



Queen Street East :

Railway Crossing at Jimmie Simpson Park to Leslie Street

City of Toronto

Leslieville Urban Design Guidelines - Adopted by Toronto City Council July 2014

The City of Toronto City Planning Division would like to thank all those who participated in the community consultation process. This document has been enhanced by your knowledgeable and helpful feedback.

The Division would also like to recognize the efforts of Jim Faught, Jeff Garkowski and Nishanthan Balasubramaniam of LURA Consulting, who provided invaluable independent facilitation at the community and stakeholder advisory committee meetings.

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Mandate

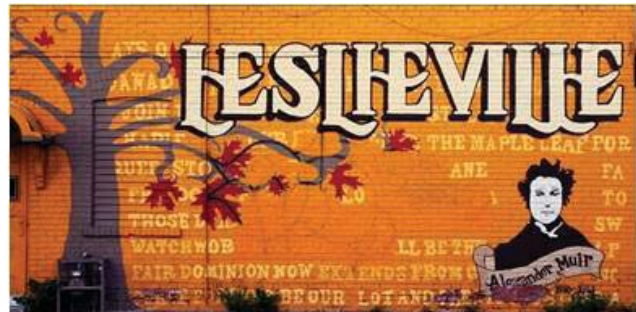
On June 11, 2013, City Council requested that the City Planning Division initiate a study of Queen Street East in Leslieville (between the railway crossing at Jimmie Simpson Park and Leslie Street) in consultation with the Ward Councillor and the local community. The mandate for this guideline document developed as a result of City Council's direction and as the analysis of the study area began. The mandate was to develop urban design guidelines that comply with Official Plan policies; respect the area's unique built character; and take into account community objectives.

The guidelines are intended to support vibrant, high quality, appropriately scaled, mixed-use development in the study area. The guidelines are consistent with the Official Plan and Area-Specific Policy No. 469 for Queen Street East in Leslieville. The Area-Specific policy indicates that the guidelines will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan. The guidelines will implement the Official Plan policies; provide an understanding of the area's local character; explain how development will respect and reinforce local character; promote an animated public realm; provide built form guidelines; and identify buildings of heritage interest.

The Official Plan provides a long-term vision for the city that is intended to be supported by implementation plans, strategies and guidelines. These supporting documents, including the subject guidelines, provide detailed implementation guidance that is consistent with the Official Plan and responds to changing circumstances and priorities.



Leslieville BIA Logo



Leslieville Mural





Queen Street East (Logan Avenue to Verral Avenue)

1.0 Introduction



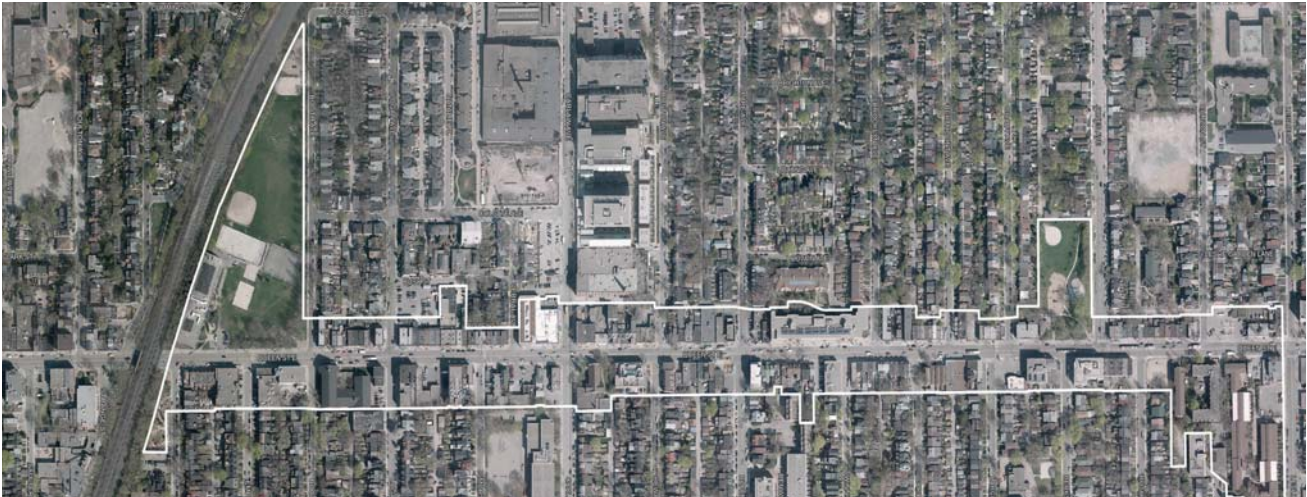
Leslieville was once a predominantly working-class neighbourhood that has become a diverse, mixed-use area that maintains a small-town feel. Queen Street East in Leslieville will continue to evolve in part due to its close proximity to the Downtown and access to public transit.

The urban design guidelines in this document provide part of the planning framework for redevelopment in the area and must be read in conjunction with the policies in the Official Plan and Area-Specific Policy No. 469. The guidelines are a tool to implement the Official Plan.

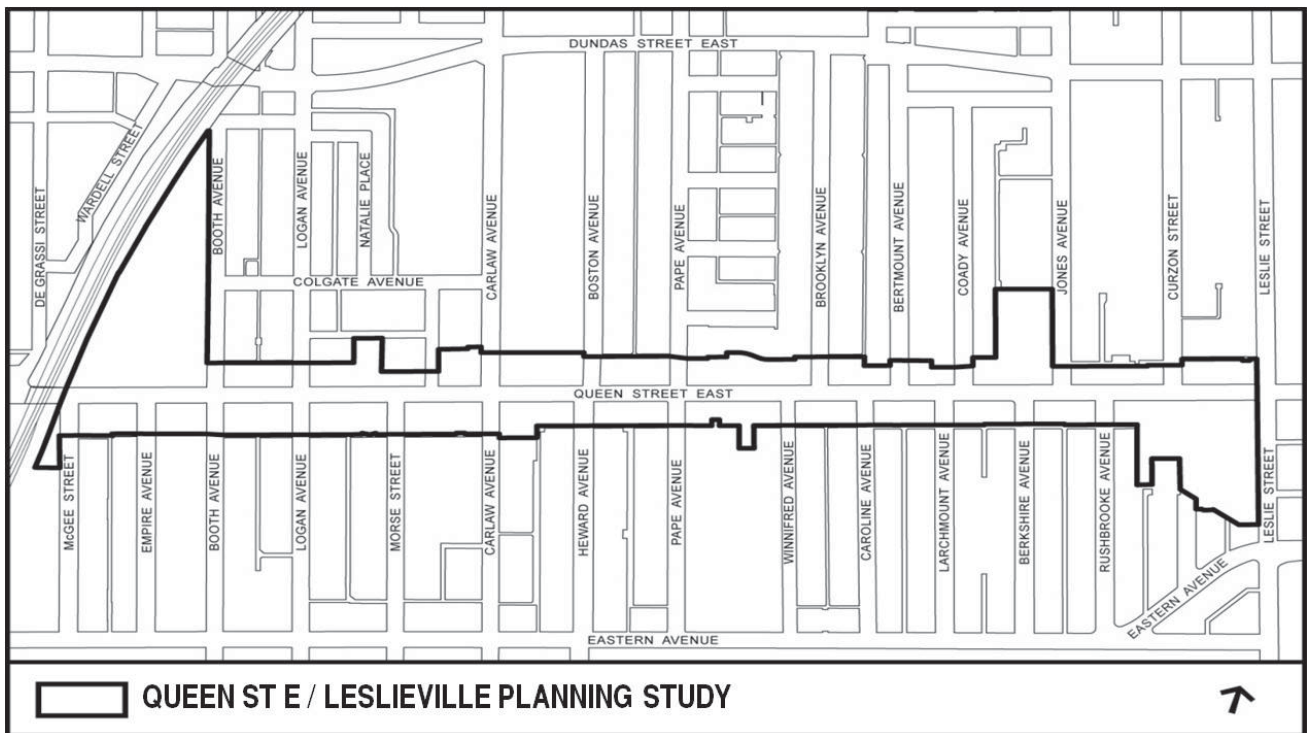
The guidelines will help to create the physical and social conditions for maintaining Leslieville's diversity, vibrancy, physical character and small-town feel.

1.1 LOCATION

The urban design guidelines apply to properties designated *Mixed Use Areas* and that have frontage on **Queen Street East** between the railway crossing at Jimmie Simpson Park and Leslie Street.



Aerial Image of Study Area 2013



Map of Study Area

1.2 CHARACTER STATEMENT

Queen Street East in Leslieville is a lively street that serves the surrounding community with retail, services, employment and business opportunities, and housing. The street's liveliness also attracts visitors to the neighbourhood. Its low-scale development, variation in building fabric, cultural heritage resources, and fine-grained lot pattern contribute to the street's small town feel.

Queen Street East in Leslieville is a mixed-use area that generally contains non-residential uses at grade with residential uses above and parking at the rear of the properties. Most buildings are typically two to three storeys and many date from the late 19th and early 20th Century. Their age, materials and details contribute to the area character. The ground floor uses generally have larger floor-to-ceiling heights than upper storey residential uses; recessed entrances; and horizontal articulation emphasizing the prominence of the ground floor. The prevailing lot fabric generally consists of narrow lots, which contributes to the fine-grain retail rhythm of the area.

Leslieville has a history as a largely working-class neighbourhood, with many of its residents employed in nearby industries. Appendix F inventories properties of potential heritage interest and also catalogs the diverse physical fabric of Leslieville's low-scale built form, which has evolved through the neighbourhood's history.

1.3 VISION FOR LESLIEVILLE

As part of the study, members of the community were asked to identify words/expressions that describe their vision of Leslieville in the future. The key words/expressions that the community considered best reflected the future Leslieville were:

Diverse

Character

Evolving

Creative

Sustainable

History

Inclusive

Green

People connected

Small-town feel

Vibrant

Village

Walkable

Entrepreneurial

Higgledy Piggledy

Accessible



Queen Street East (Caroline Avenue to Winnifred Avenue)

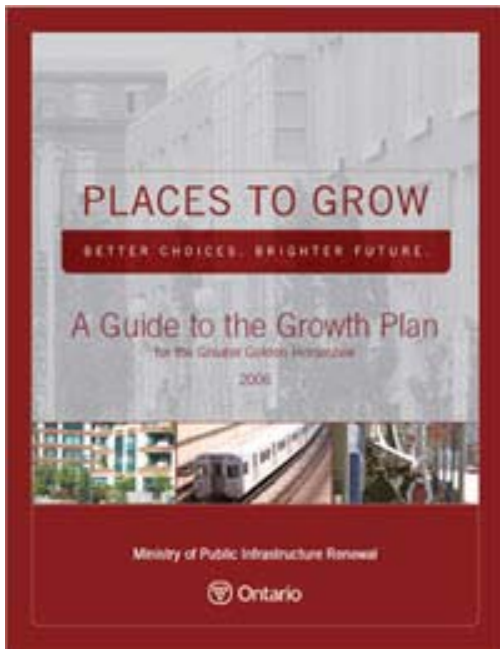
2.0 Planning Context



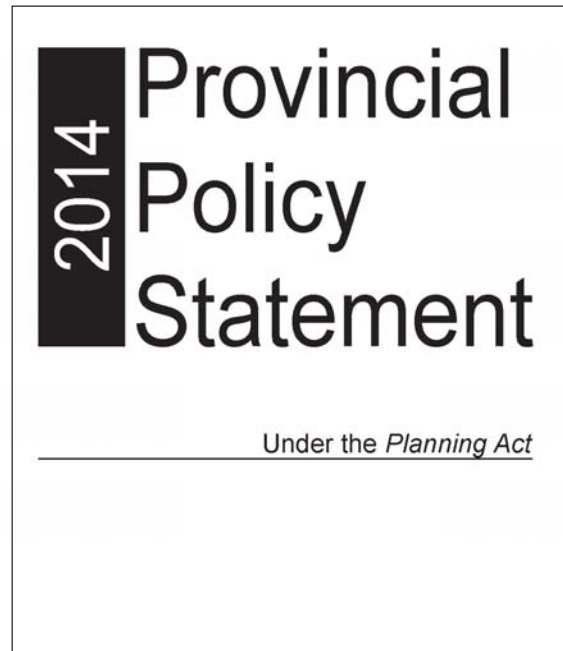
2.1 PROVINCIAL PLANNING DOCUMENTS

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe (GGH) provides a framework for managing growth in the GGH including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.



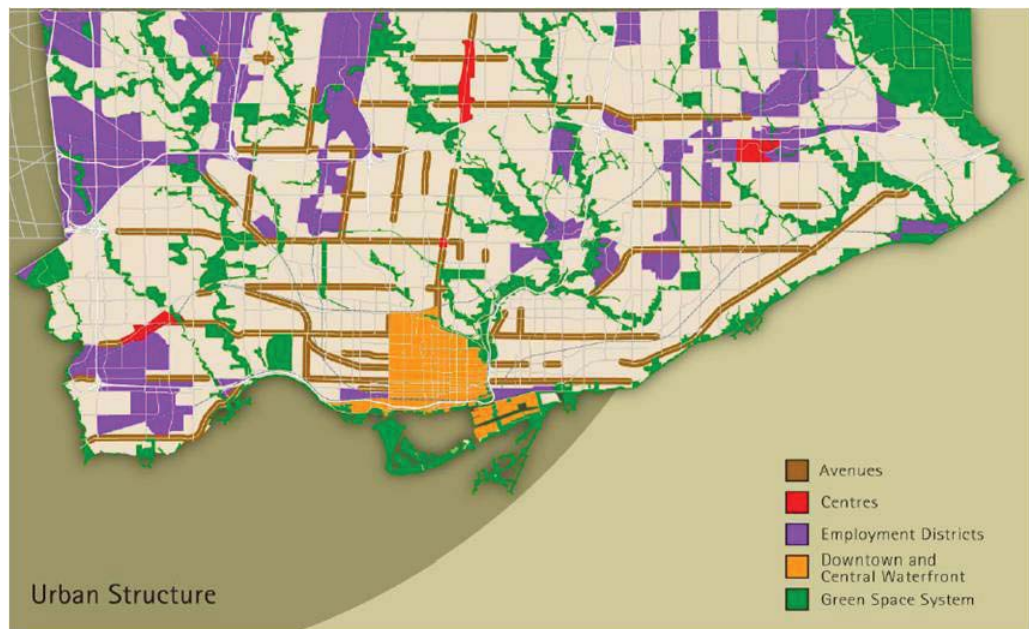
Growth Plan for the Greater Golden Horseshoe



2.2 OFFICIAL PLAN

Avenues

Official Plan, Map 2 -
Urban Structure



Queen Street East is identified as an *Avenue* on Map 2 – Urban Structure of the Official Plan.

Section 2.2.3 of the Official Plan describes *Avenues* as “important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents”.

The *Avenues* will be reurbanized incrementally on a site-by-site basis and over the course of several years. The framework for new development on each *Avenue* is generally established through an *Avenue Study* with the intent of encouraging reinvestment and intensification on underdeveloped *Avenues*. For varying reasons, certain *Avenues* are prioritized for *Avenue Studies*.

Some of the *Avenues* function as traditional 'main streets' that serve the local and broader communities with a variety of non-residential uses. The 'main street' *Avenues*, such as Queen Street East in Leslieville consist of mostly narrow lots with some larger and/or underutilized lots. Due to the local characteristics, the opportunities for mid-rise development within the study area will not be the same as other *Avenues* in the city.

The Official Plan notes that not all *Avenues* are the same. “Each *Avenue* is different in terms of lot sizes and configurations, street width, existing uses, neighbouring uses, transit service and streetscape potential. There is no ‘one size fits all’ program for reurbanizing the *Avenues*”. Although Queen Street East was not identified by staff as a priority for an *Avenue Study*, a planning analysis of the Leslieville portion of the *Avenue* was considered appropriate in order to develop urban design guidelines that reflected the local context and complemented the Official Plan policies.

Section 2.2.3 *Avenues*, Policy 3.a) states that development may be permitted on the *Avenues* prior to an *Avenue Study*, provided an applicant has submitted an *Avenue Segment Study* as part of the application. Proposed development that is accompanied by an *Avenue Segment Study* will be considered on the basis of all of the policies of the Official Plan. *Avenue Segment Studies* are required to discuss the implications for the portion of the *Avenue* resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the *Avenue*.

2.2 OFFICIAL PLAN cont'd

Mixed Use Area



Toronto Official Plan Extract from Maps 18 & 21 Land Use Plan



The majority of the study area is designated *Mixed Use Areas* in the City of Toronto Official Plan. The designation permits a broad range of commercial, residential and institutional uses, and includes policies and criteria to guide development. *Mixed Use Areas* are intended to accommodate most of the anticipated growth in the city with regard to retail, service employment and new housing.

The development criteria for properties designated *Mixed Use Areas* include:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation, and adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

2.3 ZONING BY-LAW

Queen Street East in Leslieville is zoned MCR T2.5 C1.0 R2.0 under the former City of Toronto Zoning By-law 438-86, which permits a wide range of commercial and residential uses. The maximum permitted density is 2.5 times the area of the lot. However, non-residential uses are limited to 1.0 times the area of the lot and residential uses are limited to 2.0 times the area of the lot. The maximum permitted height is 14.0 metres (approximately four-storeys).

The majority of the study area is zoned Commercial-Residential CR2.5 (c1.0, r2.0) SS2 under City-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. The zoning permissions are consistent with those outlined in Zoning By-law 438-86 of the former City of Toronto. The property at 875 Queen Street East has a site-specific exception (#1845) that permits a crisis care shelter or municipal shelter for women on the lands.

A total of five properties are exempt from City-wide Zoning By-law 569-2013 and are subject to former City of Toronto Zoning By-law 438-86.

The adjacent properties at 1195 - 1209 Queen Street East are zoned Residential R (d1.0), exception 807. A range of residential uses are permitted. These larger properties may be the remnants of the former Toronto Nurseries of George Leslie and Sons.

2.4 AVENUES AND MID-RISE BUILDING STUDY

In 2010, City Council adopted the Avenues and Mid-rise Building Study and related performance standards (commonly referred to as the Mid-rise Guidelines). The study includes guidelines or performance standards for mid-rise developments along the City's *Avenues* that are identified on Map 2 – Urban Structure of the Official Plan. Queen Street East was removed from the Avenues and Mid-rise Building Study map. The performance standards/guidelines do not apply to Queen Street East.

2.5 ADDITIONAL RELEVANT CITY OF TORONTO PUBLICATIONS

Other guidelines that have been adopted by City-Council to advance the vision, objectives and policies of the Official Plan may be used to evaluate development. At the current time, the relevant guidelines include:

- Bird-friendly Development Guidelines
- Sign By-law
- Streetscape Manual
- Toronto Green Standards



Queen Street East (Leslie Street to Rushbrooke Avenue)

3.0 Development Principles



The following principles form the basis for the urban design guidelines that will guide development in Leslieville. The principles address growth, development, public realm improvements, and local character in the study area. New development should contribute to the achievement of the following principles across the study area.

3.1 PUBLIC REALM

Queen Street East in Leslieville should continue to be a vibrant and inviting street for all users. City policies should protect, enhance and seek opportunities to develop parks, open spaces and places to sit. The street should provide active at-grade uses that are safe, accessible and interconnected. Queen Street East should balance its vehicular activity with a high quality, continuous pedestrian environment. Surface parking areas are discouraged; parking demands should be met through other solutions.



983 Queen Street East

3.2 BUILT FORM

Buildings should contribute to the streetscape through high quality design, and appropriate transitions between buildings and the surrounding area. New buildings should be designed to limit impacts on residential areas by ensuring adequate light, views and privacy. Buildings along Queen Street East should provide a transition in height and built form to the adjacent residential neighbourhoods to the north and south to mitigate potential impacts of new development.



891 Queen Street East

3.3 DIVERSITY

Queen Street East will continue to support a diverse range of compatible and integrated retail, residential, employment, institutional and open space land uses. These uses will contribute to an active, walkable street that is accessible to all users year-round. The Leslieville neighbourhood should maintain its spirit of inclusiveness and residential diversity, which should be supported by a variety of housing types, sizes, and tenures.



938 Queen Street East looking East

3.4 HERITAGE AND CULTURE

Block and lot patterns, built form and street character should be maintained and enhanced to support the future vision of Queen Street East in Leslieville. In addition, qualitative cultural heritage elements such as sense-of-place and character should be maintained and enhanced to add to the character of Leslieville. Properties currently listed on the City of Toronto Heritage Register and those that are designated under either Parts IV or V of the *Ontario Heritage Act* will be conserved in accordance with relevant legislation, City policy and the Standard and Guidelines for the Conservation of Historic Places in Canada.



923 Queen Street East

3.5 SUSTAINABILITY

Development along Queen Street East will be sustainable with regard to movement, energy use, building technology, and "green" infrastructure. These efforts of sustainability will contribute to creative solutions to challenges such as tree planting in the City right-of-way.



City of Toronto Bicycle Rack



Queen Street East (Carlaw Avenue to Boston Avenue)

4.0 Leslieville Urban Design Guidelines





Queen Street East (Jones Avenue to Curzon Street)

4.1 Public Realm



The public realm includes streets, sidewalks, parks, schools and other community buildings that are accessible to the public. The guidelines in this section are intended to guide development in order to enhance the pedestrian environment and contribute towards an animated public realm in the study area. The public realm should also enhance accessibility for all users.

4.1.1 COMMUNITY SERVICES & FACILITIES

Leslieville contains a range of community services that serve the local community. These services include parks, schools, community facilities and health centres, shelter/affordable housing, libraries and places of worship. As incremental development occurs along Queen Street East, it will be critical to recognize the importance of existing services that have contributed to the community and its quality of life for a diverse range of households, and ensure that such services can continue to be accommodated.

Parks

Queen Street East in Leslieville includes two large open spaces, namely Jimmie Simpson and Leslie Grove Parks. A smaller open space/parkette is located at the southeast corner of Queen Street East and Carlaw Avenue, adjacent to Queen Street East Presbyterian Church. There are six other passive and active open spaces/parks in the surrounding area (beyond the study area boundaries):

John Chang Neighbourhood Park
Hideaway Park
McCleary Playground

Morse Street Junior Public School Playground
Bruce Public School playground
St. Joseph Catholic School playground



Leslie Grove Park

Further to the Official Plan policy to maintain and enhance the park and open space network in the city, the community identified a potential location for a new park near Queen Street East and Brooklyn Avenue. Other locations will continue to be identified and analyzed in consultation with Parks, Forestry and Recreation staff.

4.1.1 COMMUNITY SERVICES & FACILITIES cont'd



Morse Street Public School

Schools

Schools in the surrounding area include Morse Street Junior Public School, Bruce Public School, and St. Joseph Catholic School. Other schools in the greater Leslieville area include: Leslieville Junior Public School, Duke of Connaught Junior and Senior Public School, and Riverdale Collegiate Institute.

Community Facilities & Health Centres

The community facilities along Queen Street East in Leslieville provide programs and activities for people of all ages, and include the Jimmie Simpson Recreation Centre, South Riverdale Community Health Centre, WoodGreen Employment Services Centre and the Red Door Family Shelter. Beyond the study area is Apple Grove Community Centre.



Jimmie Simpson Recreation Centre

Places of Worship

There are two church buildings within the study area. Queen Street East Presbyterian Church at 947 Queen Street East offers several community programs and family services. The green space immediately east of the church is often used by South Riverdale Community Health Centre, as well as for local farmers markets. WoodGreen United Church at 875 Queen Street East is adjacent to the Neighbourhood House, which is the location of the Red Door Family Shelter. There are various other places of worship beyond the study area.

Libraries

Libraries that serve the Leslieville community are the Queen/Saulter Branch in the Ralph Thornton Centre at 765 Queen Street East and the Jones Branch at 118 Jones Avenue.

4.1.2 STREETSAPES

Streetscape improvements will be consistent with Section 3.1 of these guidelines and with the Streetscape Manual. The Streetscape Manual is a tool to guide sidewalk and boulevard improvements along Toronto's main streets, including Queen Street East, that define and connect neighbourhoods. Further consultation with the Leslieville Business Improvement Area (BIA) will help to identify any streetscape elements that will be area-specific to Leslieville. Street embellishments such as benches, paving, consistent street lighting, and planting are encouraged and will be determined in consultation with the BIA.

New development should promote the pedestrian amenity area with landscaping, benches, bicycle racks, hanging baskets and seasonal flower boxes. A total sidewalk width of 4.8 metres is recommended (measured from the curb to the front wall of a new development). This will include an edge zone along the curb, a tree planting zone of approximately 1.8 metres (with trees planted in the ground when utilities allow) and a pedestrian clearway width of 2.1 metres. Where trees can be planted in the ground, a covered planter should be provided to allow for a wider pedestrian clearway.

The zone adjacent to the building may be used to display commercial goods such as fruits and vegetables or simply add to the space available to pedestrians. An outdoor café is permitted and would contribute to the public realm as a privately-owned, publicly accessible open space (POPS).

Vehicular curb cuts on Queen Street East are not permitted as they will take away from the pedestrian function of the sidewalk. However, pedestrian curb cuts to accommodate the new TTC streetcars are anticipated. Parking and loading/servicing facilities will be located at the rear of a site or underground whenever possible.

In order to promote pedestrian animation along Queen Street East, the construction of arcades, colonnades and internal malls is discouraged. Such structures are not part of the study area's existing character.

A variety of signage will be encouraged, provided it complies with the City's Sign By-law. Signage will complement, not overpower the building façade. Canopies and retractable awnings are encouraged for weather protection and/or as a decorative feature of building façades.



Various locations on Queen Street East, Leslieville

4.1.2 STREETSCAPES cont'd

STREETSCAPE MANUAL **ONLINE**

Training Session 1:
Background

Streetscape Elements

The Streetscape Manual provides design direction for **5 streetscape elements**. Each element is outlined in detail in Training Session 2: Searching the Manual



example:
Fort York Blvd.
includes decorative pavers, lighting, railings, trees and plantings.



paving



trees



medians



lighting



furniture



Streetscape Manual, City of Toronto

4.1.3 ACCESSIBILITY



The Accessibility for Ontarians with Disabilities Act (2005)

Accessibility is a primary characteristic of the built environment. This is an important aspect of being a welcoming community. These guidelines promote building for people of all ages and abilities. New development must conform to the Accessibility for Ontarians with Disabilities Act (AODA), the Zoning By-law and the Building Code. Redevelopment of existing buildings should include elements of universal accessibility where feasible.



Queen Street East (Carlaw Avenue to Morse Street)

4.2 Built Form

Built form along Queen Street East should enhance pedestrian comfort and convenience. Built form elements such as building height and massing, setbacks, parking, servicing and site access should contribute to an active and animated public realm. New development should also maintain a pedestrian-scaled streetwall.



4.2.1 MASSING AND URBAN DESIGN CONSIDERATIONS

New development will be consistent with the built form guidelines. In addition, development that exceeds the permitted height of 14 metres is only appropriate on lots with sufficient width, depth and appropriate access for parking and servicing. Such development proposals will demonstrate that the site is adequate to accommodate the proposal

All new development will be consistent with the guidelines described below:

Height

The streetwall/façade will be a maximum of 14 metres in height. The maximum permitted building height is 20 metres (excluding mechanical penthouse), which relates to the 20-metre right-of-way for Queen Street East.

Stepbacks are required for the portion of the building above a height of 14 metres. A minimum stepback of 2 metres will be provided at a height of 14 metres. In addition, a minimum stepback of 5 metres is required between heights of 14 and 20 metres.

New buildings on corner lots will include stepbacks above a height of 14 metres for both the Queen Street East and flanking street frontages. The corner of the streetwall may be articulated with an architectural feature such as a turret. However, turrets will not be appropriate on every corner site and should only be located at more prominent intersections. On a corner lot where a turret is appropriate, it will have a maximum height of 14 metres, and a maximum width of 6 metres along Queen Street East and 6 metres along the flanking street.

Mechanical/elevator penthouses, stair towers, equipment, services and balconies are not permitted to project beyond a 45 degree angular plane, measured at a height of 14 metres. This angular plane applies to the Queen Street East and flanking street frontages.

New development applications will be required to include sun/shadow studies that demonstrate a minimum of 5 hours of sunlight will be provided on the opposite sidewalk, which will also be applicable to sidewalks on flanking streets.



Example of Corner Block on Queen Street East



Example of Mid-Block on Queen Street East

4.2.1 MASSING AND URBAN DESIGN CONSIDERATIONS cont'd



1212 Queen Street East

Ground Floor

New development will have a maximum ground floor retail height of 4.5 metres.

One of the existing characteristics of buildings along Queen Street East in Leslieville is recessed store entrances. New developments should continue this characteristic, which helps contribute to a wider pedestrian clearway and ensures that door swings do not interrupt the sidewalk right-of-way.

Grade-related retail/commercial windows may include bay windows, provided they do not project into the City right-of-way. Continuous floor to ceiling glass is out of character with most of the existing storefronts and, although it can add animation, is discouraged unless it is framed to maintain the rhythm of the street.

Retail/Non-residential Space

Queen Street East in Leslieville has an eclectic variety of buildings and this diversity is reflected in the goods and services provided. Larger non-residential uses at grade would be generally inconsistent with the character of the area. The average floor area of the existing larger non-residential uses is approximately 300 square metres. New development will include a variety of non-residential uses that will support small and independent businesses. Non-residential uses at grade will also reflect the fine-grain retail rhythm of the area.

In addition to restaurants and cafés, a variety of other non-residential uses are encouraged. In order to allow for a range of non-residential uses in Leslieville, new development should be designed to accommodate appropriate mechanical, air handling units, and garbage storage that is not visible from Queen Street East.

New development on Queen Street East should reinforce the diverse character of Leslieville's residents and businesses. New development should provide opportunities for small independent businesses with varying services by proposing non-residential floor areas that are in keeping with the retail/non-residential rhythm of the street. Flexible floor spaces will also be encouraged to accommodate small retailers and affordable rents.



1120 Queen Street East

4.2.1 MASSING AND URBAN DESIGN CONSIDERATIONS cont'd

Residential Units & Accessible Units

In order to provide a variety of housing options for people of all ages, new development will include a range of unit sizes, including two- and three-bedroom units, will be encouraged to accommodate larger households. Housing options should also be provided for people of all abilities and new development should include fully-accessible units that comply with AODA, Zoning By-law and Building Code requirements.

Rear Transition

New development will provide a rear transition to adjacent properties designated *Neighbourhoods* in the Official Plan. Buildings will not penetrate a 45 degree rear angular plane. For shallow lots (depth of 32 metres or less), the angular plane will be measured from a setback of 7.5 metres from a lot in a residential zone and will begin at a height of 10.5 metres. For deep lots (depth of 33 metres or greater), the angular plane will begin at a height of 7.5 metres. Building massing and setbacks will mitigate negative shadow impacts on the abutting neighbourhoods.

The cross-sections on pages 32-33 illustrate the rear transition for shallow and deep lots.

Building Materials

Buildings along Queen Street East should be clad in high quality materials that reflect the character of the street. A combination of traditional materials such as brick, stone, wood and siding should be used to complement the existing streetscape. Large quantities of stucco and untreated materials such as exposed concrete block are strongly discouraged if visible from Queen Street East.

In order to ensure that new development will include high quality design and materials that are appropriate for Queen Street East in Leslieville, 1:50 scale colour elevations (with materials labeled) will be required with new development applications for a portion of each proposed elevation. These elevations will be secured as part of the Site Plan approval process, as the streetwall frames the public realm and is visible and accessible to pedestrians.



1140-1142 Queen Street East

4.2.1 MASSING AND URBAN DESIGN CONSIDERATIONS cont'd

Balconies

Balconies facing onto Queen Street East will be recessed into the building façade and will be consistent with the architectural detail of the building. Projecting balconies can detract from the form of the streetwall and add bulk to the building, which reduces the benefit of stepbacks. Glass railings on terraces will be permitted as they do not detract from sky view.



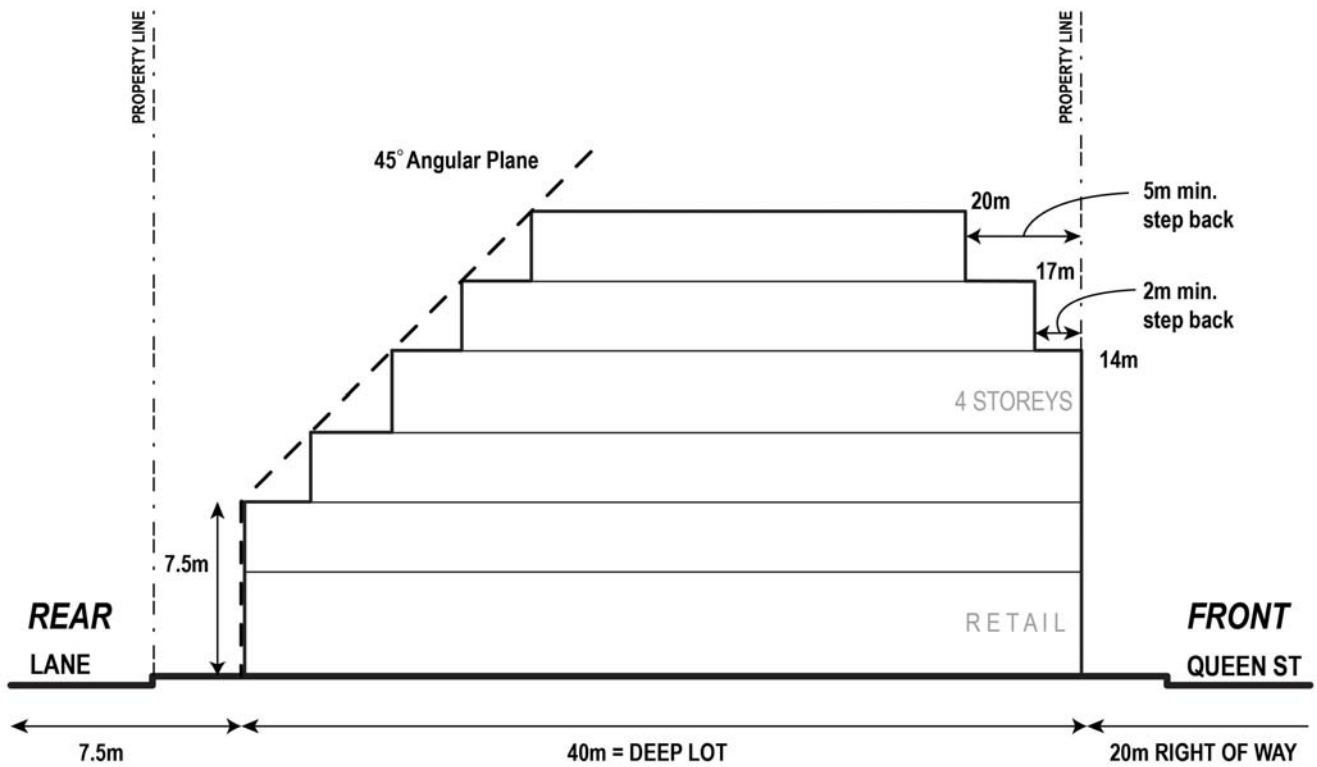
Example of Streetwall Articulation on Queen Street East

Other

New automotive-related development such as gas stations and surface car sales lots are discouraged as they can impede the pedestrian realm.

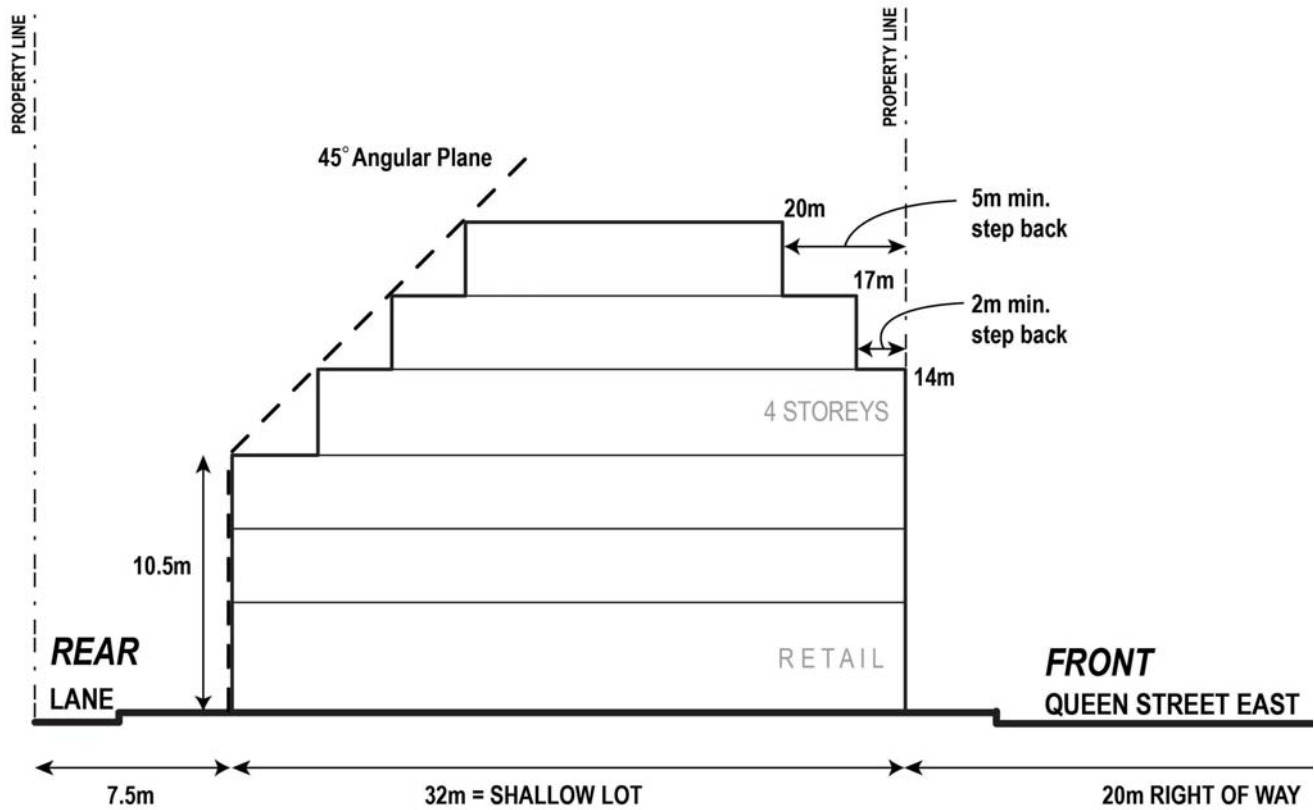
Buildings that are within the 14-metre height limit permitted under Zoning By-laws 438-86 and 569-2013, will also be required to comply with the urban design guidelines.

4.2.1 MASSING AND URBAN DESIGN CONSIDERATIONS cont'd



Example of Deep Lot, 20m Total Height

4.2.1 MASSING AND URBAN DESIGN CONSIDERATIONS cont'd



Example of Shallow Lot, 20m Total Height

4.2.2 STREET WALL SCALE DESIGN CONSIDERATIONS



Queen Street East (Booth Avenue to Logan Avenue)



Queen Street East (Caroline Avenue to Winnifred Avenue)



Vertical Rhythm on Queen Street East

Building façades will contain vertical and horizontal elements in order to reinforce the scale of the street. Continuous surfaces such as glass curtain walls and window walls are generally not appropriate because they are inconsistent with the prevailing rhythm of the streetwall. Punched window expressions are more compatible with the existing streetwall. An articulated streetwall will also provide visual breaks in the massing of development on larger sites.

Buildings along Queen Street East generally have a rhythm and articulation that reflects the prevailing fine-grain lot widths. Streetwalls/façades will contain vertical architectural treatments every 4 -8 metres, emphasizing this diverse lot pattern. Horizontal articulation will be provided to emphasize the prominent ground floor that is a characteristic throughout the study area.

Rooflines will be detailed with cornice lines, pitched roofs, dormers, and/or parapets to maintain the character of the area.

Residential entrances located on Queen Street East should be distinguished from commercial entrances and be easily identifiable.



Queen Street East (Brooklyn Avenue to Bertmount Avenue)

4.3 Heritage and Culture



4.3 HERITAGE

The mixed-use buildings along Queen Street East (formerly Kingston Road) vary in age and style, contributing to the eclectic built form and street rhythm of Leslieville. The area has maintained a small-town feel. There are currently two buildings in the study area that are listed on the City's Inventory of Heritage Properties: McQueen's (originally McCarten House) at 993 Queen Street East; and The Duke (originally Morin House Hotel) at 1225 – 1227 Queen Street East.

Other buildings or sites that have contributed to the physical and social evolution of Leslieville include: WoodGreen United Church at 875 Queen Street East; WoodGreen Community Services at 835 Queen Street East; Black's Veterinary Hospital at 923 – 925 Queen Street East; Joy Theatre (now Stratengers restaurant) at 1130 Queen Street East; and the Leslie Post Office (now the Curzon Bar) at 1192 Queen Street East.

A more detailed heritage analysis of Queen Street East in Leslieville can be found in Appendix F, including a map that identifies properties that warrant further study for listing on the City of Toronto Heritage Register or for designation under Parts IV and V of the Ontario Heritage Act. Such properties will be evaluated and conserved as appropriate, either by the City or through the planning process.

New development and alterations along Queen Street East in Leslieville will respect, conserve and maintain the integrity of the existing and potential cultural heritage properties and be of a scale, form, material and character that supports and complements these resources. In addition, Heritage Impact Assessments will be required for development applications that affect existing and potential heritage properties in the area.

New development in areas identified as having archaeological potential in the City of Toronto Archaeological Master Plan will include a Stage 1 Archaeological Resource Assessment as part of any planning application.

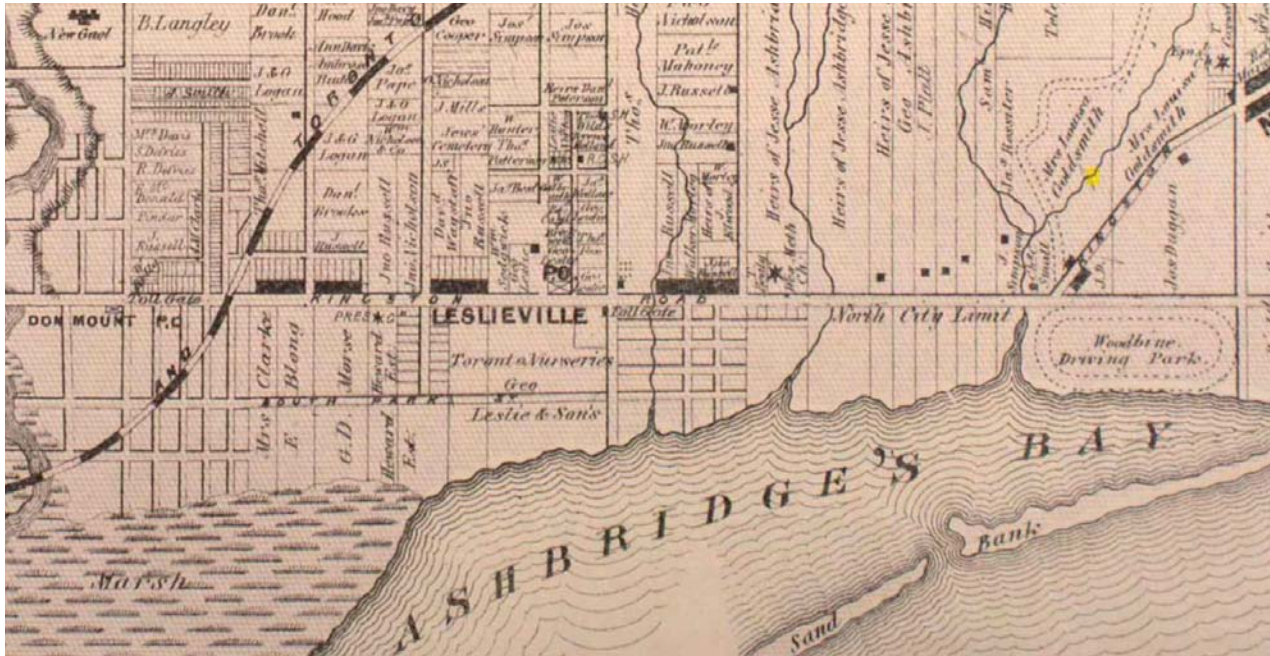


993 Queen Street East



1225-1227 Queen Street East

4.4 HERITAGE cont'd



Map of Toronto, 1878. City of Toronto Archives



Queen Street East (Larchmount Avenue to Caroline Avenue)

4.4 Transportation and Infrastructure



4.4 TRANSPORTATION AND INFRASTRUCTURE

Applications for Zoning By-law Amendments or Site Plan approval, depending on their size, are to be accompanied by a range of studies including transportation impact, parking, sun/shadow and heritage impact. All development applications are required to be accompanied by servicing and storm water management reports.

Development applications are reviewed in conjunction with these and other supporting studies. These studies help to understand both the individual and cumulative effects of proposed new development in order to provide a comprehensive idea of potential impacts on Queen Street East in Leslieville.

Minimum parking standards for residents and residential visitors required by the Zoning By-laws are encouraged. New public parking facilities in the area are welcome to enhance the area's capacity to receive tourists and other visitors. However, they should not impede on the pedestrian activity along Queen Street East.



Proposed TTC Streetcar, 2013



Queen Street East (Boston Avenue to Pape Avenue)

4.5 Sustainable Design & Design Excellence





4.5 SUSTAINABLE DESIGN & DESIGN EXCELLENCE

New development in Leslieville will complement the existing character of the area and achieve design excellence, while being sensitive to the existing urban design context. Design excellence means that buildings will be designed with architectural details and materials that are compatible with the existing streetscape and streetwall.

New developments proposed for Queen Street East will strive to be modern, energy efficient and sustainable. All applications will be reviewed for their conformity to the Toronto Green Standards, a two-tiered set of performance measures with supporting guidelines related to sustainable site and building design for new public and private developments. The standards are designed to work with the regular development approvals and inspections process.

All new planning applications are required to document compliance with Tier 1 environmental performance measures outlined in the Toronto Green Standards. Applicants who also choose to meet Tier 2, a voluntary higher level of environmental performance, may be eligible for reduction in development charges.

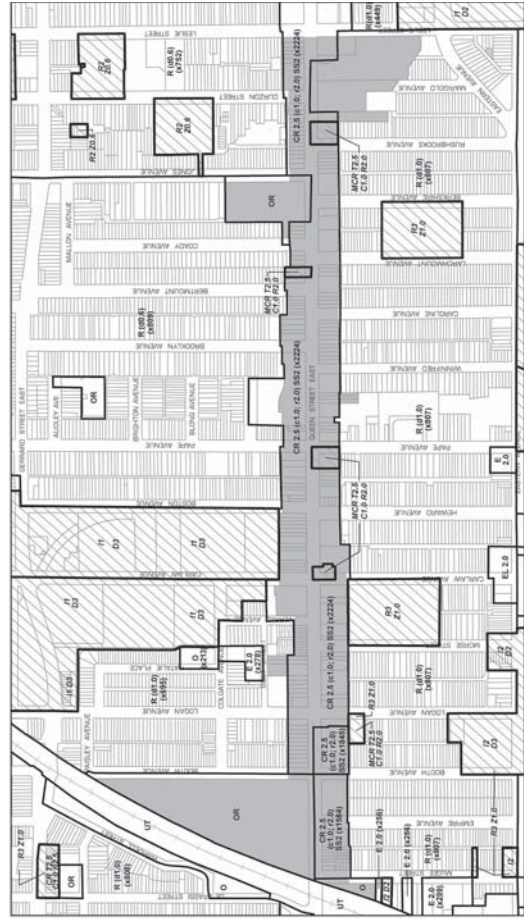
New development applications in Leslieville will satisfy sustainable storm water management and sanitary drainage





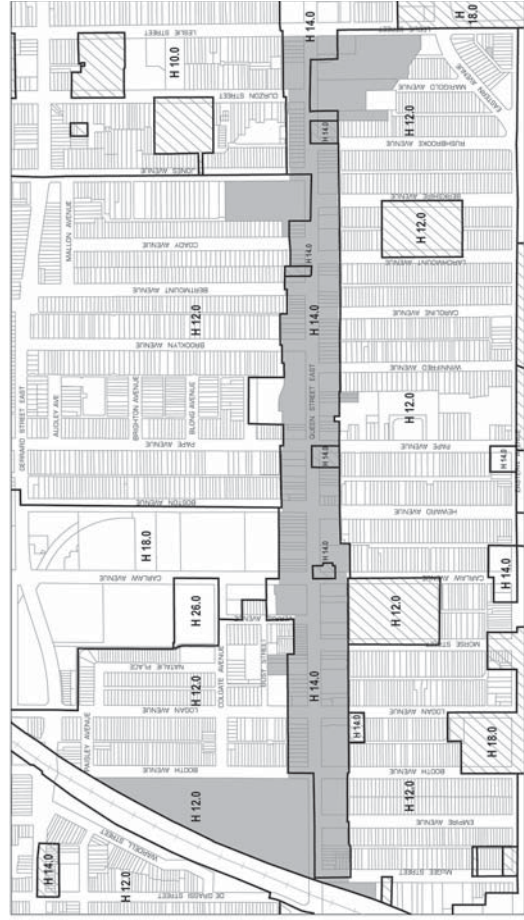
Appendices

APPENDIX A: ZONING BY-LAW MAPS



Queen Street East/Leslieville Planning Study

Fig # 13 205563



Queen Street East/Leslieville Planning Study

Fig # 13 205563

APPENDIX B: QUEEN STREET EAST – STREETS CAPES



1. QRE to Jimmie Simpson Recreation Centre



2. Booth Avenue to Logan Avenue



3. Logan Avenue to Vernal Avenue



4. Vernal Avenue to Carlaw Avenue



5. Carlaw Avenue to Boston Avenue



6. Boston Avenue to Page Avenue



7. Page Avenue to Brooklyn Avenue



8. Brooklyn Avenue to Bertram Avenue



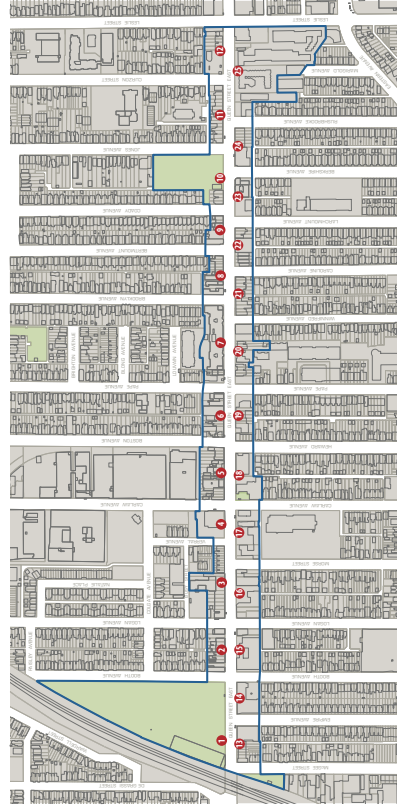
9. Bertram Avenue to Coady Avenue



10. Coady Avenue to Jones Avenue



11. Jones Avenue to Curzon Street



12. Curzon Street to Leslie Street



13. Empire Avenue to McGee Street



14. Booth Avenue to Empire Avenue



15. Logan Avenue to Booth Avenue



16. Mopse Street to Logan Avenue



17. Carlaw Avenue to Mopse Street



18. Hevard Avenue to Carlaw Avenue



19. Page Avenue to Hevard Avenue



20. Wilmfited Avenue to Page Avenue



21. Carlaw Avenue to Page Avenue



22. Larchmount Avenue to Carline Avenue



24. Rushbrooke Avenue to Berkshire Avenue

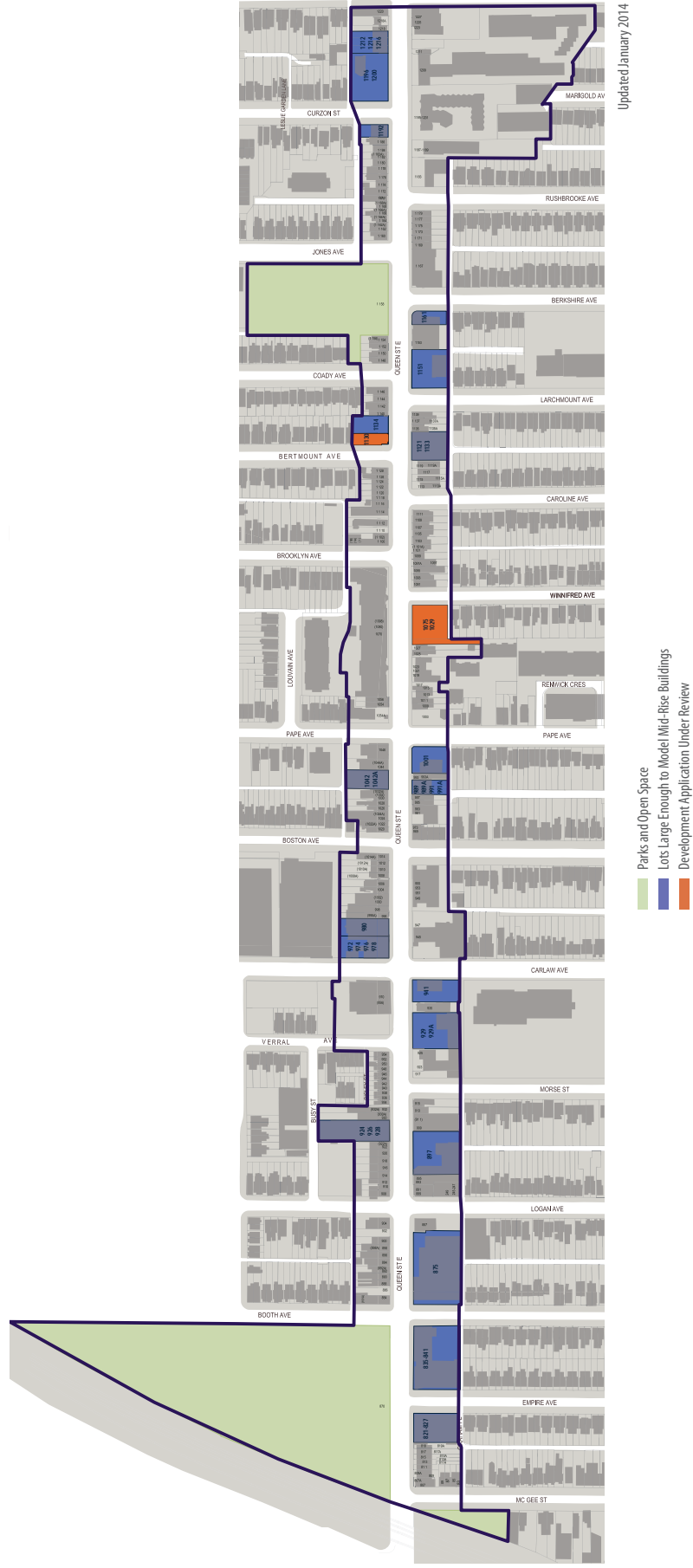


25. Leslie Street to Rushbrooke Avenue

APPENDIX C: LOTS OF LESLIEVILLE

The Lots of Leslieville Analysis that formed part of this study identified some larger lots that had the opportunity to accommodate mid-rise development, provided the development met built form criteria that are specific to Leslieville. These lots also included sites whose owners had indicated to City Planning staff that they intended to sell or redevelop the properties, as well as sites with active development applications. Redevelopment of these larger lots would provide opportunities for streetscape improvements, new retail uses and possible outdoor cafés. Two sites, 897 Queen Street East and 1196 Queen Street East, were selected to test built-form and massing options above the permitted zoning height of 14 metres.

Upon review of a site-specific development application, some of the lots identified on this map may face challenges and will be unable to meet the Urban Design Guidelines for Queen Street East in Leslieville. Also, other lots not shown on this map could be assembled and become potential development sites. However, the map suggests that most properties in Leslieville will not be candidates for mid-rise development.



APPENDIX D: MASSING PERSPECTIVES



Example of Corner Block on Queen Street East



Example of Mid-Block on Queen Street East

APPENDIX E: SHADOW STUDIES

Leslieville Study
Mid Block Shadow Study
South Side of Queen Street East

20m Height Limit

Stepbacks Required:

Minimum 2m at 14m

Minimum 5m between 14m and 20m

March 21st



9:18am



10:18am



11:18am



12:18pm



1:18pm



2:18pm



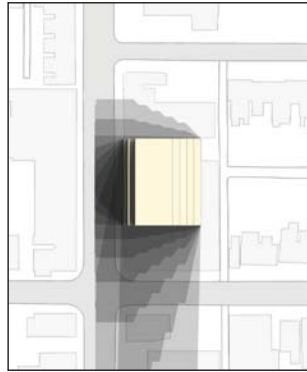
3:18pm



4:18pm



5:18pm



9:18am to 5:18pm Combined

APPENDIX E: SHADOW STUDIES

Leslieville Study
Corner Block Shadow Study
North Side of Queen Street East

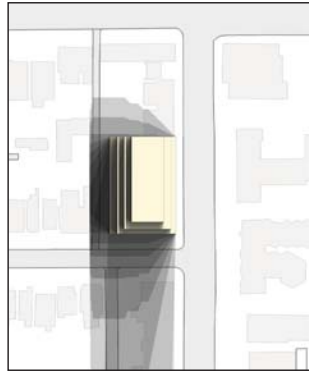
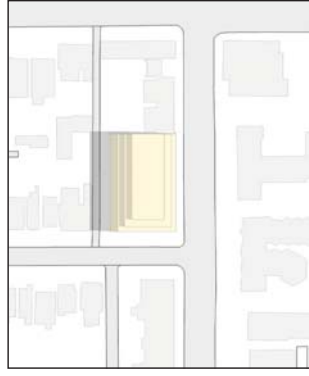
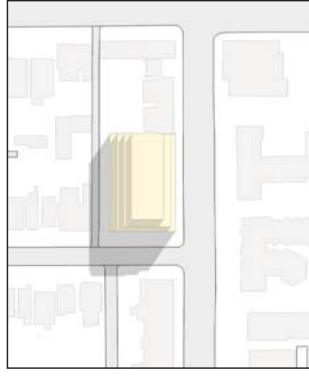
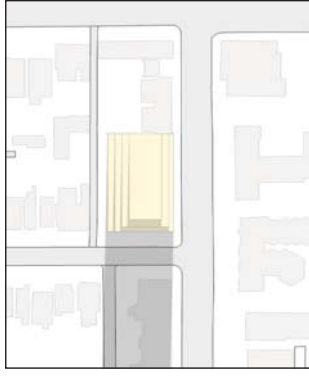
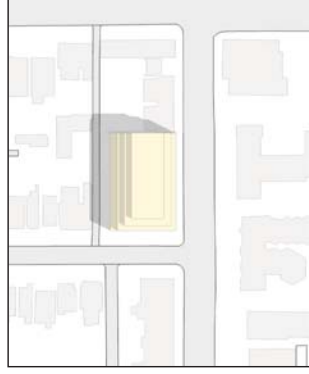
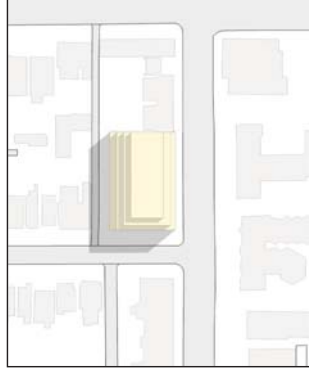
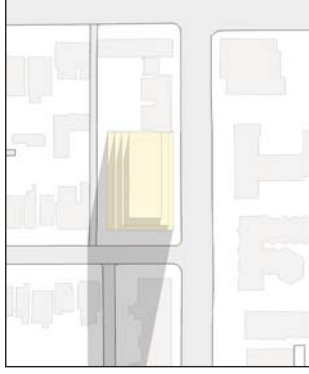
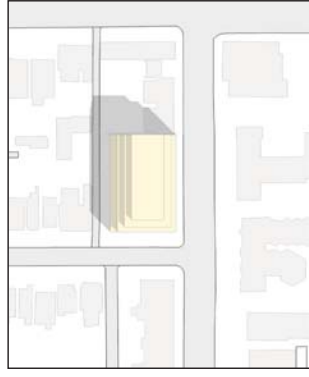
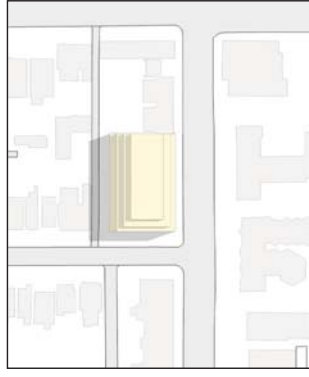
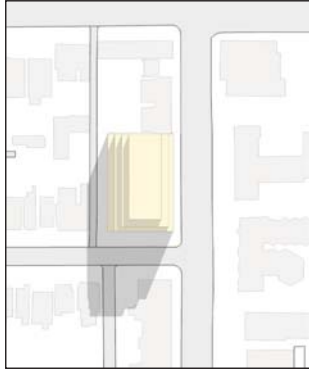
20m Height Limit

Stepbacks Required:

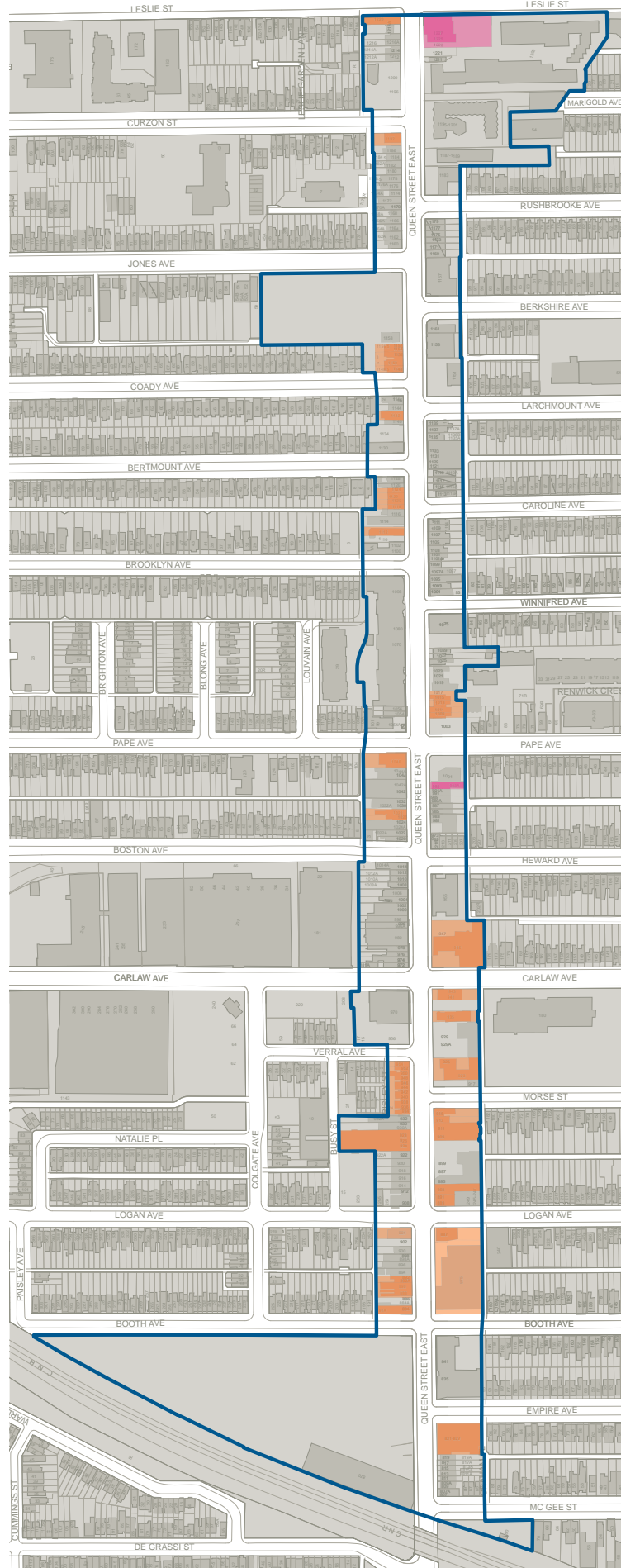
Minimum 2m at 14m

Minimum 5m between 14m and 20m

March 21st



APPENDIX F: HERITAGE INVENTORY FOR THE LESLIEVILLE STUDY AREA



*Properties with Potential Heritage Value have been deemed to merit investigation for their potential as heritage properties and would merit a review to determine their potential in the context of a development application. Identification does not necessarily imply the property will meet the criteria for inclusion in the City's Inventory of Heritage Properties.

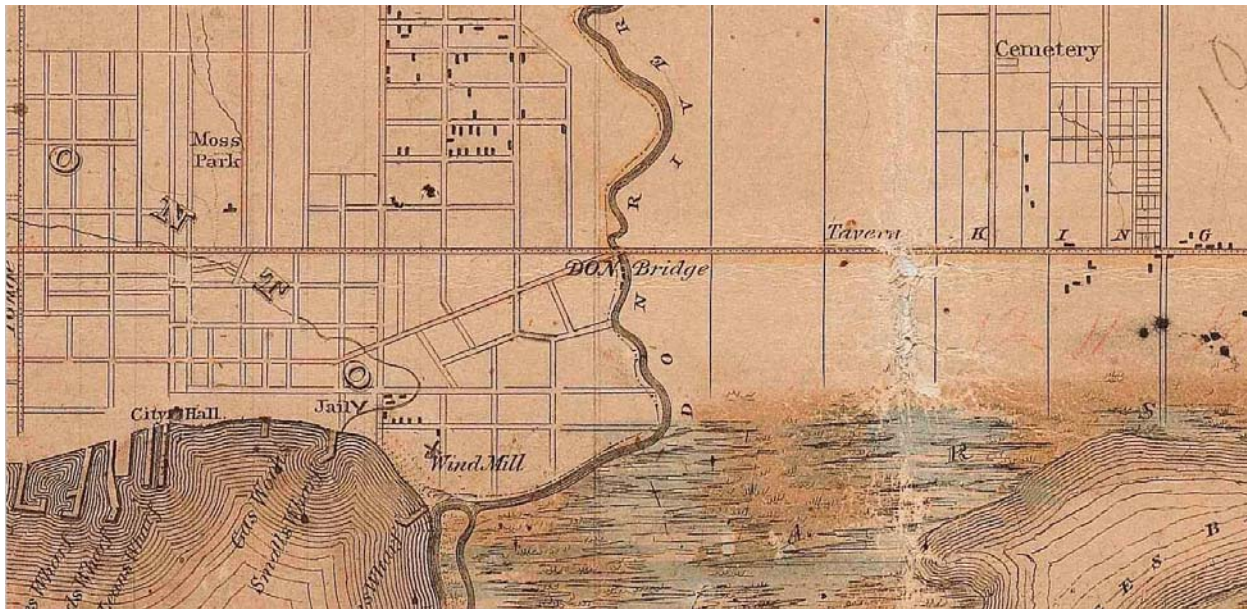
Properties included in the City's Inventory of Heritage Properties
 Properties with Potential Heritage Value*

Heritage Inventory for the Leslieville Area Study:
Queen Street East from McGee Street to Leslie Street
Heritage Preservation Services, Urban Design, City Planning Division, City of Toronto

10 February 2014

Contents:

1. Cover with Map Identifying Heritage Status of Properties	
2. Historical Development of Queen Street East from McGee to Leslie Streets	p. 2
3. Block Analysis: Queen Street East, North Side	p. 4
4. Block Analysis: Queen Street East, South Side	p. 11
5. Properties Listed or Recommended for Study to Determine Potential Heritage Value	p. 16
6. Historic Maps	p. 19



J O Browne, *Map of the Township of York in the County of York Upper Canada, 1851* showing the convergence of King St and Lot (Queen) St at the Don River, crossing the Don as the Kingston Road. The 'N' and 'G' of Kingston mark the intersection of current Leslie and Queen Streets where the early development of Leslieville on the northwest corner is already apparent. The "Tavern" marks the approximate location of the crossing of the Grand Trunk Railway in 1852-3 and the western limit of the current Leslieville Study.

Historical Development of Queen Street East from the Railway Crossing to Leslie Street

Queen Street (originally Lot Street) was laid out by Lt.-Gov. Simcoe in the 1790s as the baseline for the lot and concession system in the town of York. The town of York was located just south of Queen between the present day perimeter of George, Berkeley, Front and Adelaide Streets. King Street was York's "main street" and it extended to the east then turned north-east on a diagonal to converge with Queen at the bridge crossing the Don River. All traffic from the town of York would traverse the bridge and head along the Kingston Road (as it was known until the late 1880s and is now known Queen Street East). The land was divided into 100 acre lots with John Scadding being the first landowner just across the river.

The section of Queen Street East, which is the basis of this study, is defined by the Grand Trunk Railway bridge at the western end and by Leslie Street at its eastern edge. Development of this portion of Queen Street East was primarily generated by George Leslie. In the 1850s Leslie owned land west of Concession Road One (Leslie Street) and north and south of Kingston Road extending to Ashbridge's Bay. He created the town of Leslieville and established the Leslieville post office in 1852. It is likely that this original building survives today at 1192 Queen Street at the north west corner of Curzon and Queen Street. Historic maps indicate that a creek ran through Leslie's extensive land holdings; land to the east was subdivided into smaller lots which were developed at the corner of Queen and Leslie Streets. At the south west corner of Leslie and Queen Streets one of these original properties survives in the Duke Hotel. Originally dating from 1870 and known as the Morin House Hotel this is a significant local landmark, listed on the city's inventory of heritage properties and maintaining most of its original High Victorian style features beneath the paint and contemporary signage.

To the west of the creek the land was maintained in large lots. South of Queen to the Bay this land was identified as belonging to the Toronto Nurseries of George Leslie and Sons. As late as 1913 the nurseries are shown to extend almost as far west as Caroline Street. Apart from gardening, another source of employment was provided by the many brick yards. The first was opened by James Russell in 1857 and was followed by that of David Wagstaff both of whom owned large lots of land north of Queen Street and to the west of Leslie's land holdings. By the 1870s nine more brick yards had been established.

By 1884 the area was annexed by the City of Toronto providing water services and sewers. Streetcar service was also initiated at this time. Historic atlases indicate that the area developed rapidly after this and large tracts of land were subdivided creating the current street pattern. Other businesses arose and included piggeries, slaughter houses, tanneries and metal processing plants and the Dunlop Tire Company. The area remained largely working class. In the 1930s in response to significant local impoverishment, Rev. Ray McCleary of the Wood Green United Church established a community centre to "serve the whole community from cradle to grave." Services such as child care, health clinics, assistance for the unemployed and recreational programmes for children and the elderly became part of the mission. Following World War II a campaign to build a community centre was financially supported by 90% of local households. The building opened in 1948 and still stands today at 835 Queen Street East. In the intervening 65 years the growth and change to built form has largely been consistent with the two-three story scale of the 19th century buildings. New community services buildings, housing and accommodation for seniors have seen blocks being infilled with buildings which are up to five storeys high and stretch over a conglomeration of smaller property lots. New private developments and applications indicate current development pressures for increased density while more up-scale commercial outlets indicate an evolving demographic.



Queen Street East looking west towards Pape Avenue. October 1913. The Bank of Nova Scotia, with its tall Classical stone parapet and entablature at 1046 Queen Street East (north side) is visible on the right and McQueen's (McCarten House) 993 Queen St. E. (south side) is midway along the street on the left of the photo. Immediately at the left is one of the Victorian semi-detached houses at 1009 Queen St. E. The building adjacent to it is currently being replaced by a modern block. ("Queen Street East – Old Track," City of Toronto Archives, Fonds 200, Series 372, Subseries 58)

Block Analysis: Queen Street East, North Side 884-1220

The north side of Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street is divided into twelve blocks of unequal length.



North Side, Block 1, 870 Queen Street East: Jimmie Simpson Recreation Centre and Park

North side, Block 1, extending from the Grand Trunk Railway crossing to Booth Avenue (870 Queen Street East), consists of the Jimmie Simpson Recreation Centre and Park. Recently completed this structure is not recommended for further study to determine its potential merit as a heritage property.



North Side, Block 2, 884-904 Queen Street East

North side, Block 2, extending from Booth to Logan Avenues (884-904 Queen St. E.), consists of a series of two and three story commercial buildings. 884 (the Joy Bistro) a two-story brick building anchoring the corner has a date of 1910 in its curving parapet which is flanked by two finials and also features decorative stepped brick details at the bottom of the parapet. It merits further study to determine its potential merit as a heritage property. The three properties at 888-892 appeared on Goad's Atlas in 1924 and were likely built between 1913 and 1924. Two stories high, two of the three shops maintain leaded and stained glass storefronts typical of the period and exhibit the original brick patterns with stone details. 888 retains original sash windows but 892 has had its brick painted. They may merit further study to determine their potential merit as heritage properties.



North Side, Block 2, 888-902 Queen Street East, detail of storefront at 888



894-900 are three story structures which have been significantly altered and do not retain any identifiable heritage features. At the intersection with Logan Avenue, the block is terminated with 904 (TD Bank) which according to Goad's Atlas was likely built between 1913 and 1924. A handsome yellow brick and stone building, its careful composition and classical stone details recommend it for further study for inclusion on the inventory of heritage properties.

North Side, Block 2, 904 Queen Street East



North Side, Block 3, 910-926 Queen Street East



922-926 Queen Street East

North side, Block 3, between Logan and Verral Avenues (908-954 Queen Street East), is primarily composed of two story building complexes. Although still revealing some original details in brick and at the eaves, 910-920 and 930-32 are not deemed to merit further investigation for potential as heritage properties at this time. 922-6 Queen Street East (1913-1924) with its raised semi-circular parapet, semi-circular headed windows and brick details at the eaves would merit further investigation to determine its potential as heritage properties. A significant feature of the block would be the complex stretching from 934-954, which is one of the earliest on this portion of Queen Street likely dating from the late 1880s as it first appears on the Goad's Atlas in 1890. It has many original features including the distinctive pairing of long windows with brick trim around the heads and the brick pediment with its saw-tooth detail marking the centre of the building complex. Many of the shop fronts though possibly not original maintain the historic scale and

character. Only one property, 952, has been refaced and had windows altered. This complex merits further investigation to determine the potential merit as heritage properties.



North Side, Block 4, 934-54 Queen Street East



944 Queen Street East



North Side: 934 Queen Street East



942-54 Queen Street East



Queen Street East looking west to Morse Street, April 1959. The block 934-954 Queen St. E, north side appears on the right. On the left beyond the car dealership is the south side block with properties at 909-915, and in the distance at the corner of Logan Avenue is 889-893 Queen Street East. (City of Toronto Archives, Fonds 200, Series 372, Subseries 100)

North side, Block 4, between Verral and Carlaw Avenues (956-970 Queen Street East), has some vacant lots and contains a Shoppers Drug Mart none of which are worthy of further investigation with regards to potential cultural heritage value.

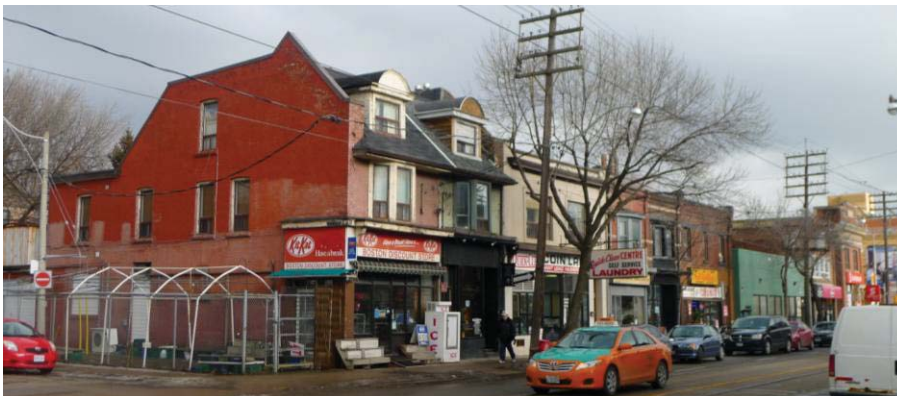


North Side, Block 5, 972-978 Queen Street East

North side, Block 5, Carlaw to Boston Avenues (972-1014 Queen Street East), contains two and three story building complexes. 972-8, a three story block anchoring the north east corner of Logan and Queen, also appeared on the Goad's Atlas in 1890 and has brick details and banding similar to the complex at 934-54. 1000-1004 are three of six semi-detached houses which subsequently acquired single-story storefronts and were completed by the time of Goad's Atlas in 1913. 1004 features a period-looking storefront. The buildings on this block do not merit further investigation to determine their potential as heritage properties.



North Side, Block 5, 1004 Queen Street East detail with early leaded glass window storefront



North Side, Block 6, 1020-1046 Queen Street East

North side, Block 6 extends from Boston to Pape Avenues (1020-1046 Queen Street East) and is consistently built with two to two-and-a-half story properties. The first properties at 1020 and 1022 are a pair of semi-detached buildings purpose-built with commercial premises at grade and domestic accommodation in the two stories above. These appeared on the Goad's Atlas as early as 1903 as did the pair at 1026-1028 Queen St East which feature bay windows, stone course and saw-tooth brick courses at the cornice. These latter two - along with the Bank of Nova Scotia at the north-west corner of Queen and Pape - 1046 Queen St. E. would merit further investigation as potential heritage properties. The bank contributes to a familiar pattern with its corner location, brick cladding combined with a stone base and classical details and a prominent stone framed entrance.



North Side, Block 6 1026-8 Queen St East



1046 Queen St East

North side, Block 7, from Pape to Brooklyn Avenues (1054-1098 Queen Street East), incorporates a vacant lot at its corner, two single story commercial properties and the Jack Layton Seniors Housing complex. None of these merit further investigation. (No photos)



North Side, Block 8, 1100-1112 Queen St East

North side, Block 8 stretching from Brooklyn to Bertmount Avenues, (1100-1128 Queen Street East), has an eclectic mix of primarily two story buildings. Anchoring the corner of Queen and Brooklyn is a two-bay complex (1100-02) with two shops and a block of flats above and behind facing Brooklyn Street. This building did not appear on Goad's in 1924 and may date from the late 1920s or 1930s. In contrast according to Goad's, 1112 was built between 1899 and 1903 and is a three-story building with bay windows, stone details and a classically detailed metal cornice. Stained glass transoms with matching patterns survive over both entry doors. Further along the block at 1118-1124 are four properties with distinctive gable parapets and bay windows which appear on Goad's as early as 1913. The properties at 1112 and 1118-1124 merit further investigation to determine their potential as heritage properties.



Block 8, 1112 Queen Street East



1118-1124 Queen Street East



North Side, Block 9, 1130 and 1142 Queen Street East

North side, Block 9, from Bertmount to Coady Avenues (1130-1146 Queen Street East), has a collection of buildings (and a vacant lot) which likely date from the early part of the twentieth century. 1130 is a former theatre which appears on Goad's in 1924 but apart from its form has lost any attributes which would recommend it for further investigation. 1142 has features including its storefront and decorative wood details and its windows which would seem to be original. Apart from 1142 none of the others in this block are recommended for further investigation to determine heritage potential



North Side, Block 10, 1148-52 Queen Street East

North Side, Block 10, from Coady to Jones Avenues (1148-52 Queen Street East) has a single building complex and Leslie Grove Park. First appearing on Goad's Atlas in 1924, the building is handsome with classical details evident in the brick pilasters, cornice, and pediment. It features stone sills, headers and stringcourses. The store fronts appear original, the central two maintaining fine leaded glass transoms. Although upper windows have been replaced it merits further study to determine its potential heritage value.



North Side, Block 10, 1148-52 Queen Street East



1148-52 Queen St E storefront



North Side, Block 11, 1160-1192 Queen St E and photo of 1192 Queen St E likely the original Leslieville post office which was opened in 1852.

North side, Block 11, north side Jones to Curzon Street (1160-92 Queen Street East), is composed of a series of two story brick buildings which are largely unremarkable except for the building at 1192 Queen Street East which is situated at the original location of the Leslieville post office and likely is the original building. As part of the establishment of Leslieville and the Leslieville nurseries, John Leslie is recorded to have opened a post office at Queen and Curzon in 1852. The York County Atlas of 1878 shows the post office in this current location. While the building façade on Queen Street has been altered, the side elevation shows a red brick facade with yellow brick quoins and window headers in a style typical of mid-19th century construction. If this is the original building it is one of the remaining tangible connections with John Leslie and the founding of Leslieville, one of the earliest villages and settlements in this part of Toronto.



North Side, Block 12, 1212-1218 Queen Street East, (below) 1220 Queen Street East



North side, Block 12, Curzon to Leslie Street (1200-1220 Queen St E) is occupied by a gas station, a two story row, a building set back from the street and a Modernist former bank on the corner. The bank with its recessed glass façade and alternating brick and glass side panels is recommended for further investigation for its

potential heritage value.



Queen Street East at Logan looking east, April 1934. The block at 922-926 Queen Street East (north side, Block 3) appears on the left hand side with its semi-circular parapet. 909-911 Queen Street East (south side) appears on the right in the distance. Immediately at the right is 889-893 Queen Street East (south side, block 3). (City of Toronto Archives, Fonds 16, Series 71)

Block Analysis: Queen Street East South Side, 807-1225 Queen Street East

The south side of Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street is divided into thirteen blocks of unequal length.



South Side, Block 1, 825 (Empire Mills) and 819-817 Queen Street East

South side, Block 1, McGee Street to Empire Avenue (807-827 Queen Street East), includes some recently built townhouses and a factory/warehouse building at 825 with a stone tablet which reads Empire Mills. 825 Queen Street East merits further study to determine its potential heritage value.



South Side, Block 2, 841 Queen Street East and 835 (WoodGreen Community Services, 1948)

South side, Block 2, Empire to Booth Avenues (835-841 Queen Street East) contains the WoodGreen Community Services Building at 835 Queen Street East and the adjacent housing at 841. Opened in 1948 and integrated with the new housing complex in 1987 the WoodGreen building at 835 exhibits modern International Style features but is more important for its relationship with the local community which funded its building. It is not considered to merit further study to determine its potential heritage value.



South Side, Block 3, 887 (Woodgreen Pharmacy) and 875 (WoodGreen Church/St Matthews Cathedral) Queen Street East

South side, Block 3, from Booth to Logan (875-887 Queen Street East), is occupied by the WoodGreen Church/St Matthews Cathedral and the Woodgreen Pharmacy, at 875 and 887 Queen Street East respectively. Goad's indicates a brick building occupying the south west corner of the intersection of Queen and Logan as early as 1890 which is likely the pharmacy. It retains many fine features including moulded brick courses, pilasters, brackets, a variety of windows and a richly detailed cornice it would merit further investigation to determine its potential heritage value. Toronto East York Community Council has requested further assessment of the heritage value of the WoodGreen Church property.



South Side, Block 4, 909-915 Queen Street East



889-893 Queen Street East

South side, Block 4, between Logan Avenue and Morse Street (889-915 Queen Street), has a three story block (889-893) which anchors the south east corner of Logan Avenue and Queen Street East parallel to the Wood Green pharmacy opposite. 889-893 also features on the Goad's Atlas of 1890 and have distinctive round headed windows and orange brick associated with the Richardsonian Romanesque and Queen Anne Styles popular during this period. The decorative details featured in the pilasters, window keystones and cornice further indicate that these properties merit further investigation to determine their potential heritage value. Built after the 1924 edition of Goad's, 909-911 Queen Street East is a three story brick building with a stone base, symmetrical arched side entrances, stone entablature and a tile roof. This property and the last properties on the block, 913-15 which were added to the Goad's Atlas in 1913 merit further investigation to determine their potential heritage value.



South Side, Block 5, 923-5 Queen St East, (above) 943 Queen St East, (below) 935 Queen St East (above)



South side, Block 5, from Morse Street to Carlaw Avenue (917-943 Queen Street East), has a set of properties which break out of the commercial block typology that has been characteristic of this portion of Queen Street East. The properties of interest include 923-5; Blacks Veterinary Hospital, (a report for inclusion on the City's Inventory of Heritage Properties has been deferred to coincide with the Leslieville Study report) and 935 Queen Street East both of which combine work spaces (veterinary hospital and store) adjacent to a house-form property. With its Shingle Style features and surviving leaded glass storefront 935 merits further investigation to determine its potential heritage value. 943 Queen Street East, a former bank building, likely dating

later than 1924, fits the pattern for banks on Queen East with its combination of brick with classical stone details, central entrance and smaller upper story and also merits further investigation.



South Side, Block 6, 945 Queen Street East (Queen Street East Presbyterian Church)

South side, Block 6, 945-955 Queen Street East (Carlaw to Heward Avenues) contains the Queen Street East Presbyterian Church (945) and the South Riverdale Community Centre (955). The Church appears on the

Goad's Atlas of 1884 and is said to date from 1877 and to be Toronto's oldest Presbyterian church east of the Don River. Originally known as the Leslieville Presbyterian Church its congregation voted to change the name in 1895. It merits further study to determine its potential heritage value. 955 Queen Street East is not deemed to merit further investigation



South side, Block 7, Heward to Pape Avenues (969-1001 Queen Street East), has a mixed collection of single to three story buildings of varying vintages and types (including a gas station) most of which do not merit further investigation. One however stands out and that is "McQueen's" at 993 Queen Street East, which maintains many fine original features including the wood elements of the shop front and cornice, the stone lintels, brick details and terracotta panels that have been well-maintained and, as indicated by the paint work at least, enthusiastically appreciated. Originally known as McCarten House and dating from 1887 and 1895, it is listed on the City's Inventory of Heritage Properties

South Side, Block 7, 993 Queen Street East (McQueen's)



South Side, Block 8, 1029-1021 Queen Street East

1013-1009 Queen Street East

South side, Block 8, Pape to Winnifred Avenues (1003-1075 Queen Street East), has two large scale modern buildings at both ends and a mix of late nineteenth century houses and more recent properties in between. Four of the properties are semi-detached, one and a half stories with decorative gable bargeboards and appeared on Goad's in 1890. Three of them were subsequently extended with shop fronts but they continue to tell a story about the earliest character of Queen Street as a partially residential street and merit further investigation. 1017-1029 are also late 19th century properties but as they have lost their integrity as potential heritage resources they do not merit further investigation.



South Side, Block 9, 1101-1111 Queen Street East..... .. 1091-1099 Queen Street East

South side, Block 9 Winnifred to Caroline Avenues (1091-1111 Queen Street East), is occupied by two building complexes of five properties each. 1099-1099 is a familiar type with a two story building of 5 units with pedimented parapets. This type has already been noted at 934-954 Queen Street East (north side, Block 2) and 1118-1124 Queen Street East (north side Block 7). 1101-1111 Queen St. E. is a hybrid of a commercial base with a typical early 20th century dormer-roofed house type, also already noted at 1020-1022 Queen Street East (north side Block 5). In both instances on this block as much of the integrity of the heritage attributes have been lost none of these properties are recommended for further investigation as potential heritage properties.



South Side, Block 10, 1139-1121 Queen Street East



1119-1113 Queen Street East

South side, Block 10, Caroline to Larchmount Avenues (1113-1139 Queen Street East), has a mix of commercial and residential property types of one to two2 stories. While some of them date to the first quarter of the twentieth century they are currently lacking in any sufficiently discernible heritage attributes to merit further investigation.

South side, Block 11, Larchmount to Berkshire Avenues (1151-1161 Queen Street East), has three recently completed properties, including a 7-Eleven with parking lot, none of which merit further investigation to determine their potential as heritage properties.

South side, Block 12, Berkshire to Rushbrooke Avenues (1167-1179 Queen Street East), has two contemporary blocks of 5 and 3 stories which do not merit further investigation to determine their potential as heritage properties.



South Side, Block 13, 1225-7 Queen Street East, Duke of York Hotel (originally Morin House Hotel, 1870)

South side, Block 13, Rushbrooke Avenue to Leslie Street (1167-1227 Queen Street East) is primarily occupied by contemporary housing of various forms except for the corner of Leslie and Queen Street on which is situated the Duke of York Hotel. Originally known as the Morin House Hotel and dating as early as 1870, this property, which is potentially one of the most significant of Leslie Street for both its historical association with the founding of Leslieville and its many fine surviving architectural features, is listed on the City's Inventory of Heritage Properties. Along with the former Post Office across the road at 1192 Queen St. E. and the Queen Street East Presbyterian Church the earliest days of Leslieville's history are represented in these structures which are 130 to 160 years old.

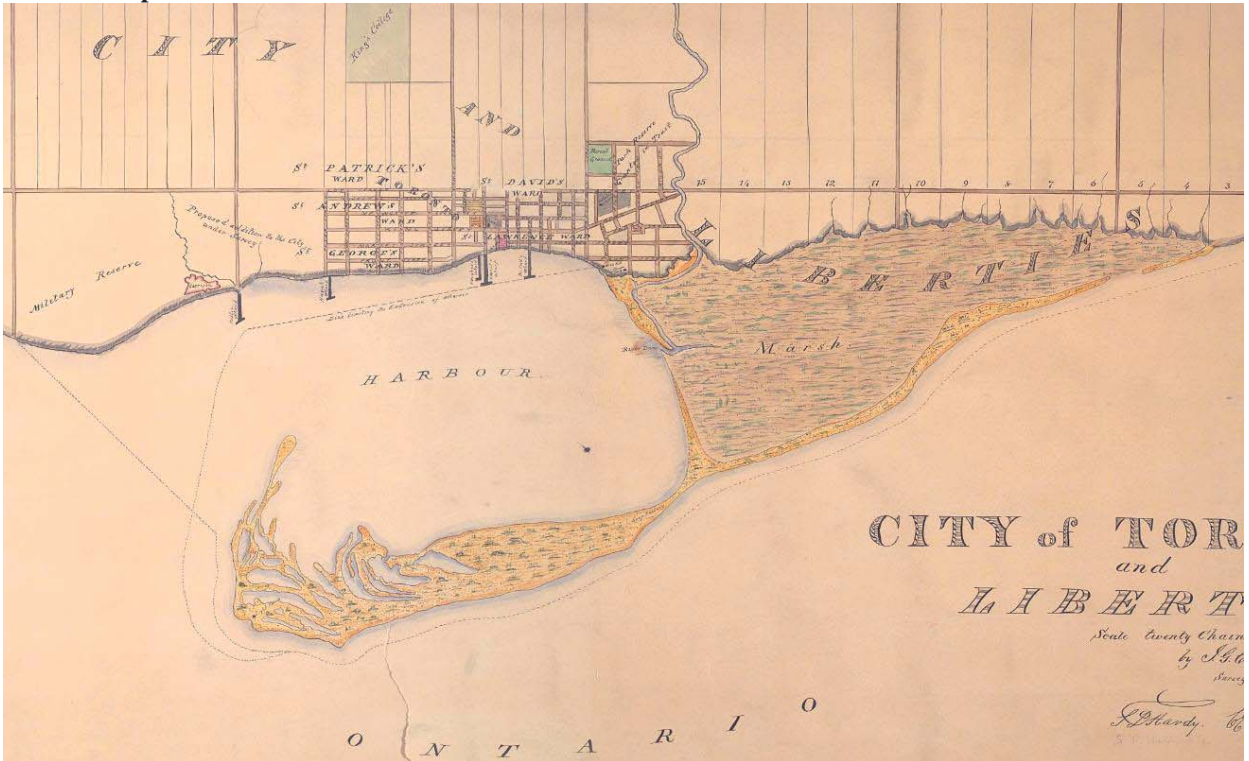
**Properties Recommended for Study to Determine Potential Heritage Value on Queen St E
Part of the Leslieville Study, February 2014**

North Side Queen Street East			
Street Number	Description	Date (<i>known</i> or estimated from Goad's Atlases)	Listed or Identified as of Interest as a Heritage Property with *
Block 1- Railway Crossing to Booth Avenue			
	n/a		
Block 2 - Booth to Logan Avenues			
884	(Joy Bistro) two story commercial building	1910	*
888-892	3 units, two story commercial – original storefronts likely at 888, 892	1913-1924	*
904	TD Bank, two story, brick and stone	1913-1924	*
Block 3 – Logan to Verral Avenues			
922-6	3 units, two story commercial building with semi-circular parapet and elliptical headed windows at central unit, brick string courses	1903-1913	*
934-954	11 units, two story commercial block with central gable and brick string courses	Late 1880s	*
Block 4 – Verral to Carlaw Avenues			
	n/a		
Block 5 – Carlaw to Boston Avenues			
	n/a		
Block 6 – Boston to Pape Avenues			
1026-1028	2 units, two stories, bay windows and stone coursing in brick façade	1899-1903	*
1046	Scotiabank at corner of Pape, two story brick with stone details	1913-1924	*
Block 7 – Pape to Brooklyn Avenues			
	n/a		
Block 8 – Brooklyn to Bertmount Avenues			
1112	Three story commercial building with bay windows, metal cresting stone window heads, classically detailed metal cornice	1899-1903	*
1118-1124	Four units, two story commercial properties with bay windows at the second level and gable parapets, brick details	1903-1913	*
Block 9 – Bertmount to Coady Avenues			
1142	Single unit in a row maintaining original storefront, windows and brick coursing	Post 1924 <i>circa late 1920s</i>	*
Block 10 – Coady to Jones Avenues			
1148-1152	4 units, three stories, brick with stone headers, courses and a single brick parapet and cornice	1913-1924	*
Block 11 – Jones Avenue to Curzon Street			
1192	2 story with altered main façade. Side façade reveals red brick with yellow quoins. Thought to be the original 1850s Leslieville post office	1852	*
Block 12 – Curzon Street to Leslie Street			
1220	Former Bank Building	<i>circa 1960</i>	*

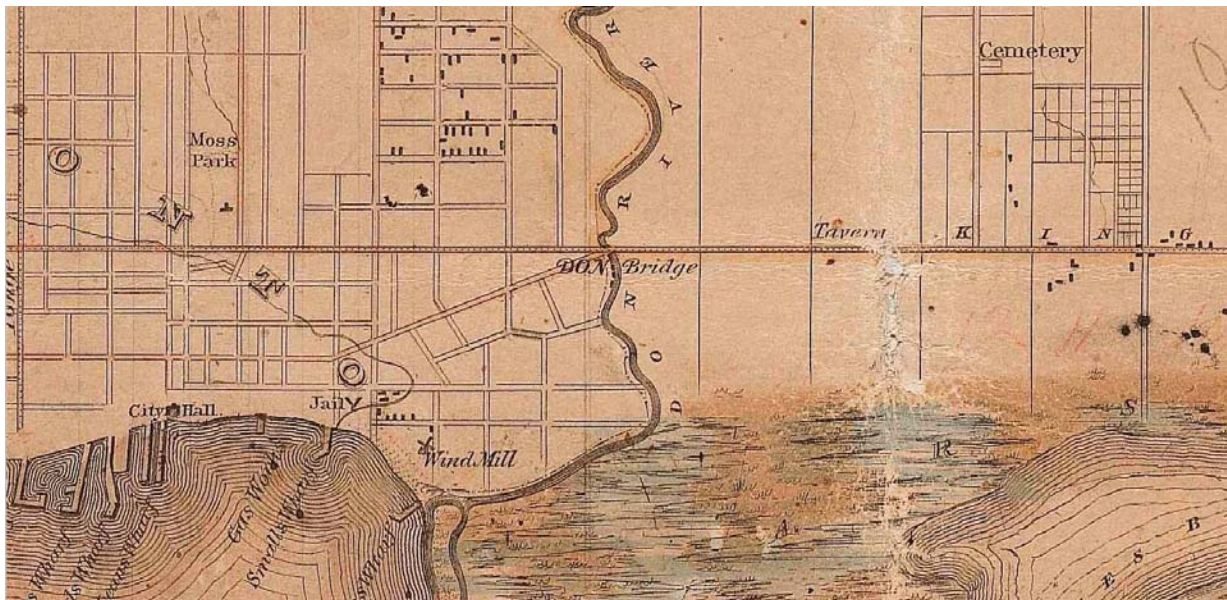
South Side Queen Street East p. 1			
Street Number	Description	Date (<i>known</i> or estimated from Goad's Atlases)	Listed or Identified as of Interest as a Heritage Property with *
Block 1 – McGee Street to Empire Avenue			
825	2 story red brick manufacturing block with stone block details, stone tablet with words "Empire Mills" and pilasters which project as crenellations	1913-1924	*
Block 2 – Empire to Booth Avenues			
	n/a		
Block 3 – Booth to Logan Avenues			
875	WoodGreen Church and Parish House: modern church complex designed by Gordon S Adamson Associates with significant associative value	1958	Heritage Assessment Requested by TEYCC, February 25, 2014
887	Woodgreen Pharmacy: 3 story, commercial building on the corner at Logan with fine details including brick courses, stone, variety of windows and decorative cornice	Late 1880s	*
Block 4 – Logan Avenue to Morse Street			
889-893	Three-story, four-unit, well-designed commercial block with round headed windows, stone keystones, pilasters and cornice.	Late 1880s	*
909-911	Three story, stone base with brick upper story commercial units (2), well designed and detailed in a classical style with a tile roof	Post 1924	Well designed, well preserved, c 1920. Medium
913-915	Three story brick commercial block	Late 1880s	*
Block 5 – Morse Street to Carlaw Avenue			
923-5	Black's Veterinary Hospital and House Two-two-and-a-half story structures with unusual combination of commercial adjacent to residential	1910	Nominated for inclusion on inventory; report deferred to coincide with Leslieville study
935	Like Blacks unusual combination of side-by-side house and commercial premises. This one single story brick with Victorian and Arts and Crafts details evident in the complex roof and massing, shingles, verandah turret, columns and leaded glass etc.	1903-1913	*
943	Former bank building, brick with stone details	Post 1924	*
Block 6 – Carlaw to Heward Avenues			
945	Queen Street East Presbyterian Church; brick and stone Gothic Style church with large forecourt at the corner of Carlaw and Queen	1877	*
Block 7 - Heward to Pape Avenues			
993	Originally McCarten House – 3 story single commercial property with Queen Anne-Richardsonian wood detailing at base and cornice, stone headers on windows and brick and terracotta details	1887, 1895	Listed

South Side Queen Street East p.2			
Street Number	Description	Date (<i>known</i> or estimated from Goad's Atlases)	Listed or Identified as of Interest as a Heritage Property with *
Block 8 – Pape to Winnifred Avenues			
1009-1015	Two pairs of one-and-a-half story semi-detached houses, three of four adapted for commercial use indicating the evolving character of Queen E; bargeboards, bay window and porch typical of the period evident	Late 1880s	*
South Side Queen Street East p.2			
Street Number	Description	Date (<i>known</i> or estimated from Goad's Atlases)	Listed or Identified as of Interest as a Heritage Property with *
Block 9 – Winnifred – Caroline Avenues			
	n/a		
Block 10 - Caroline – Larchmount Avenues			
	n/a		
Block 11- Larchmount – Berkshire Avenues			
	n/a		
Block 12 – Berkshire – Rushbrooke Avenues			
	n/a		
Block 13 - Rushbrooke Avenue – Leslie Street			
1225-7	Duke of York Hotel, originally Morin House Hotel, two and a half story structure with an arcade at the base and arched-headed windows with keystones above. Substantial brackets at eaves, window sills with supports and the pierced wood details in the dormer windows add to the rich surface decoration typical of High Victorian architecture	1870	Listed

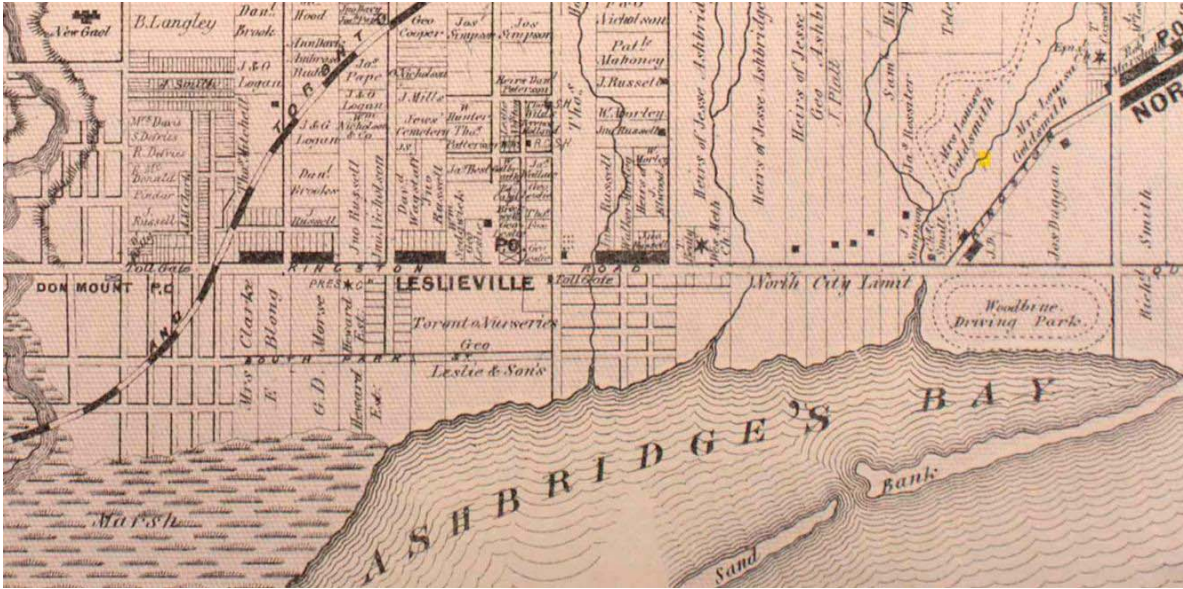
Historic Maps



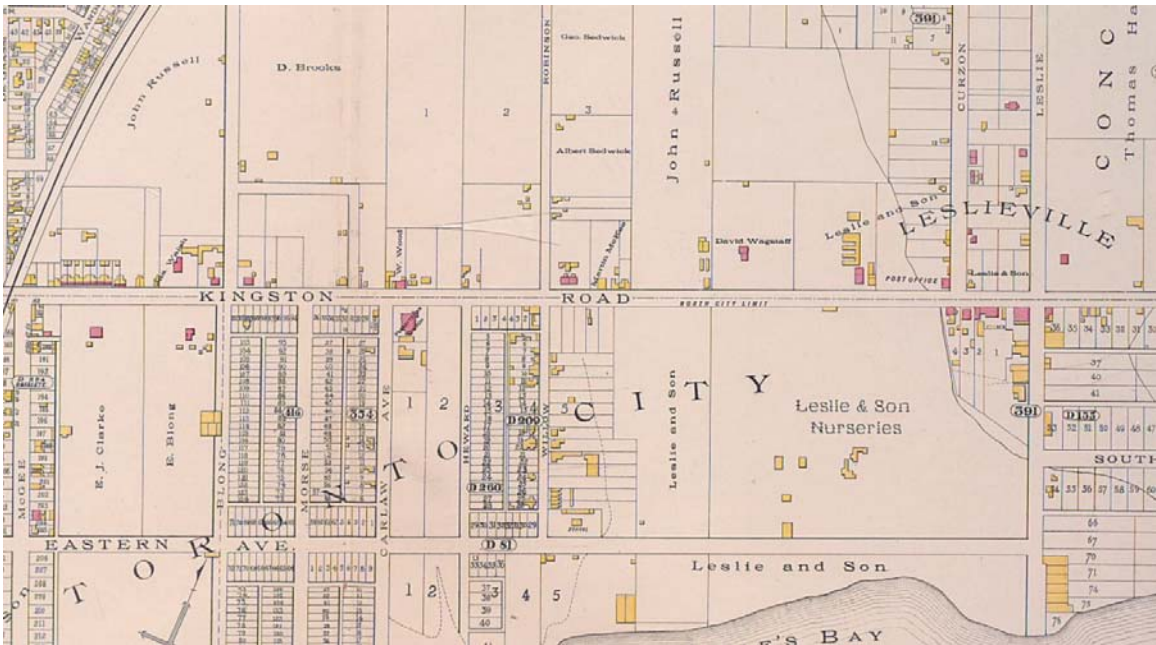
J.G. Chewett, City of Toronto and Liberties. 1834, (detail) The lots numbered 11 and 10 the map shows the intersection of Kingston Road (now Queen Street East) and Concession Road 1 (which is now Leslie Street). Lot 11 is where George Leslie first settled and created Leslieville in the 1850s. (copied by John Ross Robertson) Image courtesy Toronto Public Library: [MsX.1918.1.3](#). Winearls, MUC no. 2065 (2)



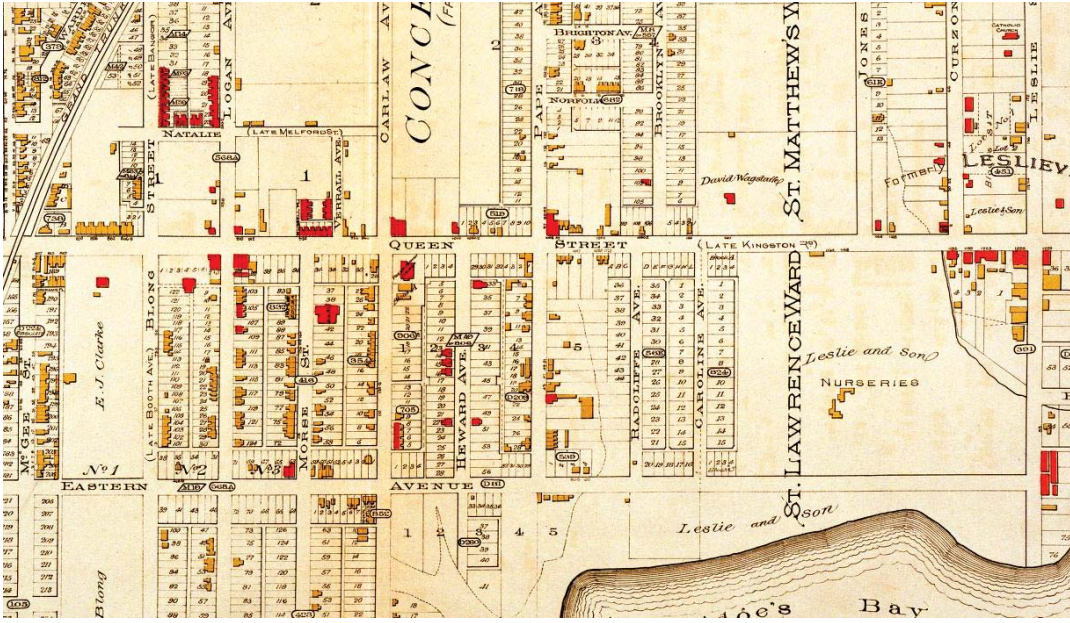
J O Browne, Map of the Township of York in the County of York Upper Canada. 1851 (detail) (City of Toronto Archives) showing the convergence of King St and Lot (Queen) St at the Don River, crossing the Don as the Kingston Road. The 'N' and 'G' of Kingston mark the intersection of current Leslie and Queen Streets where the early development of Leslieville on the northwest corner is already apparent. The "Tavern" marks the approximate location of the crossing of the Grand Trunk Railway in 1852-3 and the western limit of the current Leslieville Study.



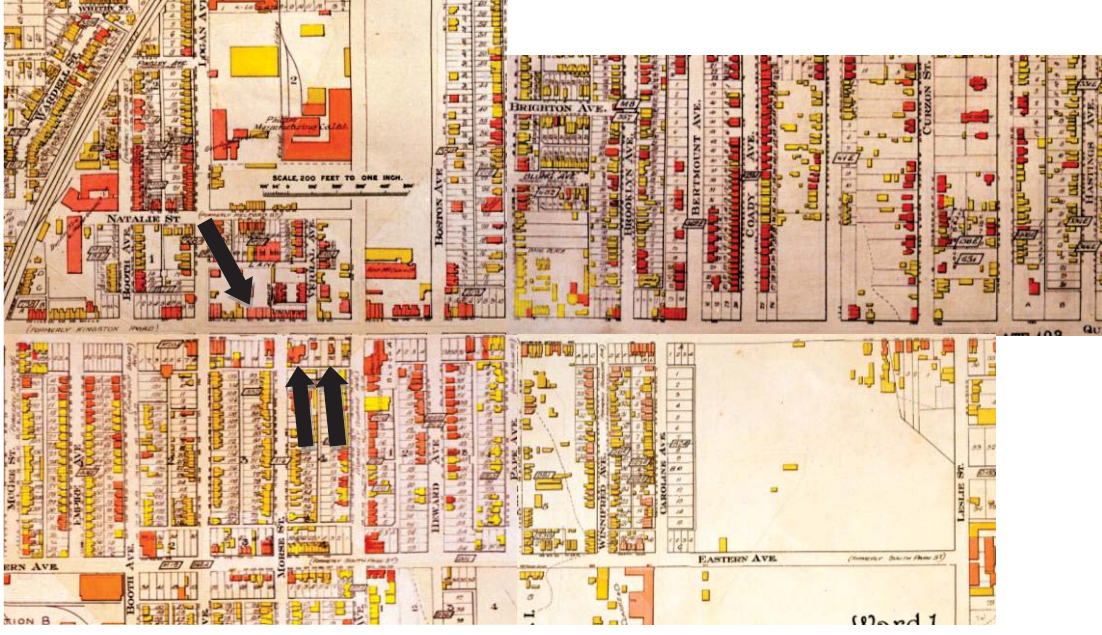
Map of Toronto, 1878, (detail) published by Willing and Williamson. (City of Toronto Archives) This map shows Leslieville to the west of Leslie Street with the Post Office (P.O) and the Toronto Nurseries owned by George Leslie and Sons stretching from the Kingston Road to Ashbridge's Bay. It also indicates the route of the Grand Trunk Railway which terminates the western end of the current Leslieville study. Several estates Blong, Morse and Heward gave their names to streets perpendicular and south of the Kingston Road. The earliest brick kilns belonged to James Russell and David Wagstaff whose estates are indicated on the north side of the Kingston Road.



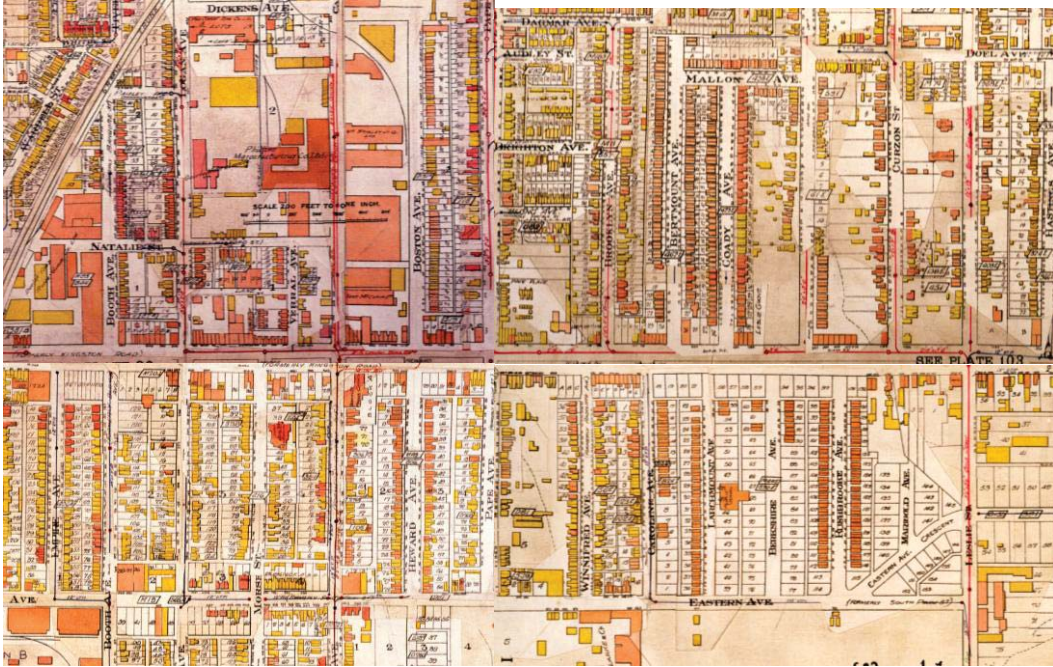
Goad's Atlas, 1884 (detail) (City of Toronto Archives) In addition to features identified above, this map shows the post office at the north west corner of Kingston Road and Curzon Street and the Morin House Hotel (now the Duke Hotel) at the south west corner of the Kingston Road and Leslie Street. At the south east corner of Carlaw and Kingston Road is the Queen Street East Presbyterian Church, originally known as the Leslieville Presbyterian Church dating from 1877. Willow and Robinson Streets are currently known as Pape Avenue.



Goad's Atlas, 1890, (detail) (City of Toronto Archives) Kingston Road has now been renamed Queen Street. Several new buildings identified in the current heritage survey appear on the map. On the north side, 934-954 Queen Street East (Block 3). The south side includes the Wood Green Pharmacy, 887 Queen Street East at the south west corner of Queen and Logan (Block 3) and on the south east corner 889-893 Queen Street East (Block 4). Blong has been renamed Logan Avenue and the name Blong relocated to the street currently known as Booth as of 1913.



Goad's Atlas, 1913, (detail) (City of Toronto Archives) North side new additions of heritage properties deemed to merit further investigation include: 922-6 Queen East between Logan and Verral Streets (Block 3). On the south side are 923-925 and 935 Queen Street (Block 5).



Goad's Atlas, 1924, (detail) (City of Toronto Archives) Note the addition of new streets where the Toronto Nurseries had previously been located at Larchmount, Berkshire and Rushbrooke Avenues. New properties meriting consideration for addition to the inventory are located on the north side at 888-892, 904, 1046, 1148-52 Queen Street East and on the south side 825 Queen Street East. Please refer to the List of Properties Recommended for Study for names and block locations of these properties.

URBAN DESIGN
GUIDELINES

June 2014

