Ontario's Heritage Conservation District Guidelines

The Heritage Conservation District Guidelines is a document produced by the Ministry of Culture that provides clear instructions for development, implementation and management of Heritage Conservation Districts.

The Queen Street West Heritage Conservation District Plan was completed according to the process presented in the HCD Guidelines document. Because of the central importance of Queen Street West to downtown Toronto, the Study both included additional research, and exceeded the Guidelines' requirements for consultation when it was seen that emerging guidelines would benefit from further input from local stakeholders.

City of Toronto Official Plan

The new City of Toronto *Official Plan* (OP) places a strong emphasis on Toronto's heritage resources, including heritage districts. Policies for conservation include: preserving heritage landscapes by designating them as heritage conservation districts, and adopting conservation and design guidelines to improve their character.

The Queen Street West Heritage Conservation District Plan includes a comprehensive set of design guidelines to steer future development and to protect the unique character of the study area. A complete inventory of all buildings in the study area has been undertaken and is included as a separate appendix to this document.



Zoning By-law

Queen Street West is a mixed-use district and is governed by the City's Zoning By-law. The area is zoned as Main Street Commercial Residential (MCR).

Guidelines in the Queen Street West Heritage Conservation District Plan are generally in conformity with the Zoning By-law. Proposed changes to the Zoning By-law are outlined at the end of this document.



City of Toronto Site-Specific Urban Design Guidelines

The City of Toronto's 2004 Urban Design Guidelines document is a compilation of area-based and site specific guidelines. This document includes three sets of guidelines that apply to the Queen Street West Study area. These guidelines are Queen Street West, Baldwin, and the Grange which covers both the north and south sides of Queen Street West between Simcoe Street and Spadina Avenue, and the north side of Queen Street West between Spadina Avenue and Cameron Street. The Queen-University/Canada Life guidelines, extend north from Queen Street West between University Avenue and St. Patrick Street. The King-Spadina guidelines cover an area bounded by Queen Street West, Bathurst Street, John Street (south of King Street) and Simcoe Street (North of King Street).

The Guidelines proposed in the Queen Street West Heritage Conservation District Plan are consistent with the existing Urban Design Guidelines. The HCD Plan guidelines are more specific with regard to the street wall, street wall elements, and building heights.

King-Spadina Secondary Plan

The King-Spadina Secondary Plan of 2002 is currently under review. The new plan has proposed that south frontages on Queen Street West be removed from the secondary plan area due to their distinct use and heritage value. The boundaries of the Plan



Public Consultation during the Queen Street West HCD Study.

are therefore subject to change. The King-Spadina Secondary Plan Review recommends that the heritage character of Queen Street West be preserved through the creation of a Heritage Conservation District. However, at the time of completion of this document, the 2002 King-Spadina Secondary Plan was in effect. Within the Plan there are guidelines which address built form, heritage, community improvement, pedestrian environment transportation and parking, community services, retail, and residential uses.

The Queen Street West HCD Plan is consistent with the King-Spadina Secondary Plan (2002). It supports the recommendations of the King-Spadina Secondary Plan Review that the south side of Queen Street West be included as part of a Heritage Conservation District.

Public Consultation

The Ontario Heritage Act requires one public meeting to be held prior to the passing of the Heritage Conservation District designating by-law. The Heritage Conservation District Guideline document recommends that a Heritage Conservation District Study include 3 or more public meetings before the draft HCD Plan and by-law are submitted for comment at the statutory public meeting.

The Queen Street West Heritage Conservation District is unique in that it is the only mixed-use area in the city that has been studied as a possible Heritage Conservation District. Because Queen Street West is a destination for local residents, other Torontonians, and tourists alike, this Heritage Conservation District Study required an extensive program of public consultation. The goal of the public consultation was to receive meaningful input from all stakeholders, and to garner wide-spread support for the final Heritage Conservation District Plan. Public Meetings were well publicized and held at one of the landmark buildings on Queen Street West, the CityTV building. At each meeting, participants were given an update on the HCD Study process, and were

consulted on the emerging options for HCD guidelines. A Local Advisory Committee of experts and highly involved citizens was formed to solicit feedback on key issues.

Contributing Policy Research

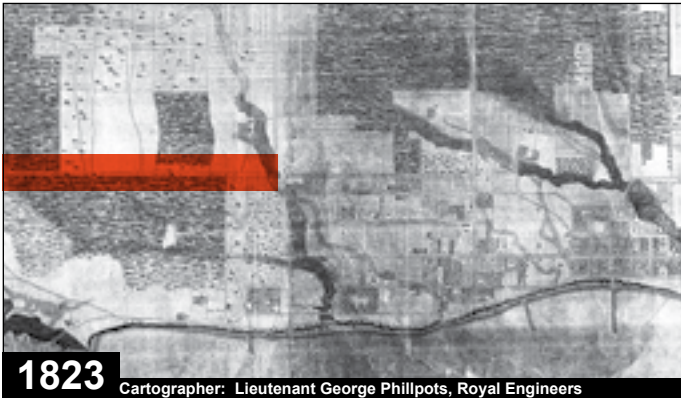
Heritage Conservation District Plans require a Heritage Character Statement, a Description of Heritage Attributes, and Policy Statements and Guidelines.

Heritage professionals, historians, planners and urban designers contributed to the exhaustive context analysis, planning policy analysis, precedent study, and inventory all of which were essential to the Queen Street West Heritage Conservation District Plan.

Approval Phase

The final Heritage Conservation District (HCD) Plan will be presented to the Toronto Preservation Board. The Board is an advisory body comprised of 7 citizens appointed by City Council, the Chair of each Community Preservation Panel and 3 members of City Council.

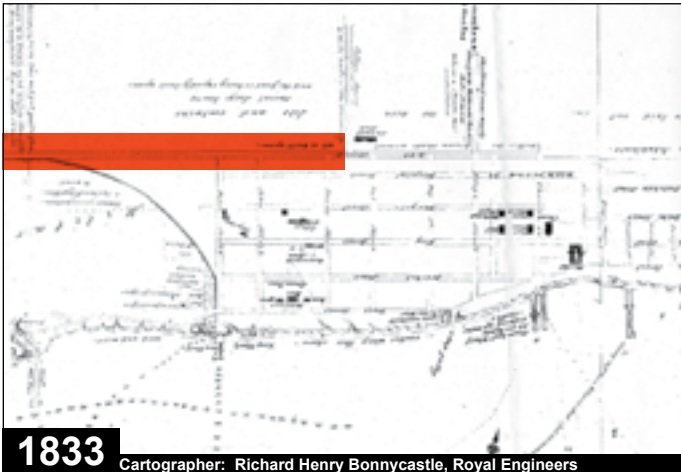
The Board will forward a recommendation through Community Council to Toronto City Council. If approved, a by-law will be passed by Council establishing the boundaries of a Heritage Conservation District and giving effect to the District Plan including the guidelines. Any person has the right to appeal this by-law to the OMB.



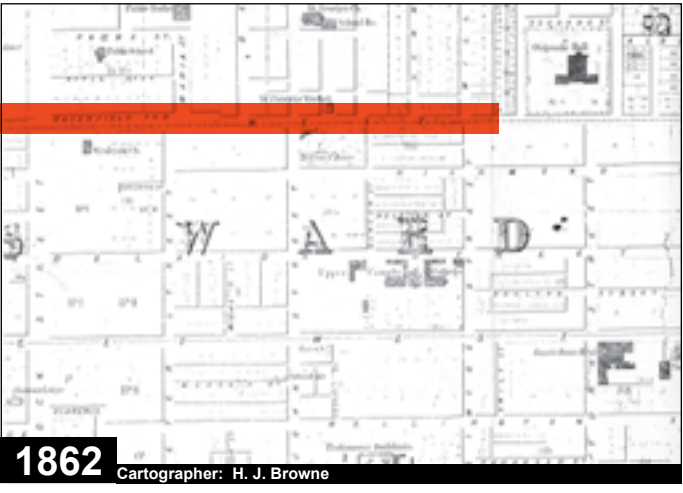
1823 Cartographer: Lieutenant George Phillpots, Royal Engineers



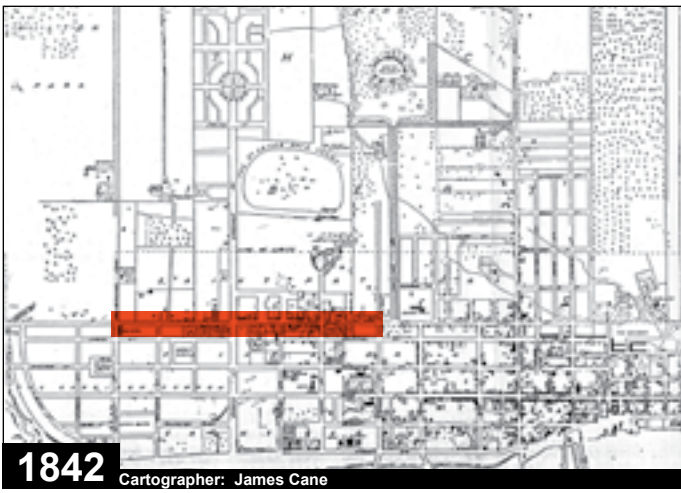
1858 Cartographer: Charles Unwin, Provincial Land Surveyor



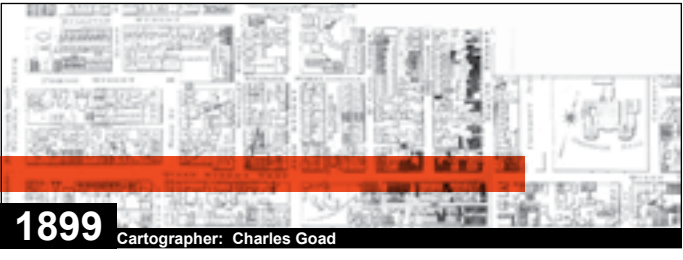
1833 Cartographer: Richard Henry Bonnycastle, Royal Engineers



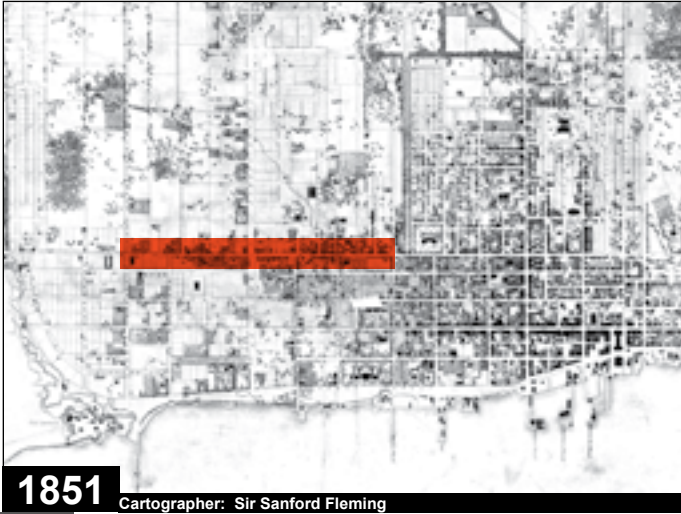
1862 Cartographer: H. J. Browne



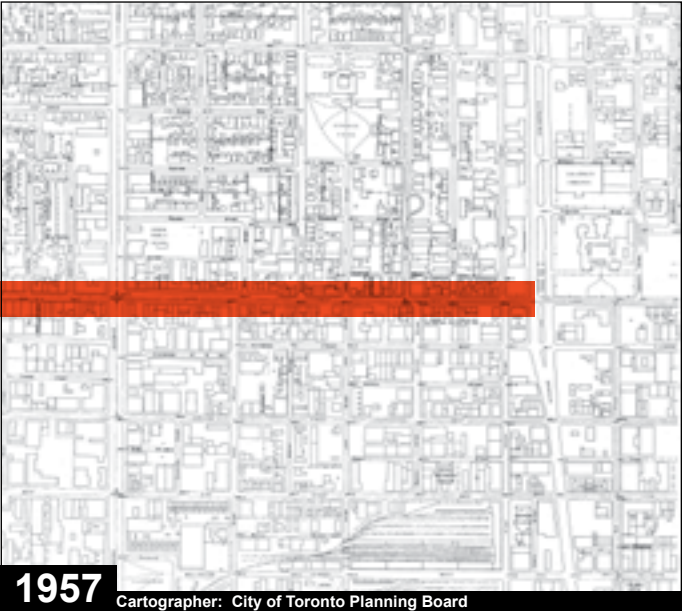
1842 Cartographer: James Cane



1899 Cartographer: Charles Goad



1851 Cartographer: Sir Sanford Fleming



1957 Cartographer: City of Toronto Planning Board

2. District History

Queen Street is one of the early traces of European settlement in the Toronto area. Originally known as Lot Street, it was the baseline established by the Royal Engineers, when they laid out the town of York (now Toronto) in 1793. Today, the street remains one of the city's most important cross-town corridors, with Queen streetcars linking neighbourhoods from the Beaches in the east to Parkdale in the west.

Early History of Queen Street

1700s-1834

Unlike Davenport Road, which follows the topography of the land, in keeping with its origin as a First Nations trail, Queen Street is linear. This linear pattern of Queen Street and its neighbours is due to its early purpose as the baseline for one of the earliest European surveys of the area. Laid out in 1793 by the Royal Engineers, Lot Street, as it was then known, was the east-west base survey line for the town of “muddy little” York. This linear manner of subdividing lands was characteristic of the age of Empire. Surveys provided Europeans with a means by which to quantify unknown areas, and to regulate private ownership of land among settler populations.

The purchase of the York town site from the Mississauga First Nation had been arranged by British commander Guy Carlton (Lord Dorchester), in 1787. The acquisition extended fourteen miles along the waterfront of Lake Ontario and thirty miles inland. When Anglo-European settlement commenced in 1793, the town was little more than a garrison and transit point. Lord Dorchester wanted Kingston to be the capital, while Lieutenant-Governor John Graves Simcoe was considering London, Upper Canada. As a result, the survey of York was meager. Proclaimed in August 1793, it consisted of a tiny ten-block town site for a population of 241. That area lay to the east of Yonge Street and was bounded by George Street on the west, Berkeley Street on the east, Duke Street (now Adelaide), and Palace Street (now Front). At first growth was modest, but four years later, in 1797, the town limit had expanded north to Lot Street.

Lot Street marked the southernmost perimeter of a series of 100-acre park lots, which extended north to what is now Bloor Street. By setting aside these tracts of land for the gentry, the surveyors signalled the expectation that Upper Canada would perpetuate the British class system. Among those granted Park lots were Chief Justice John Beverley Robinson, lawyer and dry goods merchant D'Arcy Boulton Jr., business entrepreneur George Allen, and Doctor William Warren Baldwin, all of whom were prominent in the new community. Established in large part to provide for an influx of United Empire Loyalists fleeing the War of Independence south of the border, by the 1830s the prestige attached to the ownership of land had been overtaken by the desire to subdivide lots for speculative building due to urban expansion.

The same year as Aitkins' original survey, James Chewett proposed a plan for a regional capital organized on a square and measured into smaller blocks. Government buildings, barracks, public offices, church and parsonage, as well as the jail and courthouse were grouped around a central plaza. Markets and hospitals were then on the periphery. Such schemes emphasized the importance attached to public institutions and orderliness, rather than topography or environmental concerns.

Three decades later, in 1823, Lieutenant George Phillpotts, of the Royal Engineers, recorded extensive farmland south of Lot Street and identified a heavily subdivided area eastwards, towards the Don River. By 1827, Deputy Surveyors- General James Chewett and Thomas Ridout had again mapped the burgeoning settlement, this time outlining and labelling York's major public buildings, but not the great Georgian houses such as The Grange, built in 1817, by D'Arcy Boulton, Jr., and bequeathed in 1911 to found the Art Museum of Toronto (now the Art Gallery of Ontario). On King Street, east of the newly opened Church Street, the Market and St. James' Anglican church lay nearly opposite one another, in close proximity to the Courthouse and Jail. West of Yonge Street, on the southern end of Park lot 11, the first wing of Osgoode Hall was outlined, while to the south of Lot Street in line with Park lot 12 lay the hospital, Upper Canada College, Government house, and the House of Assembly.



485 Queen Street West

1941



1943



2005



east view of Queen Street West at Spadina

c.1900



1986



2006



Queen Street West at Simcoe Street

1931



2005



Queen Street West at McCaul Street

1949



2005

Mapping the Street 1834 to early 1900s

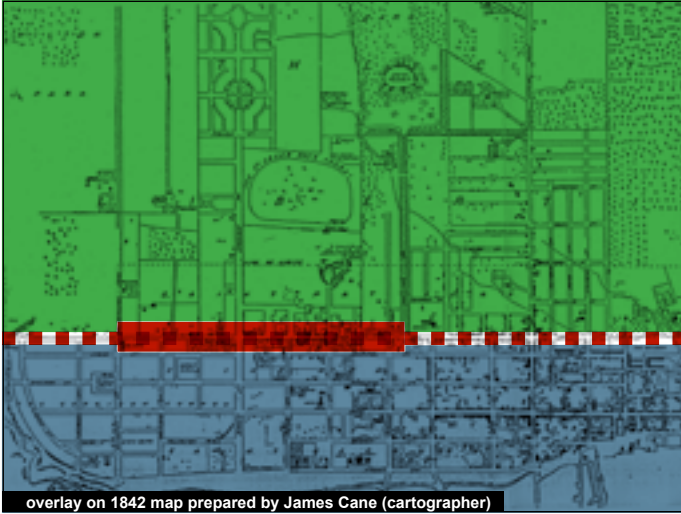
One year before York was incorporated as the City of Toronto in 1834, a plan by Richard Henry Bonnycastle of the Royal Engineers noted that the southern portions of the Park lots around College (now University) Avenue were being subdivided and built up. Nine years later the James Cane map, of 1842, located the city limits one block north of Lot Street, with subdivision taking place on both sides of Queen Street West between College (now University) and Spadina Avenues. The latter even provided access to the St. Leger Race Course, just outside the city limits. It was also during the 1840s that Lot street was renamed Queen Street, in honour of Queen Victoria. Cane's map is unusual in marking out the general streetscape, as well as the major public structures. The same strategy was adopted in an 1851 survey of the city compiled by Sir Sandford Fleming, which documented the growing density of the commercial landscape. In the intervening years, however, the focus remained upon the major public buildings. Nevertheless, the D.B. Weldon map of 1857 does show the location of St. George's Anglican church, which served The Grange. In the same area was the Orphan's Home, the Public Baths, and a Public School, all clustered within a block of one another on the north side of Queen Street West, to the west of the Grange.

Most useful in documenting the early development along Queen Street West is the 1858 Boulton Atlas, the first to map the city's properties on a detailed lot by lot, building by building basis.

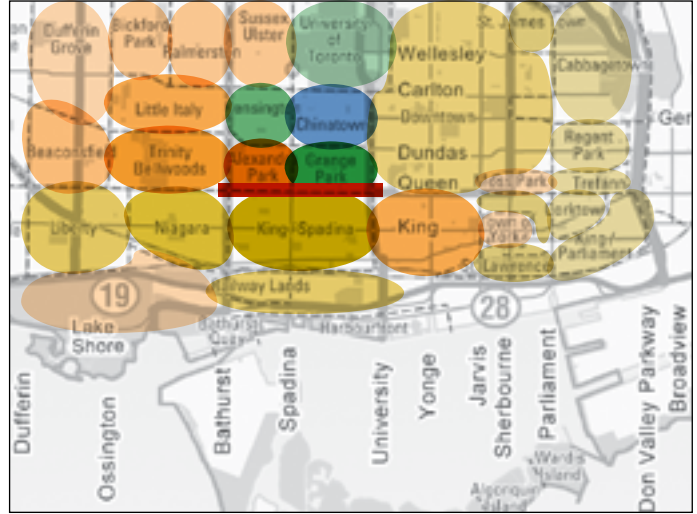
In the Boulton Atlas, Queen Street appears to have been lined with small buildings, probably wood or stucco, which became more sparse as one moved to the west. Accessible daily food shopping was provided by two markets, St. Patrick's Market, south of The Grange on St. George's Square, serving the area between College (now University) and Spadina Avenues, and St. Andrew's Market, on the south side of Richmond Street east of Bathurst, for the section west of Spadina Avenue. Other indications of urban growth were the Orphans Home and the Public Baths, south of The Grange.

By the mid-1860s Toronto street directories indicate a range of occupations living and working in Queen Street West. Prominent figures, such as lawyer, politician, and businessman John Hillyard Cameron and civil engineer and railway entrepreneur William Armstrong lived among a retinue of grocers, druggists, confectioners, cabinetmakers, tailors, dressmakers, milliners, firemen, policemen, and blacksmiths. The area was densely supplied with all these services that the local community required in an era before the automobile transformed both urban concentration and the nature of the shopping experience. While the mix of services changed over the years, for decades the profile of Queen Street West was dominated by small businesses, a fact that has contributed to the survival of the Victorian streetscape, still so intrinsic to the character of the district today.

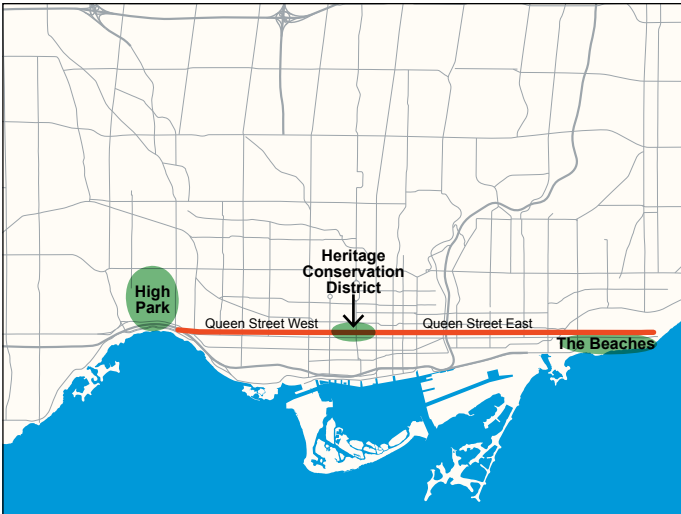
The precedent established in 1858 by the Boulton atlas was continued by the Fire Insurance Atlases of Charles Goad, beginning in 1880. Not only were buildings recorded individually, but each was colour coded to identify the materials out of which the buildings were constructed. These, taken together with a Bird's Eye View of the city, published by the Toronto Lithographing Company, in the 1880s, underscores the growing density of the commercial sector throughout the urban grid, and particularly along Queen Street West. The 1890 Goad atlas suggests the neighbourhood just south of The Grange was peppered with livery stables, a chemical works, and a carriage factory, as well as a Baptist church. The Goad Atlas of 1890, revised to 1903, reveals a growing number of commercial enterprises not only along Queen Street West, but in the area to the north between Spadina Avenue and Beverley Street. Despite a golden age of commercial architecture along the principal arteries, there were increasingly complex planning problems, which unfolded within a context of minimal municipal regulation. Only a block from the Public School on Phoebe Street, for example, were a Carriage Works, the G. Weston Model Bakery, and the Elliott & Co. Chemical Works, part of a mixed-use neighbourhood. At the same time St. Andrew's Market was also labelled as a public



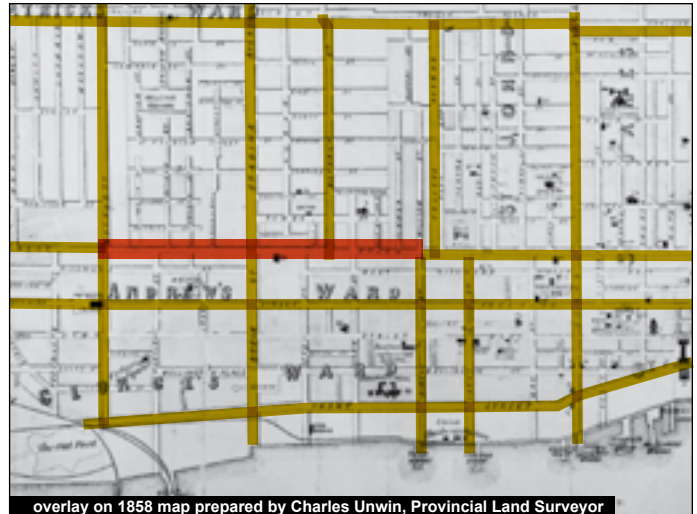
Originally named Lot Street, Queen Street West was historically a north-south divide first between the city proper to the south, and large rural properties to the north, and later the divide between a commercial / industrial base to the south, and a series of residential neighbourhoods to the north.



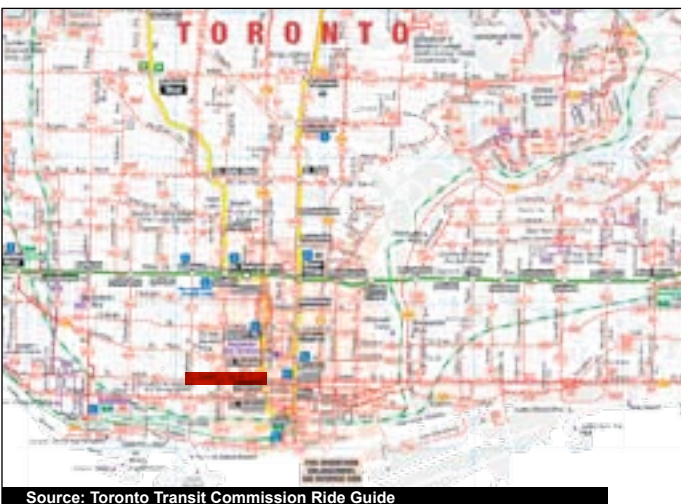
Queen Street West is located at the confluence of several of downtown's distinct neighbourhoods and destination areas (Kensington Market, University Avenue, the Garment District, The Grange).



The Queen Street West Heritage Conservation District (between University Avenue and Bathurst Street) is only a segment of Queen Street, which is a lengthy pedestrian-oriented mixed-use strip that stretches from Roncesvalles to The Beaches.



Historically, Queen Street West is typical of main street development in Toronto. The City was laid out as large network of main streets defining neighbourhood pockets.



Queen Street West is an integral part of the public transit network.

meeting hall to serve the needs of the community.

By 1910 (Goad Atlas, 1910) a City Yard had been added east of St. Andrew's Market, while to the south was a public playground, which offered a dedicated recreational area for the increasingly urbanized space. The Goad Atlas (1923, volume 1, plate 8) records a major change at the corner of Queen and John Streets, where the Methodist Book and Publishing Building, of 1913-16, by the nationally known architectural firm of Burke, Horwood & White, introduced a major commercial structure, elegantly decorated in white glazed terracotta on the south side of Queen opposite St. Patrick's Market, on lands formerly owned by Christopher Robinson. Nearby on Richmond Street, the Weston Bakery had relocated near the United Press building and Rudd Paper Box Company, an indication of the spread of larger commercial enterprises through the periphery of the area. Queen Street West combined small commercial enterprises, which served residential neighbourhoods in the surrounding streets, with progressively larger undertakings introduced as in-fill.

Queen Street West and its Environs

The eastern and western boundaries of the proposed Heritage Conservation District are marked by University Avenue and Bathurst Street, respectively. The different characters of the north-south corridors underline the stark contrasts united by Queen Street West. University Avenue is a major north-south artery, opened in the mid-nineteenth century as a verdant boulevard from Queen Street West to Cumberland & Storm's University College, of 1856-59. In the 1890s it offered a processional approach to Richard B. Waite's Provincial Legislative buildings, in Queen's Park. After several abortive attempts in the early decades of the twentieth century, University Avenue was refashioned, in 1931, as a grand Beaux-Arts thoroughfare, complete with gardens and public sculptures, extending from Front Street to Avenue Road north of Bloor. Although the scheme aimed to recall the boulevards of Paris, University Avenue was regulated in favour of non-residential buildings of a given height, shape and material. Further prohibitions on signage produced a dignified but staid

retinue of business and insurance offices, hospitals, and public utility buildings, rather than the vibrant cafes and street life of its European forbearers. The energetic tempo of Queen Street West with its small galleries, ethnic restaurants, and alternative fashion studios embodied some of the continental flair.

The proposed Heritage Conservation District is bisected by a second major north-south axis known as Spadina Avenue. The section of Spadina between Queen and King Streets is known officially as the Garment District and more informally as home to the "rag trade." Once an area in which 80% of the city's Jewish population lived, Spadina today links the waterfront, with the Rogers Centre (formerly known as Skydome), Chinatown West and the University of Toronto. The area around Queen Street West continues to serve the garment industry.

As for Bathurst Street, at the western perimeter of the proposed Heritage Conservation District, it initially linked the Government wharf on Lake Ontario with Lot (now Queen) Street, a route by which the garrison of Fort York was supplied. Named for the British Secretary of War for the Colonies, Bathurst Street at first extended no further north than Lot Street, its continuity consisting of a semi-private path, known as Crookshank's Lane, in honour of the owner of the combined 300-acre Park Lot, who served the colony as Receiver General. By 1870, however, the section between Lot and Bloor Streets had been completed, and a muddy trail continued north towards Seaton Village and Bracondale. Today, Bathurst Street is a high density, mixed-use street, in which warehouses and factories coexist with residential areas.

Queen Street West and its Architecture

Many of the city's finest public buildings front on Queen Street. For example, on the north side between University Avenue and Yonge Street, is Osgoode Hall, home to the Superior Courts of Ontario. That building's Palladian porticoes contrast with the massive Richardsonian Romanesque of the 1899 old City Hall that dominates the intersection at Queen and Bay Streets. Designed by Toronto architect Edward James Lennox in the



Given that during a period of time Queen Street West concentrated several textile manufacturers and retails the area has often been referred to as the Garment District, and later as the Fashion District.



Hummer Sister's Mayoralty Campaign
 ART vs Art
 Produced by VideoCabaret
 Photo David Hlynsky
 (left to right Jennifer Dean, Deanne Taylor, Janet Burke)



In recent decades Queen Street West has been a centre for artistic ventures, including the Maryorality Campaign of the Hummer Sisters, whose presence remains on the street through the activities of the Cameron House and Deanne Taylor.

Today Queen Street West continues to be a regional destination and a venue spanning from the everyday recreational to the city-wide celebratory. Canada Day (July 1, 2006).

style of American Henry Hobson Richardson, the latter building narrowly escaped demolition in the 1960s, when a citizens' committee known as the Friends of Old City Hall fought to preserve the structure on the basis of its historical character and the texture it lends to the urban fabric. Their efforts culminated in the structure being declared a National Historic Site, and today, the building houses the provincial courts.

Flanked by these notable nineteenth-century edifices is Viljo Revell's Toronto City Hall, of 1959-65. Its forecourt, Nathan Phillips Square is one of the liveliest and best loved civic spaces in the country. Indeed, some writers mark the international competition that introduced this dramatic example of Finnish modernism, together with its reflecting pool/ice rink, Henry Moore sculpture, and venue for outdoor concerts, art exhibits, rallies, and celebrations, as pivotal in reawakening Toronto's civic pride, as well as the desire to revitalize the city's historic neighbourhoods.

Early Steps in Preservation

Since the declaration of the *Ontario Heritage Act* in 1975, a number of steps have been taken to preserve properties of historical value in this section of Queen Street West. The home of former Chief Justice William Campbell was moved to the northwest corner of Queen Street West and University Avenue, opposite Osgoode Hall. Other designated properties like the building currently occupied by the Black Bull Tavern remain in situ since the early settlement period. A third group include the work of some of the city's best known architects of the late Victorian era, including William George Storm, who with his partner Frederick Cumberland, created both University College and the central element of Osgoode Hall, as well as Edmund Burke, known across Canada for his leading edge commercial designs.

Growth and Change: 1980s-present

Another important impetus in the renewal of Queen Street west of University Avenue was the 1985 purchase by CHUM radio/

CityTV, of the white, terra-cotta Wesley building. The structure's Gothic ornamentation, linked to its former use by a religious press, seemed a daring choice for a communications giant built on its appeal to a youthful audience and later to members of the ethnic community. But this energetic "hip" profile combined the cultural with the trendy, and engaged its audience through such innovations as the 24-hour, autonomous "live-eye" on speakers' corner outside the building.

Only a block away from the Ontario College of Art and Design (OCAD) and the Art Gallery of Ontario (AGO) at McCaul and Dundas, it was natural that Queen Street West should become a magnet for budding artists and fashion graduates of OCAD. In the 1980s the down-at-the-heels neighbourhood offered reasonable rents both for students and designers, and a vibrant music scene flourished in local clubs. Visitors began comparing the district to SoHo, in London or New York.

Increased rents in the 1990s drove the artistic community further west to the area between Spadina Avenue and Trinity Bellwoods Park. Because of its proximity to the city's Garment District and the access to inexpensive fabrics, youth intrigued by the "Goth" revival created an idiosyncratic fashion scene and a raft of night clubs catered to their sub-culture. Most recently, however, this section has also begun to see the arrival of expensive fashion stores and trendy furnishing outlets displacing some of the earlier tenants.

Today Queen Street West is an animated mixed-use corridor, that functions as a local and regional destination drawing people from the residential neighbourhoods that surround it, and extensively, from all over the city and beyond. The history of the street, and its place in the collective memory continues to be enhanced by the presence of a vibrant retail and entertainment scene, and the multiple events and venues that make Queen Street West their home.



The diverse street-level retail that allows the continuous interaction of pedestrians and a stretch of widened sidewalk are often cited as defining characteristics of Queen Street West.

3. Heritage Evaluation

3.1. Heritage Character

Early on in the study it became clear that Queen Street West functions as a distinct cultural corridor in addition to displaying attributes of a Heritage Conservation District. Participants during the consultation process emphasized the role of Queen Street West as both a neighbourhood main street (a mix of uses serving a large number of residences and offices within walking distance) and a city-wide destination (attracting visitors from the entire GTA and beyond). As such, community spirit plays a significant role in the street's character – tourists add to this vibrancy.

The history of Queen Street West resides within buildings and all streetscape elements. It is also inscribed in the living memory of the people who frequent its stores, restaurants, offices, residences and amenities.

Therefore, assessing the character of Queen Street emerged from the combination of the architectural, historical and urban analysis of the area, the inventory of individual buildings, and the values, memories, and aspirations expressed by members of the community (residents, businesses, property owners, and other stakeholders).

As they emerged, the principles, the character statement, the district boundaries, the heritage attributes and the resulting guidelines were presented at Open Houses, and at the Local Advisory for feedback. These concepts are synthesized into the HCD Plan, which is in Part 2 of this document.

1

All images: FGMAA (unless otherwise noted)

408-410 QUEEN ST. WEST
Toronto

0.0 IDENTIFICATION

Name of building Cameron House (408); Jacob's Hardware (410).

Civic Address 408-410 Queen Street West (nw corner at Cameron)
Ward 20 (original address 396-398 Queen Street West)

Heritage Status n/a

1.0 ARCHITECTURE

Height 4 storeys

Style Italianate

Integrity

	HIGH	MEDIUM	LOW
Upper Storeys		●	
Ground Floor		410	408

Facade

	STONE	BRICK	STUCCO	OTHER
Materials		●		408 mural/plywood

% Void

	0%	20%	40%	60%	80%	100%
Upper Storeys			●			
Ground Floor		408		410		

Windows

	ORIG	REPL	DH	FIXD	SLIDE	CASE	AWING
Material			alum.	wood	alum.		
Upper Storeys		●	408	410			
Ground Floor		●	408	410	408		

Cornice n/a

	STONE	BRICK	DECR. METAL	WOOD
		●		

Roof

	FLAT	SLOPED	SLATE	METAL	SHINGLE
	●	●			asphalt

Significant Elements

- mansard roof at 4th floor with corner tower element, 2 bays framed by rusticated brick pilasters with one shop per bay, brick cornice, brick window arches with stone keystones
- corner building is not angled as is typical; storefronts have characteristic heights and recessed shop entries

Current Use

Upper Floor
Ground Floor

Comments

- residential (formerly a hotel)
- bar, music venue and retail (hardware store)
- replacement dormer surrounds, replacement metal windows and deteriorated brick detract from heritage character
- contributes to heritage character of Queen Street provided heritage elements are improved/maintained

FOURNIER GERSOVITZ MOSS ET ASSOCIÉS ARCHITECTES + OFFICE OF URBANISM Inventory sheet 1

2

All images: FGMAA (unless otherwise noted)

408-410 QUEEN ST. WEST
Toronto

2.0 ENVIRONMENT

Contextual

Contributes through its built form to the continuity or dominant character of the street, neighbourhood or area.

CONTRIBUTING	NON-CONTRIBUTING
●	

Setting

Contributes through its placement on site and / or the landscaping to the character of the street, neighbourhood or area.

CONTRIBUTING	NON-CONTRIBUTING
●	

Landmark

Significance as a conspicuous or familiar feature of the street, neighbourhood or area.

YES	NO
●	

Heritage Character

CONTRIBUTING	NON-CONTRIBUTING
●	

Establishes the building as contributing or non-contributing to Queen Street HCD

3.0 HISTORY

Date of Construction Bet. 1818 to 1858-1884 (M1, M4, M5); "The Meadows" house occupied centre of site set back 1884 (M5); brick buildings at street "Thomas Murray"

Associated Persons 1890 (AR): Thomas Murray, owner, Ebenezer Hood, hosiery mfr., A.J. Stewart, baker
1900 (AR): Sophia Murray, owner, E. Hyland, hotel, A.J. Stewart, baker

Original Description/ Use 1892 (M6): 3 1/2-storey, brick, slate mansard roof, shops

Original / Modifications Existing building is probably original c.1880 with modifications

Significant Events

4. BIBLIOGRAPHY

M1: 1818, Lands and Forests
M2: 1842, Cane
M3: 1851, Fleming
M4: 1858, Boulton
M5: 1884, Goad
M6: 1892, Goad
AR: Assessment Roll 1880, 1890 St. Patrick's Ward, 1900: Ward 4, Division 1

FOURNIER GERSOVITZ MOSS ET ASSOCIÉS ARCHITECTES + OFFICE OF URBANISM Inventory sheet 2

Example of a completed Inventory Sheet.

30

3.2. Building Inventory

The inventory of buildings fronting onto Queen Street West (referred hereafter as the “Inventory”) was prepared as part of the 2005 Heritage Conservation District Study for the section of Queen Street West between University Avenue and Bathurst Street.

The Inventory is:

- first, a method of compiling information building-by-building to assist with determining the heritage attributes and character of the study area; and
- second, it is a documentation of each building in the study area that assesses whether or not the building is contributing to the heritage character.

The Inventory can be found as a separate appendix to this HCD Plan.

The Inventory is based on a set of criteria that were developed in conjunction with City Staff and the Local Advisory Committee. Once the criteria for evaluation were created, the exterior façade of each building in the study area was appraised by Fournier Gersovitz and Moss Architects. Each Inventory Sheet identifies the building and contains information related to its style, height, façade materials and composition, contribution to the neighbourhood, and history. The Inventory forms one of the essential elements of the Queen Street West Heritage Conservation District Plan.

The content of the Inventory Sheets

The characteristics used for the Inventory are described, below.

0. Identification

The name of the building, its civic address and its heritage status (if applicable) are described. Heritage status refers to a prior recognition of the heritage value of the property by the Province of Ontario or by City Council. The property is further identified through current photographs of the building, primarily the façade

fronting on Queen Street West, and details of significant elements, if relevant. Its location is highlighted on a map of the area.

1. Architecture

This section describes the various architectural attributes of the building, beginning with its height and the stylistic influences that contribute to its appearance. Elements of the façade are set out in a table format and include the following: integrity (amount and condition of original fabric), material (stone, brick, etc.), percentage of openings versus solid areas in the front façade, and the type of window, cornice and roof. Significant elements particular to the building are described with emphasis on those related to architectural style and to storefront typography. The current use of the building on all floors is set out and comments related to the contribution of the building to the heritage character of the area complete the section.

2. Environment

The role of the building in relation to urban context is detailed in this section through a table format. The contribution of the built form to the continuity of the neighbourhood, the contribution of the siting of the building to the character of the area, and the significance of the building as a landmark or significant feature of the street are established.

3. History

The results of map and archival research are detailed in this section. The date of construction (if known), significant persons and events associated with the building or site, the original use of the site and principal modifications to the building over time are detailed. In the event that historic photographs have been located, they are included in this section. As the street was largely built up between 1850 and 1900, of particular interest is whether the original buildings from that period still exist today on the site.

Research tools included the following:

Historic Maps

Historic maps dating from 1793 were consulted. The maps that proved useful in either identifying land owners or indicating buildings and their materials on the site were the following:

M1: 1818 untitled map:

- Plan of the Town of York #53 W.C., 9th June, 1818; Manuscript copy from an early plan in the Ontario Department of Lands and Forests, Toronto Reference Library
- indicates lots and landowners on north and south sides of Lot Street between College Avenue and Peter Street.

M2: 1842

- Topographical Plan of City and Liberties of Toronto, James Cane
- Buildings and treed areas are mapped between College Avenue and Bathurst Street. Neither the addresses nor other information about the buildings (height, materials) are indicated.

M3: 1851

- Topographical Plan of the City of Toronto, Sandford A. Fleming
- Buildings and treed areas are mapped between College Avenue and Bathurst Street. Neither the addresses nor other information about the buildings (height, materials) are indicated.

M3a: 1853

- Dennison Estate, Plan registered No. 65, J. Stoughton Dennis

M4: 1858

- Boulton Atlas, plates 15, 16, 25
- Buildings are mapped between College Avenue and Bathurst Street. Addresses are not indicated. Buildings are coloured red for masonry and grey for wood or stucco construction. Heights of buildings are not indicated.

M5: 1884

- Atlas of the City of Toronto, Charles Goad
- Buildings are mapped between College Avenue and Bathurst Street. Addresses are indicated. Building heights and use are indicated in most cases as well as materials and roof types.

M6: 1892

- Atlas of the City of Toronto, Charles Goad
- Buildings are mapped between College Avenue and Bathurst Street. The addresses were changed between 1884 and 1892. This map is particularly valuable in that both new and old addresses are noted for each site. Building heights and use are indicated in most cases as well as materials and roof types.

In the bibliography, maps are indicated by the assigned map number, date and author as follows: M3: 1851, Fleming.

Assessment Rolls:

The assessment rolls for the City of Toronto date back to the 1830's, and have been recorded on microfilm and stored at the City of Toronto Archives. Toronto was initially divided into a number of wards. The south side of Queen Street West was part of St. Andrew's Ward until the 1890's, while the north side of the street was in St. Patrick's Ward. In the 1890's, as Toronto grew, the system was changed to numbered Wards separated into Divisions and both sides of this sector of Queen Street West were incorporated into Ward 4, Division 1.

The rolls initially included the names of property owners and a description of their holdings. However, addresses were not noted until the 1860's so that it is not possible to correlate owners and properties before this date. The rolls are handwritten and difficult to decipher so that it was not realistic under the terms of this mandate to review and copy the rolls for every year. It was decided to review the rolls at ten-year intervals between 1850 and 1900. Property owners and/or tenants are listed when their contribution to the history of the area is noteworthy; either because they were prominent in the community or contributed

in some other significant fashion. However, since the area was largely made up of small shops serving the neighbourhood, the records do not show a great number of significant people. Therefore, in order to provide an overview of the type of shop and population of the area during the last half of the 19th Century when it was largely built, the names of owners and tenants and their particular trade as they appeared on the Assessment Roll, have been included choosing one of the 3 or 4 years linked to the period of construction.

In the bibliography, assessment rolls are indicated by date as follows: AR 1850

City of Toronto Directories:

Directories were consulted dating from 1833 to 1881 at approximately 10-year intervals. The early directories indicate significant buildings such as hospitals, churches and schools and, for other properties, set out the name of the occupant and their trade. Early directories give cross streets but not precise addresses and therefore are not easily correlated to a particular site. Addresses begin to appear more reliably in the 1850's; however, there are often contradictions between the assessment rolls and the directories for a particular year. The directories list the address, business owner and his trade; similar to the telephone books of today, they do not identify the property owner and so have limited usefulness for this study. As it is not within the scope of this study to identify every shop owner throughout the history of the property, the effort has been to identify prominent or significant individuals and/or uses of particular interest associated with the site.

In the bibliography, directories are indicated by date as follows: D 1881

Based on the information compiled in the preceding sections, a determination is made as to whether or not the building contributes to the heritage character of the district.

3.3. Contributing vs Non-Contributing

One primary objective of the Inventory Sheets prepared for the Heritage Conservation District Study for Queen Street West is to understand which of the buildings along the street contribute to the heritage character of the district. The classification of buildings as ‘contributing’ or ‘non-contributing’ arises from the consideration of multiple factors. Buildings that have been deemed ‘contributing’ (referred hereafter as “Contributing Buildings”) tend to be characterized by most, if not all, of the elements listed below. Buildings that are categorized as ‘non-contributing’ do not have a sufficient number of the required attributes.

1. Period of construction and architectural style

Most of the building stock along Queen Street West dates back to late 19th and early 20th centuries. The earliest buildings from the mid 1800’s are vernacular in style. They are low in height (1½ to 2½ storeys), and are characterized by wood or stucco cladding and low-sloped roofs often including simple dormer windows.

A large proportion of the buildings in the sector date from the 1880’s and 90’s and are predominantly masonry (brick with stone embellishments) and are Italianate or Second Empire in style. The Italianate buildings are characterized by symmetrical façades, flat roofs with ornate projecting cornices and decorative brackets, arched windows with hoods or pedimented surrounds and attached columns (pilasters) defining bays.

Second Empire buildings typically include mansard roofs with pedimented dormers, segmental voussoirs with prominent keystones, bays framed by superimposed columns and pilasters, elaborately framed windows, and strongly moulded stringcourses.

Buildings dating from the early 1900’s tend to have Classical or Edwardian elements of style such as classical cornices, restrained bay windows and raised parapet elements.

In general, the nature of the area is such that most buildings have undergone multiple renovation and often have lost some architectural detail along the way. However, buildings are considered contributing if they still display the architectural elements of the period and if missing elements are not too numerous and can reasonably be restored.

2. The rhythm of shop fronts:

- Shop fronts are typically 4 to 7 m wide; a rhythm that is respected even in wider buildings which tend to be divided into bays that correspond to the typical width;
- Shop fronts are typically one storey in height;
- Shop fronts tend to be aligned along the street.

3. Shop entrances:

Shop entrances are often inset, and centered between flanking showcase windows. Showcase windows are typically set on a low base. Store fronts often include cast iron elements and leaded transom windows. Entrances to upper floors front onto Queen Street West and contribute to the rhythm of entrances along the street.

4. Mixed Use:

Typically buildings have a commercial use on the ground floor with offices and/or residences above.

5. Building Height:

Buildings typically range from 2-4 storeys in height.

6. Materiality:

Except for the early wood or stucco buildings, façades are typically brick with stone embellishments.

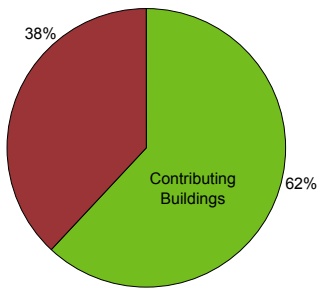
7. Fenestration:

Typically, the percentage of glazing is greatest at the ground (store front) level, is reduced on the second floor and is smallest on the upper levels. Much of the building architectural detail is related to the fenestration and includes decorative window surrounds, bay windows and stained or leaded glass.

8. Exceptions:

Some exceptions along the street stand out due to their architectural quality and/or their association to the history of the area. These contribute to the general diversity that characterizes the street. Examples are:

- Methodist Book and Publishing Co. (1913-16 a. Burke, Horwood and White)—5 storey neo-gothic white glazed terracotta façade)
- St. Patrick’s Market (one storey brick neo-classical)



Percentage number of Contributing and Non-Contributing Buildings



Contributing and Non-Contributing Buildings

3.4. Summary of Inventory

Once the Inventory was conducted, the results of each sheet were mapped out along the study area. This allowed the identification of areas where certain aspects of the built form were consistent and/or clustered. As well, it permitted an analysis of the Contributing Buildings along the street corridor to discern the attributes that form an integral part of the character of Queen Street West.

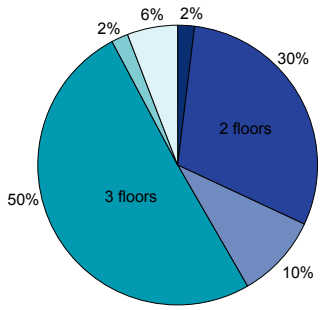
The following maps present a summary of information obtained through the inventory of properties fronting onto Queen Street West. The full set of Inventory sheets is presented as an appendix to the Plan. These maps were presented during the different public events and include:

- Contributing and non-Contributing Buildings (an inventory of each building is listed as an appendix to this Plan)
- Number of floors in Contributing Buildings
- Widths of storefronts in Contributing Buildings
- Architectural styles
- Roof types in Contributing Buildings
- Lanes
- Upper storey glazing in Contributing Buildings
- Ground level glazing in Contributing Buildings

A photographic documentation of Queen Street West was also conducted. Each building was photographed individually (and included as part of the Inventory Sheets). A sample of photographs is included in this section to help illustrate the character and the range of architectural elements that are currently present within Contributing Buildings. These include samples of:

- Windows
- Corner Treatment
- Storefronts
- Cornices

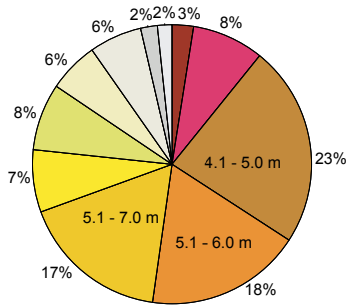




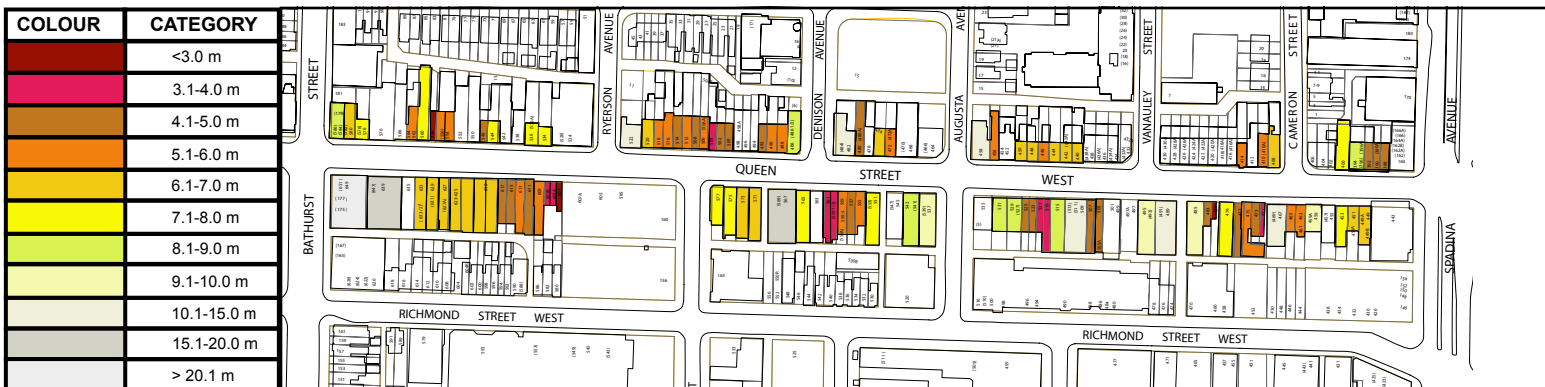
Percentage number of floors in Contributing Buildings



Number of floors in Contributing Buildings

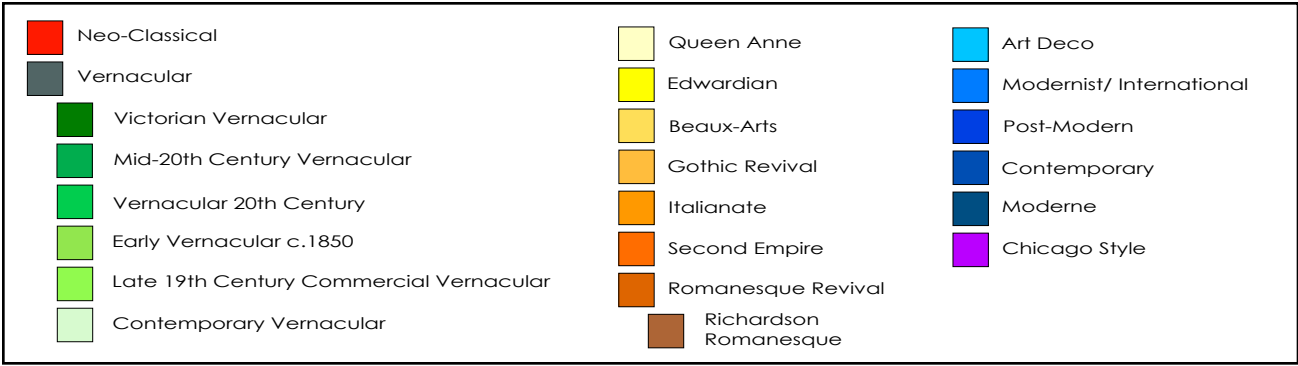


Percentage of width of storefronts in Contributing Buildings

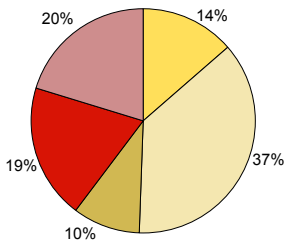


Widths of storefronts in Contributing Buildings





Architectural Styles



Percentage of roof types in Contributing Buildings

	Flat Roof
	Flat Roof / Cornice
	Flat Roof / Raised Parapet
	Sloped Roof
	Mansard Roof

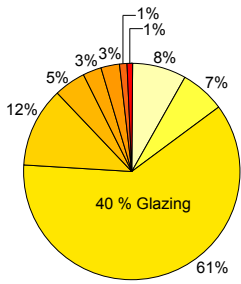


Roof types in Contributing Buildings



Lanes

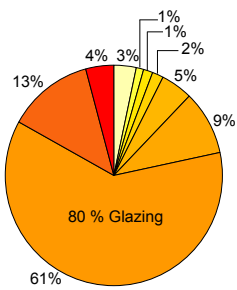




Percentage of Glazing on Upper Storeys in Contributing Buildings



Upper Storey Glazing in Contributing Buildings



Percentage of Glazing at Grade Level in Contributing Buildings



Ground Level Glazing in Contributing Buildings



Windows

Queen Street West is a show-case of a wide variety of window types, shapes and styles. Most share a vertical orientation, a 3-dimensional component (are recessed in the wall), and the use of decorative frame elements.



QSW # 399



QSW # 231



QSW # 408-410



QSW # 481-483



QSW # 407-411



QSW # 611-617



QSW # 383



QSW # 342-356



QSW # 342-356



QSW # 541-543



QSW # 299



QSW # 280



QSW # 267



QSW # Bathurst



QSW # 441



QSW # 290-292



QSW # 229



QSW # 408-410



QSW # 280



QSW # 500-504

Corner Treatment

Contributing Buildings on corner sites along Queen Street West often respond to the visual prominence of the corner with design elements such as raised parapets, turrets, or an added level of architectural detailing.



QSW # 280



QSW # 280



QSW # 441



QSW # 408-410



QSW # 371-373



QSW # 371-373



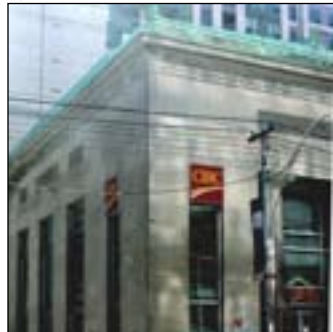
QSW # 298



QSW # 486-492



QSW # 198-200



QSW # 205



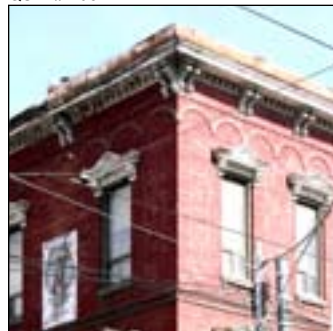
QSW # 299



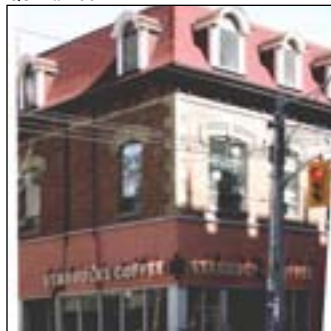
QSW # 299



QSW # 484



QSW # 484



QSW # 248-250



QSW # 537



QSW # 267



QSW # 577



QSW # 378



QSW # 651

Storefronts

Storefronts are one of the most dynamic and evolving aspects of the street. There are however, elements in common that prevail over the changing window displays. These include a relatively narrow storefront interspaced with entrances to above level uses, the use of recessed entries, and the prevalence of a single storey height for ground floor retail space.



QSW # 280



QSW # 299



QSW # 408-410



QSW # 320-322



QSW # 206-210



QSW # 290-292



QSW # 331-335



QSW # 342-356



QSW # 441



QSW # 440-450



QSW # 611-617



QSW # 367



QSW # 282-288



QSW # 342-356



QSW # 298

Cornices

Cornices are employed to add definition to buildings and to add a level of architectural interest where the building meets the sky. As horizontal projections they often cast a shadow which adds a dynamic effect to the building.



QSW # 484



QSW # 577



QSW # 576-578



QSW # 342-356



QSW # 242



QSW # 318



QSW # 290-292



QSW # 388-394



QSW # 486-492



QSW # 342-356



QSW # 472-474



QSW # 298



QSW # 280



QSW # 299



QSW # 441



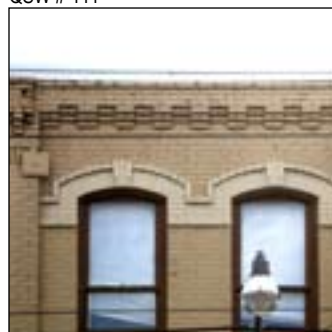
QSW # Bathurst



QSW # 273-275



QSW # 408-410



QSW # 407-411

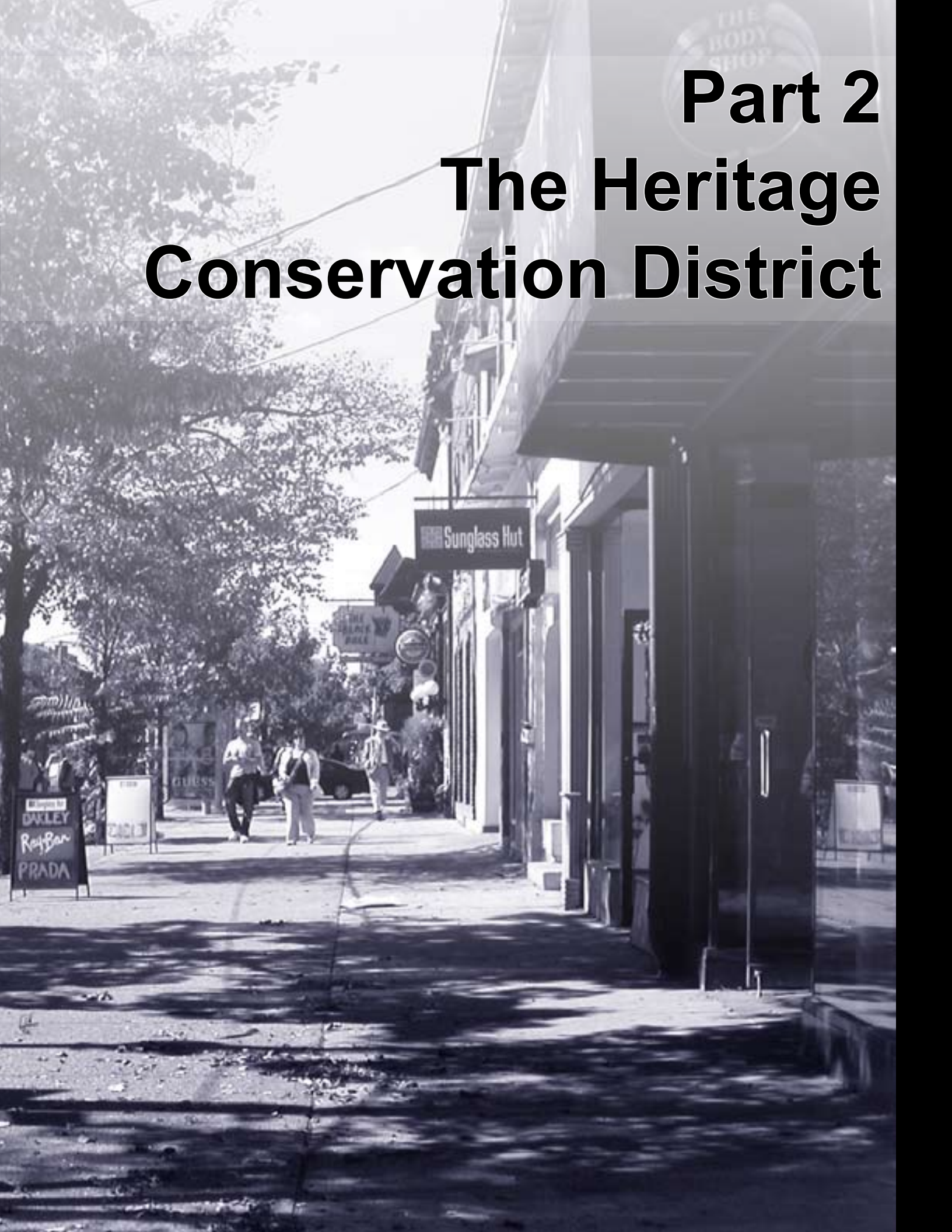


QSW # 342-356



Part 2

The Heritage Conservation District





4. Heritage Conservation District

4.1. Heritage Conservation District – Objectives

The purpose of the proposed Heritage Conservation District is to:

1. maintain and enhance the unique heritage character of Queen Street West;
2. preserve significant buildings and building features, and ensure new designs contribute to the Queen Street West heritage character;
3. ensure that changes to Contributing Buildings enhance the Queen Street West Heritage Conservation District;
4. maintain Queen Street West's identity as both a neighbourhood Main Street and a city-wide destination;
5. support pedestrian amenities by maintaining human-scaled development, connections to adjacent neighbourhoods, and a welcoming, interesting sidewalk environment;
6. encourage the redevelopment and revitalization of underutilized sites to enhance Queen Street West's heritage character; and,
7. involve area residents, property and business owners, and interested individuals in the ongoing evolution of the District.



4.2. Heritage Character Statement

Queen Street West has always been an important part of the City of Toronto. Originally, it defined the city's northern edge; over time it has evolved into a distinct main street - a mixed retail, office and residential corridor that is a focus for commercial and cultural activities, extending from the Beach (to the east) to Parkdale (to the west).

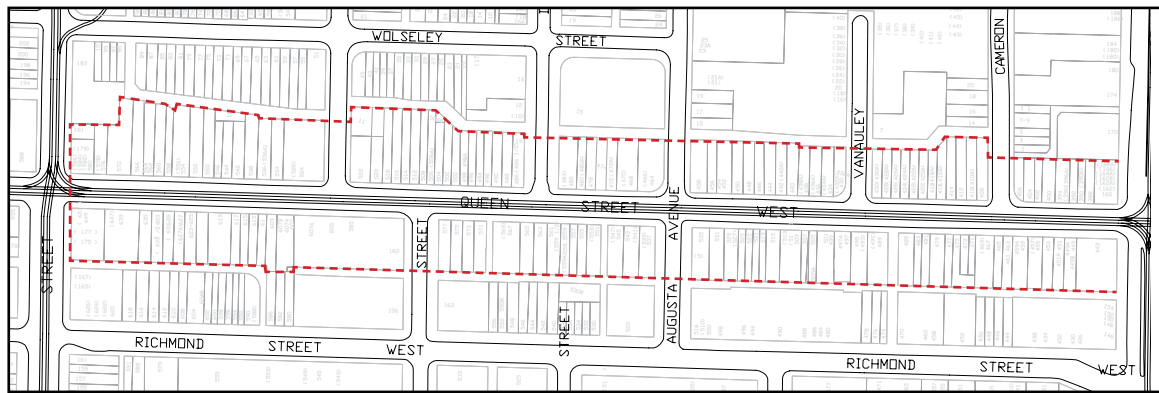
The Queen Street West district is significant because of its **dynamic** character; it has changed and **evolved** since its inception and continues to do so.

The contribution of Queen Street West from University Avenue to Bathurst Street to Toronto's cultural heritage cannot be understated. The treasured history and identity of Queen Street West results from the distinct connections and relative location of the street within the downtown and adjacent neighbourhoods; from the welcoming pedestrian quality of the street environment, and also from the scale, rhythm and composition of buildings that line the street. Queen Street West stands out as a district through:

- **A cultural heritage**, which is inscribed in the memories and experiences of the extensive number of people that have, and continue to, live in, work in, and visit Queen Street West.
- **A concentration of heritage buildings**, which contribute to the overall heritage character of the street. These are identified individually in the Inventory sheets;
- **An urban framework**, which situates the district as a focal area in the downtown, intricately connected with several neighbourhoods, mixed-use areas, and open spaces, through the street grid, open views, and a tightly knit system of well used pedestrian connections.
- **A sense of visual coherence** along the street, which results in part from a continuous street wall, defined by the cumulative character of building scale, mass, height, and proportion.

The public realm of Queen Street West is defined by a consistency in the built form that gives this corridor a distinct character. These Heritage Attributes are identified in Section 5 and include:

- Significant Architecture and Prominent Buildings
- Street Wall
- Street Wall Elements
- Building Heights
- Façade Patterns and Features
- Public Realm
- Circulation



Queen Street West Heritage Conservation District Boundary

4.3. Heritage Conservation District – Boundary

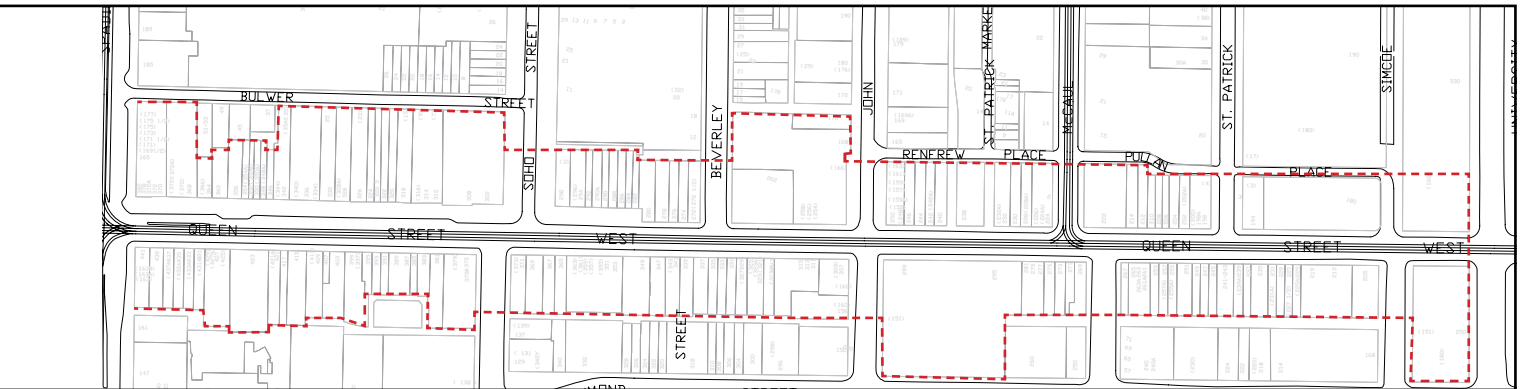
The Queen Street West Heritage Conservation District extends along Queen Street West from University Avenue to Bathurst Street and includes all properties fronting onto Queen Street West along this section.

To the north and south

The north and south boundaries acknowledge the main street character of Queen Street West, recognizable through a built form that is distinct from its neighbouring streets. To the north of the study area are mostly low and mid rise residential neighbourhoods whose street grid often terminates at Queen Street West. To the south of the study area the urban pattern changes to include larger scale buildings of a commercial and industrial heritage, as well as residential apartments and condominiums.

To the east and west

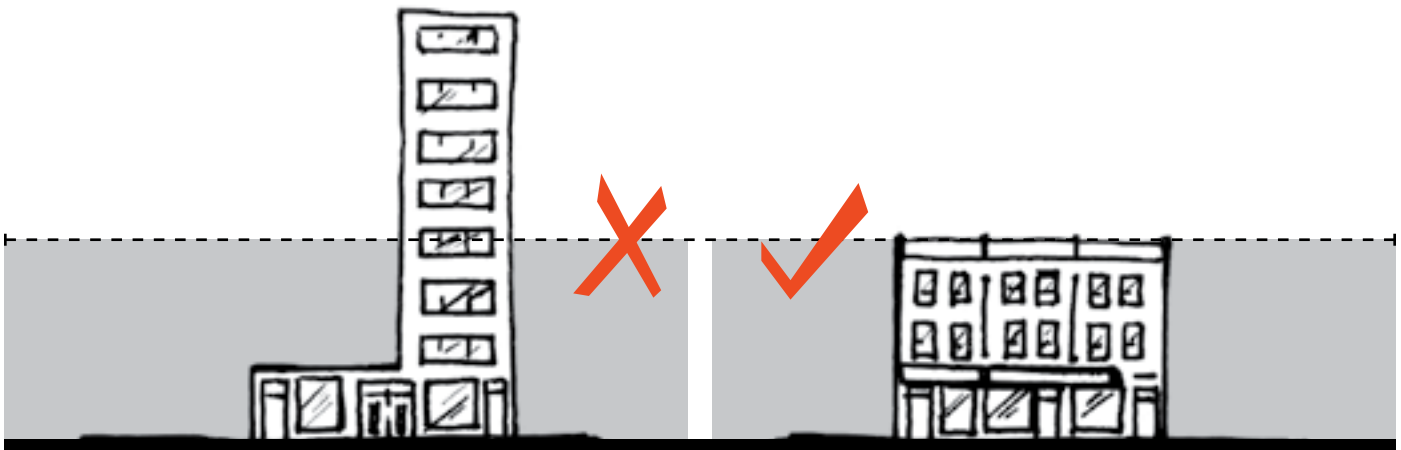
The study revealed that the areas extending east and west of the study area along Queen Street West include significant heritage buildings and a unique character, which could warrant being part of a HCD. While the Inventory did not extend past the study area, the Plan recognizes that consideration should be given to studying Queen Street both east of University and west of Bathurst, for their potential as Heritage Conservation Districts.





Example of a building that contributes to the district heritage character, through massing, rhythm of solids and voids, significant architectural features, and high quality materials.

Example of a non-Contributing Building, resulting from the commercial façade given in part to the scale, relationship with the street, and extent of blank walls.



New and renovated buildings must be designed to be sympathetic to the district heritage attributes. For example, a one-storey podium with a high rise building is not part of the street character, whereas a continuous street wall of 3 to 5 stories is.

5. Heritage Attributes + District Guidelines

These Heritage Conservation District Guidelines for alterations and new construction apply only to the parts of the building or property that can be seen from the street (including side streets but not including rear lanes) and never to any interior work on a building.

Where the District Guidelines use the words “must” and “should” they mean:

- **must:** denotes a mandatory action
- **should:** denotes an action where reasonable effort and consideration is given to ensuring compliance

5.1. Significant Architecture and Prominent Buildings

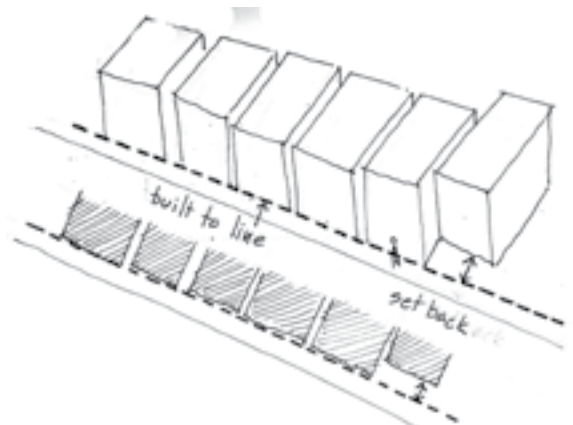
Heritage Attributes

Buildings are usually 2 to 4 storeys in height and encompass many architectural styles. The diversity of architectural styles is a defining character of Queen Street West. Styles include mid-19th century Vernacular 2½ storey buildings with sloped roofs and simple detailing, late 19th century buildings of Italianate or Second Empire style with rich architectural detail, and 20th century Vernacular, Modern, Post-modern and Contemporary buildings.

- 103 of the 169 buildings on Queen Street West between University and Bathurst contribute to Queen Street West’s heritage character, of which 23 are listed on the City’s Inventory of Heritage Buildings.
- Certain buildings by virtue of their architectural features and location act as landmarks along the street (e.g. the former Wesley Building at the southeast corner of Queen Street West and John Street).

Guidelines

- Buildings that contribute to the heritage character should not be demolished.
- The renovation of façades of Contributing Buildings should respect the original architectural style.
- New and renovated buildings must be designed to be sympathetic to the district heritage attributes, through massing, rhythm of solids and voids, significant design features, and high quality materials.
- In addition to the requirements of these Guidelines, the heritage attributes of properties that are “listed” or designated under Part IV of the Ontario Heritage Act, as defined in their respective listing reports or designation by-laws, should be maintained and enhanced in any proposed alteration to the property.



New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line, with no side yard setbacks fronting Queen Street West.



Recessed entries in existing Contributing Buildings must be retained. Recessed entries in new buildings are strongly encouraged.



Through the design of the façade, new buildings should respect the scale of adjacent Contributing Buildings.

5.2. Street Wall

Heritage Attributes

- A “street wall” is a condition where buildings consistently line or front on the edge of a street - much of Queen Street West exhibits a continuous street wall.
- Buildings are generally attached and consistently built out to the sidewalk, forming a continuous street wall.
- Continuity of the street wall is reinforced by a consistency in the height of buildings, normally 2 to 4 storeys.
- Storefronts typically have recessed entrances creating deep display windows that enliven the street.

Other Valuable Attributes

- The pedestrian experience is relatively uninterrupted given that there are few gaps between buildings along the street wall.

Guidelines

- New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line.
- New and renovated buildings must build the full extent of the property width fronting Queen Street West.
- Through the design of the façade, new buildings should respect the scale of adjacent Contributing Buildings.
- Recessed entries in existing Contributing Buildings must be retained.
- Recessed entries in new buildings are strongly encouraged.

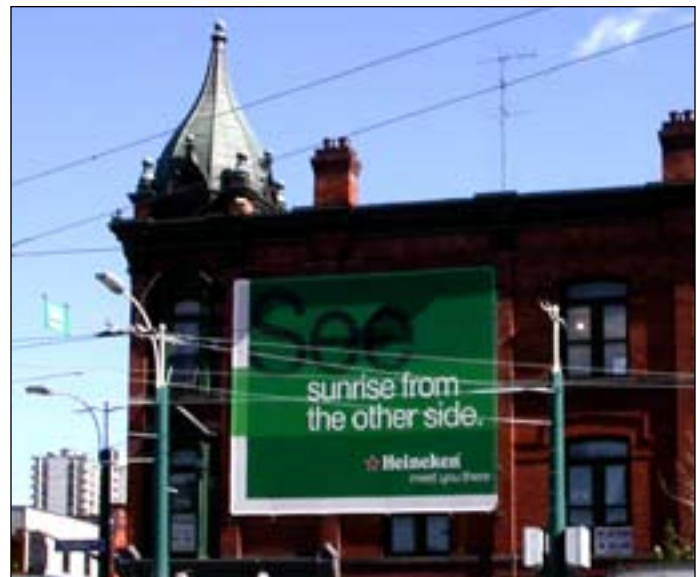


This building ensemble illustrates an example where upper floors are accessed through doorways with primary entrances on Queen Street West.



4.5 m storefronts
 15 m Historical lot width (50 feet)
 22.5 m ensemble

New and renovated buildings must respect the heritage character of the built form by respecting the narrow rhythm of façades. The bays of storefronts and façades should ideally be 4.5 metres wide, and must be no more than 7 metres wide.



Examples of third party signage covering existing windows. Third party signage and any signage above the ground floor must respect the heritage character of the building and streetscape, including the scale and narrow rhythm of storefronts. Signage must not cover windows.

5.3. Street Wall Elements

Heritage Attributes

- The street wall is characterized by an articulated rhythm of relatively narrow storefronts primarily ranging between 4 and 7 metres.
- Heritage building ensembles are divided into bays, giving the appearance of multiple buildings.
- Entrances to storefronts often alternate with the entrances to upper floors.

Other Valuable Attributes

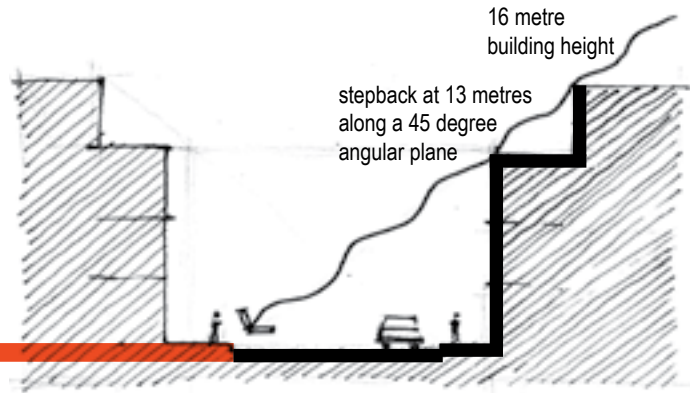
- The diversity of street frontages results in a changing streetscape and dynamic environment for residents and pedestrians.
- The “human-scale” of buildings makes the street a pleasant place to walk.
- The variety of individual store signage tends to add a dynamic character to Queen Street West. Large third party signage on the other hand, tends to detract from the heritage character of buildings.

Guidelines

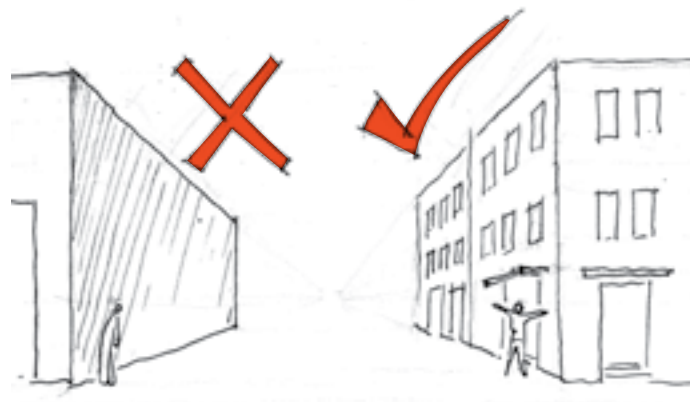
- The original storefront widths of Contributing Buildings must be maintained.
- New and renovated buildings must be sympathetic to the heritage character of the built form by respecting the narrow rhythm of façades. This is particularly crucial to large developments.
- The bays of storefronts and façades should ideally be 4.5 metres wide, and must be no more than 7 metres wide.
- Upper floor uses must be accessed through doorways with primary entrances on Queen Street West, except for corner sites, which may be accessed through side streets.
- All third party signage and any signage above the ground floor must respect the heritage character of the building and streetscape, including the scale and narrow rhythm of storefronts. Signage must not cover windows.



Contributing Buildings on Queen Street tend to range between 2 and 4 floors. Single floor buildings tend to detract from the defined street wall and the mixed-use character of the street.



The existing Zoning By-Law (allowing a 16 metre building height with a stepback at 13 metres along a 45 degree angular plane) maintains sunlight on the northern sidewalk during large portions of the day.



Blank façades detract from the active and engaging character of the street where people frequently enter (and look into) buildings through multiple doors and windows fronting directly onto Queen Street West.

5.4. Building Heights

Heritage Attributes

- Building heights typically range between 2 to 4 storeys.
- Upper levels interact with the street, through windows and active uses accessible at grade.

Other Valuable Attributes

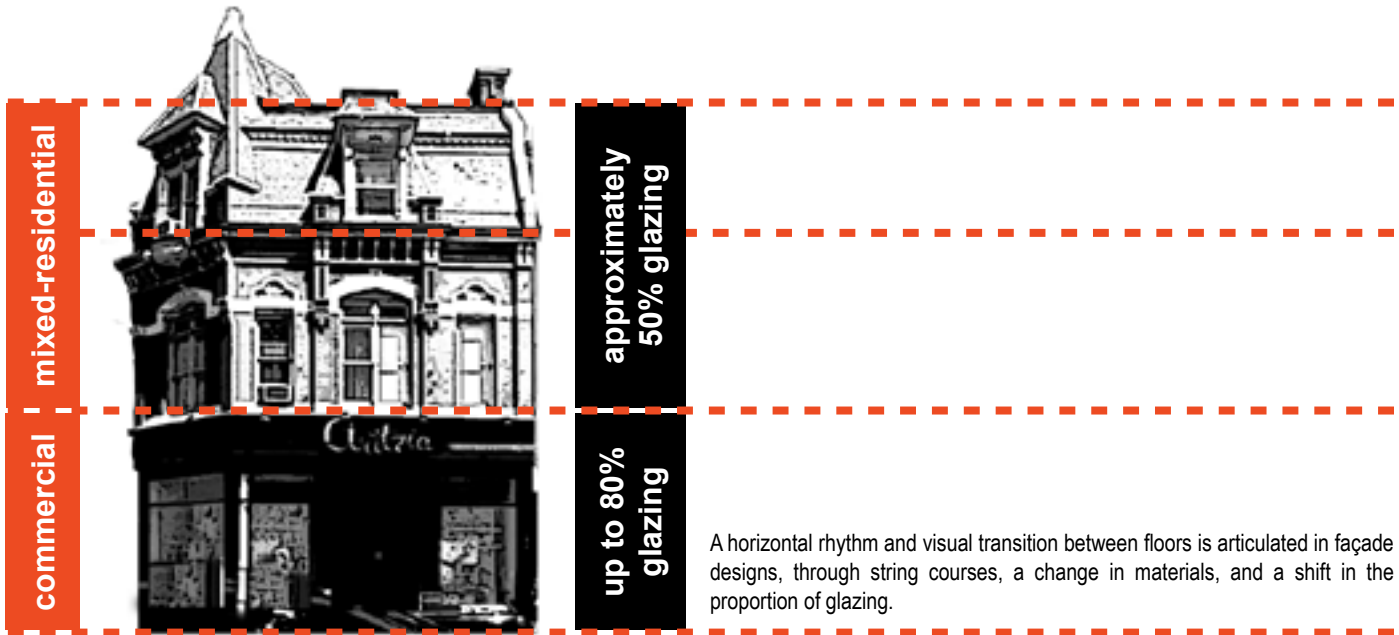
- A 16 metre height (approximately 5 floors) with a stepback at 13 metres is currently permitted by the Zoning By-law.
- Existing building heights allow sunlight to reach the north side of Queen Street West.
- The north sidewalk of Queen Street West is afforded sunlight for much of the day and during most seasons, particularly in spring, summer and fall.

Guidelines

- Façades must be a minimum of 2 storeys and no more than the permitted maximum height of 16 metres.
- Blank façades are not permitted facing Queen Street West or side streets (excluding lanes), without exception.
- The existing Zoning By-Law (allowing a 16 metre height with a stepback at 13 metres along a 45 degree angular plane) is affirmed.
- Setbacks and stepbacks are not permitted under 13 meters of building height.
- The shadow impact of new buildings outside the Heritage District should not result in greater shadowing on Queen Street West than what is permitted by this plan.

16 metre height line





A horizontal rhythm and visual transition between floors is articulated in façade designs, through string courses, a change in materials, and a shift in the proportion of glazing.



A wide variety of quality materials is present on the street. These are characterized by their durability and include stone, brick, slate, cast iron and copper.



Contributing Buildings on Queen Street West present a wide range of windows, doors and architectural types that contribute to heritage character through their proportion, orientation, and size and scale of elements. Architectural detailing provides a 3-dimensional texture that creates a play of light and shadows on façades.

5.5. Façade Patterns and Features

Heritage Attributes

- Uses and the height and number of floors are clearly legible from the street.
- Architectural detailing provides a 3-dimensional texture that creates a play of light and shadows on façades.
- Articulated transitions between floors provide a horizontal rhythm reducing the impact of the building mass.
- Commercial uses at grade, with floors above exhibiting a different architectural language, presence and use, have always been part of the character of Queen Street West.
- Windows and doors at the ground floor provide a high level of transparency.
- Upper levels are characterized by less transparency: between 25% to 75%, by windows that are generally vertically oriented. There is often a reduction in glazing from the second floor to the floors above.
- Upper façades are characterized by symmetrical openings and decorative architectural elements.
- The floor to ceiling height of ground levels is generally greater than the floor to ceiling height in upper storeys.
- Cornices and other decorative façade elements, window and door types and their decorative surrounds contribute to the heritage character of façades.

Guidelines

- New and renovated buildings must enhance the character of the street through the use of high quality materials such as brick, stone and slate. Detailing should add visual interest and texture.
- New and renovated buildings must be characterized by one storey commercial façades. Storefronts that have a 2-level or greater presence on the street should be avoided.
- Up to 80% glazing is appropriate at-grade; second levels and above should approximate 50% glazing, with not more than 75% glazing, and no less than 25% glazing.
- New buildings are encouraged to incorporate symmetry at upper levels of façades.
- The horizontal rhythm and visual transitions between floors must be articulated in façade designs.
- New buildings should respect the significant design features and the horizontal rhythm of adjacent Buildings.
- The floor to ceiling height of the ground floor façade must be consistent with the predominant heights of Buildings and respect the scale of adjacent Buildings.
- Replacement windows, doors and architectural components of buildings that contribute to heritage character must respect the original in type, proportion, vertical orientation, and size of elements. Surrounding detail should be maintained. When original windows no longer exist, replacement windows should respect the spirit of the original architecture.



The rooflines of Contributing Buildings create a distinct horizontal edge facing Queen Street West.

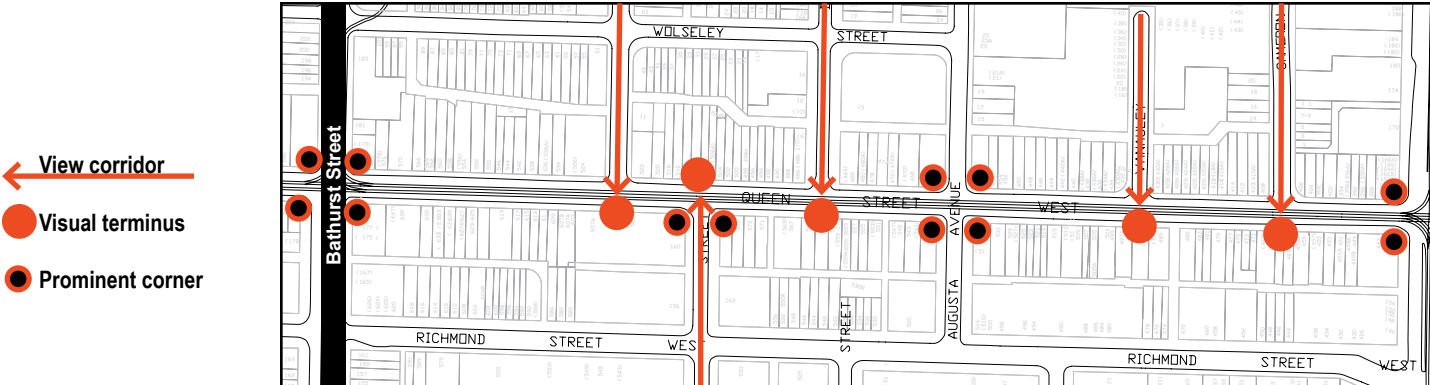


Contributing Buildings on Queen Street West present a wide range of elements such as cornices raised parapets and turrets at significant locations (such as corner sites and gateways) to enhance visual prominence.



New buildings must present horizontal roof lines and/or roofs that slope towards Queen Street West.

Roofs that slope towards the side of the building, or towards side streets do not contribute to the heritage character.



View corridors and visual termini

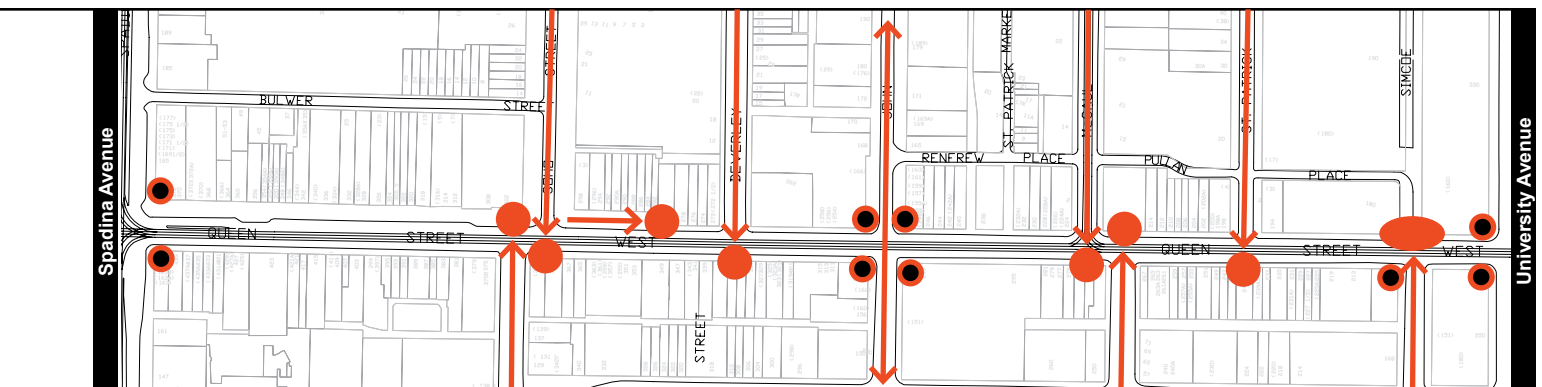
5.5. Façade Patterns and Features, cont'd

Heritage Attributes

- Roof lines facing Queen Street West are predominantly horizontal with over 60% of roofs being flat. Sloped roofs, primarily low sloped roofs and mansards, typically with decorative dormer windows, are sloped towards Queen Street West.
- Architectural elements of visual prominence such as raised parapets and turrets are often utilized to emphasize prominent visual locations such as corners and visual termini.

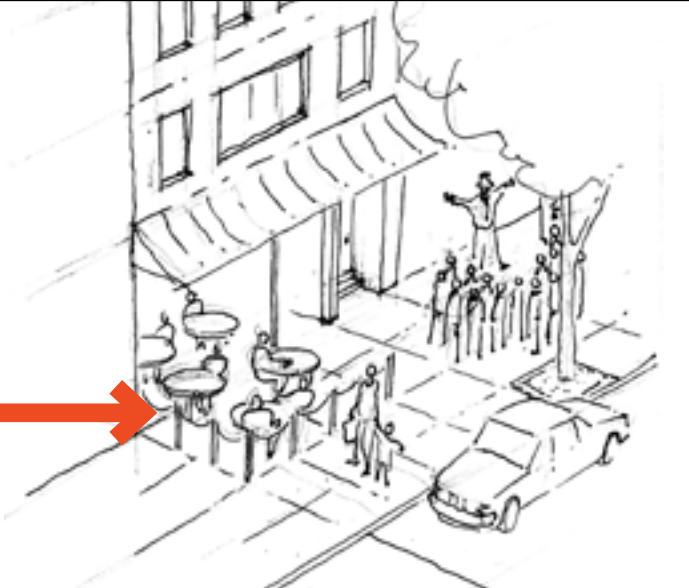
Guidelines

- Roof lines of new and renovated buildings must be horizontal and may have decorative embellishments such as cornices and raised parapets. Structures on the roof, such as bulkheads, penthouses or decks must be designed as an integral part of the overall composition of the building.
- Low-sloped and mansard roofs must slope towards Queen Street West. The use of traditional materials such as copper and slate is encouraged.
- Elements such as cornices, raised parapets and turrets may be introduced at significant locations (such as corner sites and visual termini) to enhance visual prominence.





The mid-block connections alongside St Patrick Market are well used and animated. Other alleys and mid-block connections have the potential of becoming welcoming pedestrian environments.



Active sidewalks that are directly linked with adjacent commercial uses at the ground floor help animate the street and provide the main street experience.

5.6. Public Realm

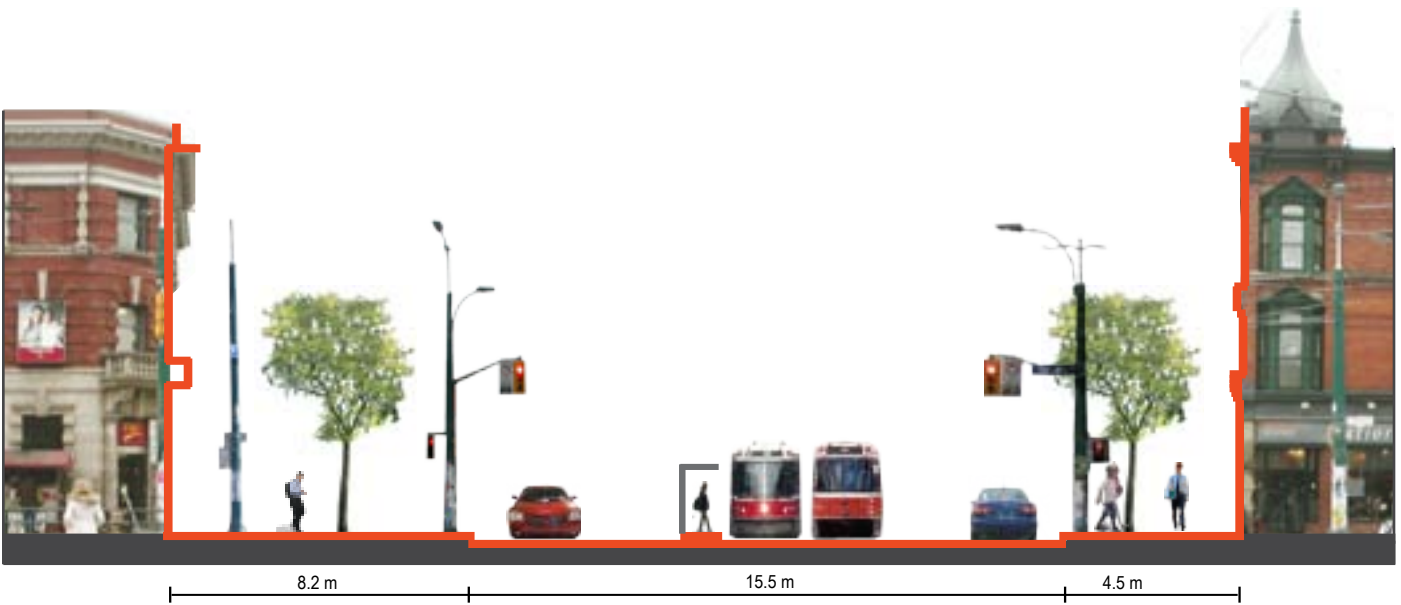
Valuable Attributes

- The quality of the pedestrian realm is pedestrian-oriented and finely grained, with detailing and animated uses changing at short intervals.
- The street includes a variety of public spaces of a scale where pedestrians can move comfortably and where informal activities can take place.
- Laneways provide mid-block connections that offer an important link to surrounding neighbourhoods.
- The segment of widened sidewalk between Beverley Street and Spadina Avenue provides a unique environment for pedestrians and artists.

Guidelines

- Existing mid-block connections must be maintained.
- Encourage new mid-block pedestrian connections where appropriate.
- Public spaces for street vendors and artists should be protected, and new spaces encouraged, in order to reinforce a vibrant street life.





Section at Spadina looking east along Queen St. West

5.7. Circulation

Heritage Attributes

- The streetcar is a defining heritage element of the street.
- Storefronts along Queen Street West are typically serviced through a back street or lane, which contributes to the quality of the pedestrian environment at the street.

Other Valuable Attributes

- Pedestrians move with ease, public transit services the entire area, and every store is accessible by car.
- On street parking plays an important role in:
 - dispersing parking throughout the corridor
 - allowing people to park directly in front of destinations, and
 - creating a physical and visual buffer between moving vehicles and sidewalks/pedestrians

Guidelines

- Service access, access to parking, and other non-public uses must continue to be relegated to non-visible areas (such as back lanes, side streets, and back streets).
- A surface transit route along Queen Street West must be protected for its heritage value.
- Safe and effective measures to support cycling, such as bike racks, should be provided.
- Parking structures fronting onto Queen Street West are not permitted.



Part 3

Implementation



6. Administration of the District

6.1. The City of Toronto as the District Steward

The City of Toronto Planning Division is responsible for the day-to-day implementation of the Queen Street West Heritage Conservation District.

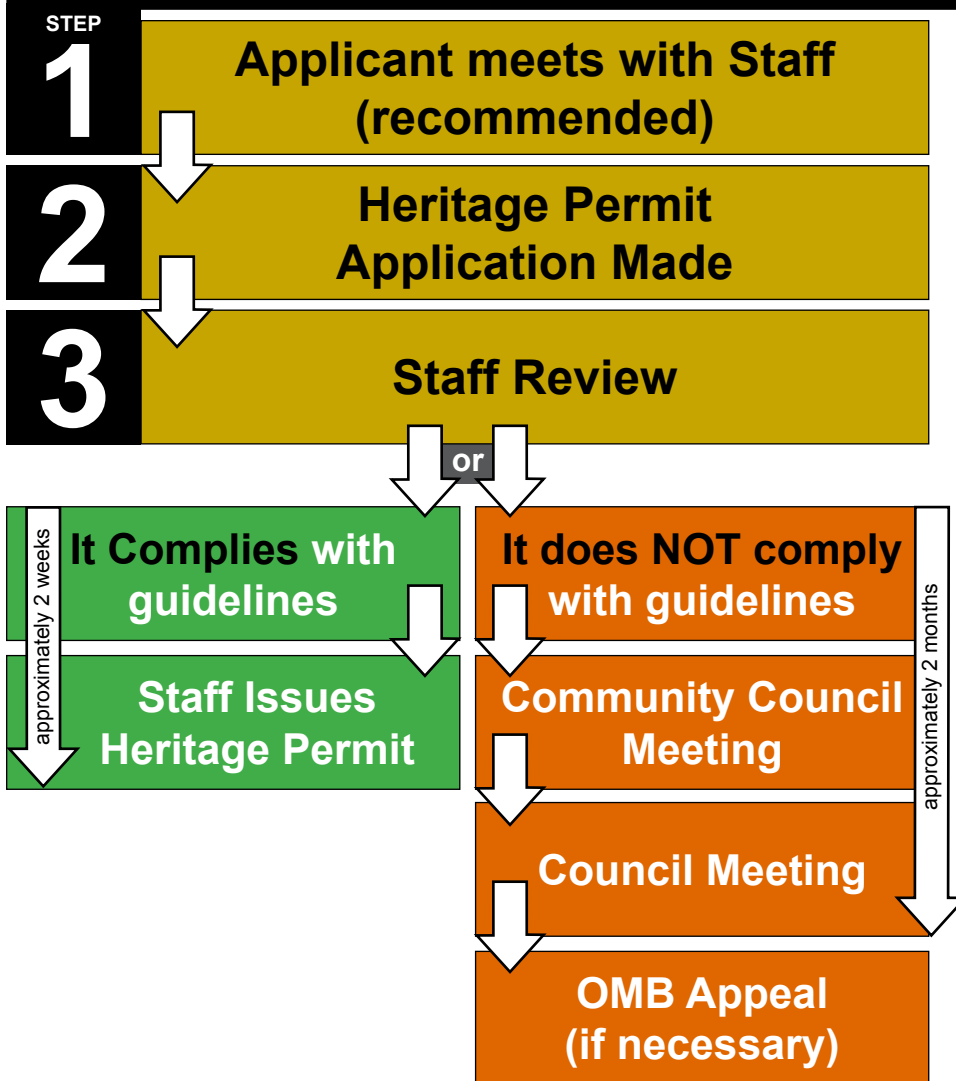
Property owners wishing to demolish or remove buildings or structures on their property, or make alterations to the exterior portions of the property visible from the street (including a side street but not a lane), must apply to the City of Toronto for a heritage permit. Property owners must also apply for a heritage permit before they can erect any new building or structure on the property.

All applications are reviewed by Heritage Preservation Service staff to determine whether or not they comply with the Guidelines. In all cases, property owners are encouraged to have a preliminary consultation with City Staff to discuss options and determine the ideal extent and approach to realize their project, while still conforming to the Guidelines.

However, property owners do not need a heritage permit for minor exterior alterations or for any interior alterations (see section 6.4) – except possibly for property designated or listed under Part IV (individual designation) of the Ontario Heritage Act.

Any requirement for a Heritage Permits is in addition to other necessary permits, such as Building Permits, planning approvals (variance, severance, zone change etc.)

Heritage Permit Application Process



By-law 1005-2001

Provides an exemption for maintenance & repair using same materials & alterations not visible from the street including interiors.

Delegates permit approval to City staff for work consistent with district guidelines.

No separate application is required:

- building permit application is also heritage permit application; and
- building permit is the heritage permit.

Council retains approval for demolitions and work not conforming to guidelines.

6.2. The Heritage Permit Process

There are three steps to the heritage permit application process:

1. Applicant meets with Staff

At this stage, the applicant can meet with Heritage Preservation Services staff in the Planning Division to discuss the nature of the proposed new building or façade alteration. This meeting is recommended because staff will be able to indicate whether the application is in conformity with the guidelines in the Heritage Conservation District Plan. If the alterations to the building are not in conformity with the Plan, staff will be able to indicate where changes to the proposed application should be made.

2. Building or Heritage Permit or other Planning Approval Application Made

Usually, instead of requiring a separate Heritage Permit application, Heritage Preservation Services staff will review the application for a Building Permit or other planning approval that is required for any construction project. Therefore, for most projects, no extra paperwork or fees are involved. Only in the case where work is proposed that does not require a Building Permit or other city approval (for example window replacement) would the applicant be required to submit an application for a Heritage Permit (available from Heritage Preservation Services).

An application for a permit for work in a conservation district must contain the following information:

- Address of the property;
- Name and address of the property owner;
- A description of the proposed work, including all of the following:
 - A site plan/sketch showing the location of the proposed work;
 - Drawings of the proposed work showing materials, dimensions and extent of the work to be undertaken;
 - Any written specifications or documentation for the proposed work;
 - Photographs showing the existing building condition where the work is to take place;
 - Any research or documentation in support of the proposal

including archival photographs of the property, pictures or plans of similarly-styled buildings in the community; and,

- A signed statement by the owner authorizing the application.

3. Staff Review

City staff reviews the application. If the application complies with the Heritage Conservation District Plan guidelines, Heritage Preservation Service staff will notify the relevant Division that the Building Permit or approval applied for can be issued. However, the Ward Councillor can require that any application be subject to the process outlined below for proposals which do not meet the Guidelines.

If staff determine that the application does not comply with the Heritage Conservation District Plan guidelines, staff will consult with the applicant in an attempt to find a way to accomplish the applicant's objectives while still respecting the Guidelines. If no agreement is possible, the application will be forwarded to the Toronto Preservation Board and Community Council where a recommendation on the application will be made and forwarded to City Council. City Council may issue or refuse the permit. If the permit is refused, the applicant may appeal Council's decision to the Ontario Municipal Board, where a final decision will be made.

6.3. The Heritage Permit Process – Demolitions

Demolition in Heritage Conservation Districts under the Ontario Heritage Act means total demolition of a building on a property. Anything less is considered an alteration. All applications for a heritage permit for demolition are referred directly to the Toronto Preservation Board and Community Council with a staff recommendation and follow the procedure above.

6.4. When a heritage permit is not required

In accordance with the City of Toronto By-law No. 1005-2001 no heritage permit is needed for the work described below:

- (1) Painting of wood, stucco or metal finishes.
- (2) Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that the same type of materials are used.
- (3) Installation of eavestroughs.
- (4) Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping.
- (5) Installation of exterior lights.
- (6) An alteration that is not visible from a street.”

The Queen Street West HCD also considers “minor alternations” not requiring a heritage permit to include:

- temporary signage and window displays located on the first floor, which are directly related to the commercial functions of the ground level space (not including third party signage).

Although a heritage permit is not required in any of the above instances, property owners, residents and tenants are encouraged to conform with the spirit and intent of the Heritage Character Statement and Guidelines.

6.5. Incentives for Conservation

In addition to the HCD, the City of Toronto has a grant program available to the property owner in a Heritage Conservation District. Property owners are able to apply for a matching grant up to \$25,000 for heritage restoration work. All property owners in HCDs are notified annually of the program conditions and application deadlines.



View along John Street facing south.

7. Areas of Influence

7.1. Planning Considerations

The Club District

The Club District is an important ancillary district to the Study Area, in as much as its uses are directly linked to Queen Street West. Certain associated outcomes of the late night entertainment operations – such as garbage, vandalism and noise – need to be dealt with while supporting the overall mixed use nature of the area.

Relationships to Residential Areas

Queen Street West is bordered on the north and south by residential areas. The area to the north between Spadina Avenue and Bathurst Street is primarily a low rise stable residential neighbourhood. Between Spadina Avenue and University Avenue, the area is a mix of low and medium rise residential with some institutional uses. The residential area south of Queen Street West is in transition, with condominium developments being constructed along Richmond Street West.

The heritage character of the street is supported by a strong residential base on the street and in adjacent neighbourhoods. Future uses on Queen Street West and in these neighbourhoods must respect this relationship.

Parking

Existing on-street parking should be maintained to continue to provide easy access to destinations, to continue to separate pedestrians from traffic flow, and to calm traffic.

Additional opportunities to incorporate municipal parking should be explored, especially as large redevelopment sites in the area are considered. However, the guidelines regarding parking must be observed.

The Streetscape

The overall quality of the study area's streetscape is not in keeping with an area of the city that is of historical significance. Consideration must be given to lighting standards, improving the material quality of sidewalks, rationalizing poles and the design of street furniture such as bike racks, benches and newspaper boxes.

Maintenance

Given that the street functions 24 hours a day, there are extraordinary maintenance demands (e.g. garbage collection, street cleaning). Consideration should be given to significantly increasing the maintenance standards for the street to ensure a high quality public realm at all hours, both during weekdays and weekends.

A Business Improvement Area

BIAs are effective tools to ensure the overall coordination of area related initiatives (from banner to large policy issues). It is likely that Queen Street West would benefit from the creation of a BIA that has a clearly articulated mandate, including the promotion of the Queen Street West Heritage Conservation District.

The Portland Site

Consideration should be given to creating a widened sidewalk fronting Portland to accommodate active uses at grade level, such as patios and street vendors. Maintaining rear lane access for services and non-public uses is a priority for the development of this site.

John Street

Historically John Street was a defining north-south crossing at this portion of Queen Street West in that it served as the access point to The Grange (one of the original estates north of Lot

Street). Today, John Street is a focal point for a variety of cultural and entertainment venues including: the Art Gallery of Ontario, the Ontario College of Art and Design, MuchMusic, Festival Hall, the soon to be Toronto International Film Festival Centre, Metro Hall, the Canadian Broadcasting Corporation (CBC), and others. It is also a short and well contained street, visually bracketed by The Grange Park at the north end and The Rogers Centre (formerly Skydome) at the south end. As such John Street has a distinct cultural presence in Toronto that is closely linked to Queen Street West.

Additional planning studies should take into account the considerable importance of John Street as a visual axis and a dynamic cultural corridor that links with Queen Street West through what is, and should be, a vital public realm.



View along John Street facing north towards The Grange.

8. Implementation Recommendations

8.1. Additional Studies

During the analysis and consultation process several considerations beyond the scope of the Heritage Conservation District Study were raised. These are not required for the adoption of the HCD Plan, but are recommended as part of subsequent avenues of study the City may choose to pursue.

West of Bathurst and East of University

During the study stakeholders identified the areas extending east and west of the study area along Queen Street West as including significant heritage buildings and a unique character, which could warrant being part of a HCD. While the Inventory does not extend past the study area, the Plan recognizes that consideration should be given to studying Queen Street both east of University and west of Bathurst, for their potential as Heritage Conservation Districts.

Large Format Retail

The diverse street-level retail, which results from relatively narrow storefronts, allows the continuous interaction of pedestrians and

is one of the defining characteristics of Queen Street West. In accordance with the City of Toronto BY-LAW No. 1005-2001, the HCD Plan creates guidelines for new and renovated buildings as they are visible from a street.

Existing policy regulates retail floor plates above 1,800 m². An inventory and a study of building floor plates within the HCD should be undertaken to generate guidelines related to the interior of buildings, such as further restricting floor plate size.

Streetscape Design

Generate a streetscape design (including street furniture, paving and landscape) that recognizes the unique heritage character of Queen Street West.

A Tree Strategy

Generate a tree maintenance and planting strategy that enhances the health of existing trees and identifies locations and mechanisms to increase the tree canopy along Queen Street

8.2. Additional Recommendations

Changes to the Zoning By-law

The Zoning By-law will have to be amended to reflect that:

- The primary use at grade level should be commercial (see MCR Zoning, Permitted Uses).
- No portion of the lot visible from Queen Street West shall be used, at or above the natural level of the ground, for the purpose of parking or storing a motor vehicle (see MCR Zoning, Part IV Parking).

- Setbacks and setbacks are not permitted under 13 meters of building height (see MCR Zoning, Part II Setbacks).
- New buildings are required to be 2 storeys or more (see MCR Zoning, Part VIII Fronting of Buildings).
- New buildings are required to be built to the full extent of the lot along the street frontage, which exceeds the current 60% minimum required (see MCR Zoning, Part XI Exceptions to Permitted Uses 2.(ii)).



Appendix



Queen Street West street address

160	Contributing	249	Contributing	328	Contributing
180	Non-Contributing	251-3	Contributing	331-5	Contributing
194-6	Contributing	254-8	Non-Contributing	332	Contributing
198-200	Contributing	255-7	Contributing	336	Non-contributing
202	Non-Contributing	259	Contributing	337	Non-contributing
204	Non-Contributing	261-5	Contributing	339	Contributing
205	Contributing	262	Non-Contributing	342-56	Contributing
206-210	Contributing	267	Non-Contributing	345	Non-Contributing
212	Non-Contributing	269-71	Contributing	347-49	Non-Contributing
214	Contributing	272-4	Contributing	353-63	Non-Contributing
222	Non-Contributing	273-5	Contributing	360	Non-Contributing
224-6	Non-Contributing	277-81	Contributing	364	Non-Contributing
225-27	Contributing	280	Contributing	365	Non-Contributing
228	Non-Contributing	282-88	Contributing	367	Contributing
229	Contributing	290-2	Contributing	368-72	Contributing
230	Non-Contributing	294	Non-Contributing	369	Non-Contributing
231	Contributing	298	Contributing	371-73	Contributing
232	Non-Contributing	299	Contributing	375-79	Non-Contributing
233-7	Non-Contributing	307-13	Contributing	378	Contributing
238	Contributing	312-16	Non-Contributing	381-83	Contributing
239	Contributing	315	Non-Contributing	384	Non-Contributing
240	Non-Contributing	318	Contributing	385	Non-Contributing
241-3	Contributing	319-21	Non-Contributing	387	Non-Contributing
242	Contributing	320-22	Contributing	388-94	Contributing
244	Contributing	322.5	Non-Contributing	389	Non-Contributing
245-7	Contributing	323-5	Contributing	391-95	Contributing
246	Non-Contributing	324-26	Contributing	399	Contributing
248-50	Contributing	327-9	Non-Contributing	400	Contributing

List of Contributing / Non-Contributing Buildings

402-06	Non-Contributing	478	Non-Contributing	550-2	Non-Contributing
403	Non-Contributing	479	Contributing	554-6	Contributing
407-11	Contributing	480	Contributing	555-9	Contributing
408-10	Contributing	481-83	Contributing	558	Contributing
412	Non-Contributing	484	Contributing	560	Contributing
414	Contributing	485	Contributing	561	Contributing
415	Non-Contributing	486-92	Contributing	563	Non-Contributing
416-30	Non-Contributing	489-91	Contributing	564	Non-Contributing
417-21	Contributing	493-95	Contributing	565	Contributing
423-25	Non-Contributing	494-98	Non-Contributing	566	Non-Contributing
427	Demolished	499	Non-Contributing	567	Contributing
431-37	Non-Contributing	500-504	Contributing	570	Non-Contributing
432-38	Non-Contributing	501	Non-Contributing	571	Contributing
439	Contributing	505	Contributing	573	Contributing
440-450	Contributing	506-14	Contributing	575	Contributing
441	Contributing	507-31	Contributing	576-8	Contributing
443	Non-Contributing	516-18	Contributing	577	Contributing
449-53	Contributing	520-22	Contributing	580	Contributing
452-54	Non-Contributing	524-26	Non-Contributing	584	Contributing
455	Non-Contributing	534-36	Contributing	607	Contributing
456	Contributing	535	Non-Contributing	609	Non-Contributing
458	Contributing	537	Contributing	611-17	Contributing
459-61	Contributing	538	Non-Contributing	619-21	Contributing
463-69	Contributing	541-3	Contributing	623-25	Contributing
464	Non-Contributing	542	Non-Contributing	627-33	Contributing
468	Non-Contributing	544-6	Contributing	635	Non-Contributing
471	Demolished	547	Contributing	639	Contributing
472-74	Contributing	551	Contributing	651	Contributing

For more information, or to obtain a copy of the Inventory
Sheets please contact:

Heritage Preservation Services

by phone - 416 . 338 . 1077, or

by e-mail - heritagepreservation@toronto.ca



officeforurbanism

in association with:



William Greer

Angela Carr

