

January 24, 2013

City of Toronto  
Official Plan Review  
City Planning, Policy & Research  
Metro Hall, 23<sup>rd</sup> floor  
55 John Street  
Toronto, ON M5V 3C6

Attention: Paul Bain, Project Lead

Dear Mr. Bain,

**Re: Official Plan Review – Revised Heritage and Public Realm Policies**  
**City File: 12 256312 STE 32 OZ**  
**Our File: 12.501**

We represent the owners of the property known municipally as 1884 Queen Street East, located on the northeast corner of Queen Street East and Woodbine Avenue. We are submitting this letter in response to the motion brought forward at the October 12<sup>th</sup> 2012 meeting of the Planning and Growth Management Committee to defer the decision related to the Official Plan Amendment to revise the Heritage and Public Realm Policies of the Official Plan. The deferral was adopted by the Planning and Growth Management Committee, in part, to allow staff to further consult on the inclusion of views to the Kew Beach Fire Hall #17 ('Fire Hall') on Map 7a depicting important view corridors that merited protection under the Official Plan.

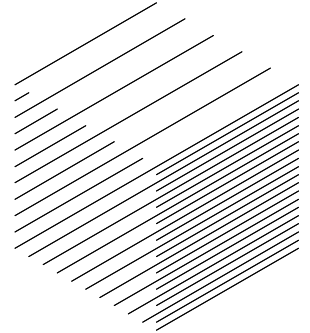
Since that time, no fewer than four inquiries have been made to City Staff since the October 12<sup>th</sup>, 2012 meeting of the Planning and Growth Management Committee to arrange a meeting to discuss the findings of the reports and studies prepared in support of our client's application as they relate to views to the Fire Hall. In November 2012, we were assured by City staff that potential dates for a meeting were forthcoming at that time. Unfortunately, staff's commitment to meet was not advanced and no meeting has been conducted. We are advised that staff will now be bringing forward its final reporting on the Heritage and Public Realm policies at the February 28<sup>th</sup>, 2013 meeting of the Planning and Growth Management Committee.

As such, we are submitting our relevant materials for your review and continue to be interested in meeting to discuss our findings

As our client's property is in proximity to the Fire Hall and, as there is an open application on the property for a six-storey mixed-use retail-residential apartment building, we feel that it continues to be appropriate to meet with City staff to discuss the inclusion of the view on Map 7a and how the protections might be applied and interpreted by City Staff moving forward.

Our client's proposal was designed with input from ERA Architects to specifically ensure that appropriate views to the Fire Hall were maintained. We have made efforts to communicate these findings to City Staff at every possible opportunity,

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Senior Associate

**Martha Coffey**  
Controller

in the contexts of the Visioning Study, the review of our application and in regard to the revisions to the revised Heritage Policies as part of the City's OP Review.

As part of the application to amend the zoning by-law to permit our client's proposal, a Visual Impact Assessment (VIA), a Heritage Impact Assessment (HIA) and viewshed modelling were prepared. We had hoped to share our findings with City Staff working on Official Plan policies related to Heritage through a meeting.

The Council-adopted Queen Street East Urban Design Guidelines indicate that the Fire Hall should be visible from the northeast corner of the intersection of Queen Street East and Woodbine Avenue. Our clients participated in the Queen Street East Urban Design Guidelines Visioning Study in the summer of 2012 as part of the Steering Advisory Committee. As part of that process, our clients have shared the findings of the HIA which determines that, within an urban setting, such as along Queen Street East, the view proposed in the Visioning Study is inappropriate. A view from the south side of Queen Street East, approximately one block west of Woodbine Avenue is offered as an appropriate view.

As part of the VIA prepared as part of our application, it was noted that a number of existing infrastructure elements, streetscape improvement elements, other buildings and distance obscure the view of the Fire Hall from distances that are both consistent with our findings and those outlined in the Queen Street East Urban Design Guidelines. Aging joint use utility poles, light standards, hanging baskets, existing buildings which are consistent with the zoning by-law and urban design guidelines, and distance all contribute to the obstruction of views to the Fire Hall at various locations in the vicinity of the Fire Hall. It should also be noted that the Queen Street East Urban Design Guidelines encourage more street tree planting, including in proximity to our client's property, and more streetscape improvement elements, such as hanging baskets. These will contribute to additional obstruction of views to the Fire Hall.

As previously mentioned, we are still interested in meeting with City staff to discuss these issues in depth.

Should you require any clarification or have any questions related to the above, please do not hesitate to contact the undersigned.

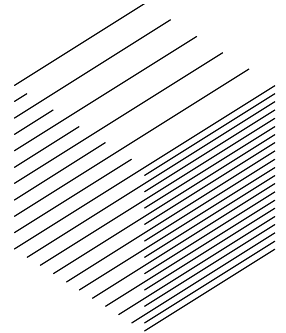
Yours very truly,

**WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED**

Planning · Urban Design



Wendy Nott, FCIP, RPP  
Senior Principal



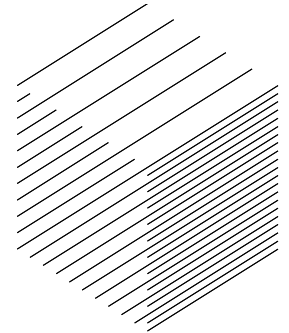
cc. Mary MacDonald, Acting Manager, Heritage Preservation Services  
Kerri Voumvakis, Acting Director, Strategic Initiatives, Policy & Analysis  
Pamela Kraft, Queen EMPC Six Limited  
David Bronskill, Goodmans LLP  
Planning and Growth Management Committee

Attachments:

Heritage Impact Assessment, 1884 Queen Street East, prepared by ERA Architects

Extract from Planning Rationale Report, 1884 Queen Street East, prepared by Walker, Nott, Dragicevic Associates Limited, section 6.6 Visual Impact Assessment and Appendix A – Map and photos associated with section 6.6.

Viewshed Modelling, prepared by RAW



## HERITAGE IMPACT ASSESSMENT

### 1884 QUEEN STREET EAST

Issued SEPTEMBER 28, 2012



# 1884 QUEEN STREET EAST

**PREPARED FOR:**

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**PREPARED BY:**

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**E.R.A.**  
Architects Inc.





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Cover Image: View of Subject Site and Fire Hall from the north east corner of Queen Street East and Woodbine Avenue (Source: ERA Architects Inc).

## EXECUTIVE SUMMARY

This report is being prepared for Queen EMPC Six Limited in support of the zoning by-law amendment application to permit a six storey mixed use building at 1884 Queen Street East in the City of Toronto (the “Subject Site”).

The Subject Site is vacant and does not have any cultural heritage value. It is neither listed nor designated on the City’s Inventory of Heritage Properties and is not within a Heritage Conservation District.

The purpose of this report is to identify and assess any potential impact of the proposed development on the listed heritage building at 1904 Queen Street East, which is located east of the Subject Site.

Designed by City Architect Robert McCallum, Kew Beach Fire Hall No. 17 (the “Fire Hall”) is a local landmark with contextual value to the community. The Subject Site and above-noted heritage resource are separated by a one storey brick building used by the Toronto Transit Commission as a transformer station and are therefore not adjacent as defined by the Provincial Policy Statement, 2005 or any Toronto City Council adopted policy. Since there are no identified heritage resources located on or adjacent to the Subject site, a conservation strategy is not required; this report has instead been prepared to assess the effect of the proposed development at 1884 Queen Street East on the heritage character of the Fire Hall.

The intersection of Queen Street East and Woodbine Avenue is an entrance to the retail area in the Beach neighbourhood, and the proposed development is designed and positioned in a manner which is appropriate to and respectful of the nearby heritage resource.

# 1 INTRODUCTION

## 1.1 Scope of the Report

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects Inc. to assess the impact of the proposed development on the listed heritage building at 1904 Queen Street East, and should be read in conjunction with drawings prepared by RAW, dated September 28, 2012 attached as appendix 4.

### *Purpose and Scope*

The purpose of an HIA, according to the Heritage Impact Assessment Terms of Reference for the City of Toronto, is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources. Since there are no identified heritage resources on or adjacent to the Subject Site, this HIA has been prepared to address the effect of the proposed development on the the heritage character of the Fire Hall.

## 1.2 Present Owner Contact

*Melissa Walker, Project Manager*  
*Queen EMPC Six Limited, c/o Kilmer Brownfield*  
*Management Limited*  
Scotia Plaza, Suite 2700  
40 King Street West  
Toronto, ON M5H 3Y2  
(416) 814-4461

### 1.3 Site Location and Description

The Subject Site is located at the north east corner of Queen Street East and Woodbine Avenue in the Beach neighbourhood. Formerly a gas station and coffee shop, the buildings have been demolished and associated underground infrastructure removed. The property now sits vacant and hoarding has been erected.



1. Property data map showing subject site outlined in red (Source: City of Toronto, annotated by ERA Architects Inc.).

#### 1.4 Adjacent Heritage Properties

In reference to the Province of Ontario's 2005 Provincial Policy Statement (PPS), this report addresses Section 2.6 Cultural Heritage and Archaeology, item 2.6.3:

"Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved".

"Adjacent Lands" is a defined term in Section 6.0 of the PPS:

b. "For the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan".

The City of Toronto Official Plan guides the treatment of heritage resources listed on the City's Inventory of Heritage Properties in Section 3.1.5, Heritage Resources:

"2. Heritage resources on properties listed on the City's *Inventory of Heritage Properties* will be conserved. A Heritage Impact Statement may be requested for development proposals on a property on the City's *Inventory of Heritage Properties*, and will be required where the development entails an amendment to the Official Plan and/or Zoning By-law. Development adjacent to properties on the City's *Inventory of Heritage Properties* will respect the scale, character and form of the heritage buildings and landscapes".

The City of Toronto is undertaking a review of its current Official Plan policies as required under the Ontario Planning Act. New draft heritage policies are currently in the consultation stage. Although these policies are still in draft form and not adopted by Toronto City Council, this report addresses the potential impact of the changes proposed in relation to development applications on or

adjacent to sites containing heritage resources. The draft heritage policies define “adjacent” as follows:

“Adjacent shall refer to those lands adjoining a property on the Heritage Register and lands that are separated from a property on the Heritage Register by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; or, as otherwise defined in a heritage Conservation District Plan adopted by by-law”.

The Subject Site is not adjacent to a property on the City of Toronto’s Inventory of Heritage Properties as defined by the City of Toronto’s draft definition. It is separated from a listed heritage property by a one storey brick transformer station used by the Toronto Transit Commission. There are currently no Provincial or municipal heritage policies that consider this circumstance.

The nearest identified heritage resource to the Subject Site is 1904 Queen Street East, Kew Beach Fire Hall No. 17(227) shown on figure 2 below.



2. Property data map showing subject site and proximity of listed heritage property (Source: City of Toronto, annotated by ERA Architects Inc.).

## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 History of the Beach Neighbourhood

The information contained in this brief historical account has been gathered from *The Beach in Pictures 1793-1932*<sup>1</sup>, and the *Historical Walking Tour of Kew Beach*<sup>2</sup>. For further detailed information, please consult these references.

Joseph and Jane Williams were the first known settlers in the area prior to 1853, naming their property Kew Farms after a district in London, England. By 1865, there were seven houses in the Kew Beach area, and a decade later the demand for public transportation between Scarborough and Toronto was great enough that horse-drawn streetcar service was started along Kingston Road, bringing visitors to the newly opened Woodbine Park.

In the early 1880's, Woodbine Avenue was opened, and Queen Street East was extended east of Woodbine Avenue. Subdivision plans were registered by property owners during this time and building lots were offered for sale, capitalizing on the popularity of the numerous parks and campgrounds in the area that received a high volume of seasonal visitors.

During the late 1880's and early 1900's the area began to develop, prompting the City of Toronto to construct sidewalks and other infrastructure to improve the quality of life for permanent residents in the area. A post office, school, church, and other community amenities were also built during this time.

While annexation of parts of the Beach area had already occurred, in 1909 the City of Toronto annexed the Town of East Toronto, bringing the entire Beach neighbourhood under one municipal authority.

The construction of Eastern Beaches Park in 1921 by the City in order to create a large public open space for Torontonians resulted in the eviction of a number of residents and the subsequent removal of boat houses and dwellings from waterfront property. The park, opened in 1932, had a boardwalk, public boathouse and lavatory, and refreshment booth.

Kew Beach and neighbouring Balsam Beach had historically been separated by Scarborough Beach Park. Its sale in 1925 and subsequent redevelopment as a residential neighbourhood created a continuous

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<sup>1</sup> Campbell, Mary & Barbara Myrvold, *The Beach in Pictures 1793-1932*. Toronto: Toronto Public Library Board, 1988.

<sup>2</sup> Campbell, Mary & Barbara Myrvold, *Historical Walking Tour of the Beach*. Toronto: City of Toronto Printing Unit, 1995





3. Group of Swimmers at Kew Beach (Source: City of Toronto Archives, Fonds 1244 Item 157)



4. Eastern Beaches, looking east from Kenilworth Avenue, 1918 (Source: City of Toronto Archives, Fonds 1231 Item 932)



5. Kew Gardens - Beach, 1914 (Source: City of Toronto Archives, Fonds 200, Series 372, Subseries 52, Item 372)

lakefront community. The Beach neighbourhood was extended westward years later in 1993 when the former Greenwood Racetrack lands were sold and redeveloped for residential uses.

## 2.2 Evolution of the Subject Site

The block bounded by modern Queen Street East, Woodbine Avenue, Herbert Avenue and a laneway approximately 37 metres to the north of Queen was subdivided by the Scottish Ontario and Manitoba Land Company, a land development group, prior to 1884. Further subdivision occurred between 1884 and 1890 as Herbert Avenue was opened and lots 1 to 5 fronting Queen Street were created.

Fire Insurance Plans show that the block remained vacant until 1904 when a wood frame building was constructed for butcher William Lewis on lot 1, with a municipal address of 1886 Queen Street East. Assessment records for Ward 8 indicate that the City of Toronto purchased lots 2 to 4 from William Smith and lot 5 from George Jackson in 1905. Two years later, City Architect Robert MacCallum designed Fire Hall No. 17 to be built on lot 5, municipally known as 1904 Queen Street East. Lots 2, 3 and 4 remained vacant until the 1940's when Wartime Housing Limited (later Canada Mortgage and Housing Limited) purchased and constructed two dwellings at 1886A and 1888 Queen Street East. A one storey brick building was also constructed on lot 4 during this period as a transformer station for the Toronto Transit Commission. The block remained in this configuration until the 1960's when a service



6. 1884 Goads Fire Insurance Plan of the Toronto Suburbs, East District, Plate 38 (Source: City of Toronto Archives)



7. 1899 Goads Fire Insurance Plan, Plate 50 (Source: City of Toronto Archives).



8. 1956 Fire Insurance Plan (Source: Risk Management Services).

station was constructed on lots one, two and three, consolidated into a convenience address of 1884 Queen Street East.

### 2.3 1904 Queen Street East - Toronto Fire Services Station No. 227

Designed by City Architect Robert McCallum, the Kew Beach Fire Hall was constructed in 1905-6 at the corner of Herbert Street and Queen Street East. Notable features of this Queen Anne Revival style building include the tower, which was historically used to dry leather fire hoses.

Fire services in the Beach neighbourhood originated from a volunteer fire brigade organized by the community in 1891 as a result of the City of Toronto's inability to service what was once a remote area. Two fire halls were built between 1891 and 1904 in various locations to accommodate a growing population in the Beach. As the community continued to develop, a full-time fire station was needed, and Toronto Fire Department Station #17 was constructed, replacing the Kew Beach volunteer fire brigade.<sup>3</sup> After amalgamation in 1998 brought together fire services from across the City of Toronto, the Fire Hall became known as Toronto Fire Services Station No. 227.

### 2.4 Current Context

The block on the south side of Queen Street East and east of Woodbine Avenue consists of a mix of two and three storey residential and commercial buildings of different vintages with an irregular streetwall. House-form buildings containing both residential and commercial uses are set back from the property line and are separated from the public right of way by front yards and curbs. Commercial buildings are built to the property line.

West of Woodbine Avenue, both sides of Queen Street East have a regular rhythm of retail at grade with consistent setbacks. A newer subdivision is located on the block south west of Queen and Woodbine on the former Greenwood Racetrack lands.

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<sup>3</sup> John Lasiuk, "Station 227", Toronto Fire Watch, Summer 2007, 16.





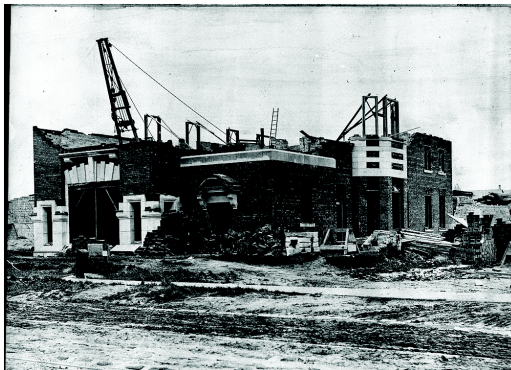
10. Kew Beach Fire Hall Under Construction 1905 (Source: City of Toronto Archives Fonds 200, Series 372, Subseries 41, Item 807).



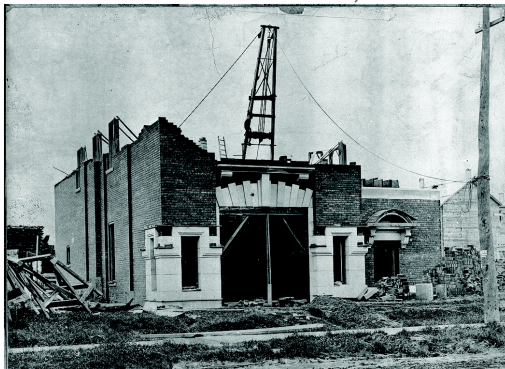
11. Kew Beach Fire Hall - Construction, 1905 (Source: City of Toronto Archives, Fonds 200, Series 372, Subseries 41, Item 802)



13. Kew Beach Fire Hall - Construction, 1905 (Source: City of Toronto Archives, Fonds 200, Series 372, Subseries 41, Item 803).



9. Kew Beach Fire Hall - Construction 1905 (Source: City of Toronto Archives Fonds 200, Series 372, Subseries 41, Item 801)



12. Kew Beach Fire Hall - Construction, 1905 (Source: City of Toronto Archives, Fonds 200, Series 372, Subseries 41, Item 805).



14. Kew Beach Fire Hall, 1952: note the presence of street trees in forecourt (Source: Toronto Reference Library Digital Archives).





15. (Top) Looking East from Kew Beach Fire Hall , 1906 (Source: City of Toronto Archives, Fonds 200, Series 376, File 5, Item 32).

16. (Bottom) Looking South from Kew Beach Fire Hall, 1906 (Source: City of Toronto Archives, Fonds 200, Series 376, File 5, Item 35).





17. Looking West from Kew Beach Fire Hall, 1906: note the contrast in development between east and west views from the Fire Hall (Source: City of Toronto Archives, Fonds 200, Series 376, File 5, Item 37).

### 3 ASSESSMENT OF EXISTING CONDITION

The Subject Site is vacant.

The Fire Hall, while in good condition, has been altered from the original 1906 structure to accommodate the needs of the Toronto Fire Department including the addition of a one storey vehicle bay on the west side. The cupola at the top of the tower was removed, and an illuminated clock inserted into the tower face all prior to 1952.

The heights of the Fire Hall building, tower, and TTC building have been surveyed, and their associated building footprints have been measured to accurately locate the existing buildings in relation to the Subject Site. Refer to survey data prepared by Sexton McKay Limited, dated August 02, 2012.

### 4 POLICY REVIEW

The following were among documents reviewed in preparing this HIA.

- » Heritage Impact Assessment Terms of Reference, City of Toronto (see Appendix 1);
- » City of Toronto Official Plan, consolidated December 2010, section 3.1.5 (2);
- » City of Toronto Zoning By-law No. 438-86, Section 12(2)284;
- » Queen East-the Beaches Urban Design Guidelines, City of Toronto (first enacted in 1987 and carried forward as a companion document to the Official Plan in June 2004);
- » Draft Urban Design Guidelines for Queen Street East, City of Toronto (September 19, 2012);
- » Draft Official Plan Amendment No. 199, regarding Heritage Policies (2012), City of Toronto;
- » The Ontario Heritage Act;
- » Ontario Regulation 9/06, Criteria For Determining Cultural Heritage Value or Interest (see Appendix 2);
- » Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada; and,
- » The Province of Ontario's 2005 Provincial Policy Statement for the Regulation of Development and Use of Land.

## 5 ASSESSMENT OF DEVELOPMENT

### 5.1 Description of Development Proposal

A six storey mixed use building is proposed with retail at grade and five levels of residential condominium units above. The proposed building height is less than that of the Fire Hall tower as surveyed by Sexton McKay Limited, dated August 02, 2012.

On the ground level, the proposed building is set back from the property line along Queen Street East. Retail and residential entry points are recessed from the building face, and entrances at the north west, south west and south east corners of the building are indicated with hard landscaping.

The proposed building envelope is further set back at the south east corner to reveal the TTC transformer station and Fire Hall facades.

On the second through fifth floors, the south building face projects beyond the ground level and incorporates recessed balconies. The north building face is set back from the property line, and projecting balconies are introduced. Terraces are introduced on the north building face at the fifth level and at the west face at the sixth level.

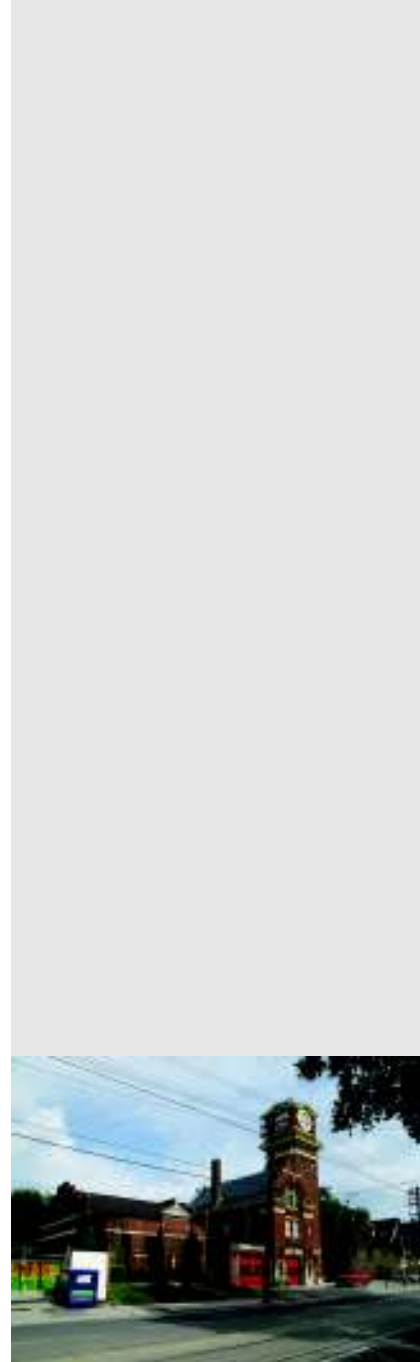
Loading facilities and the entrance to the vehicular parking garage are located at the north side of the Subject Site, accessed from a public lane.

For further details, please refer to architectural drawings prepared by RAW Design, dated September 28, 2012.

### 5.2 Discussion

The front yard setback of the Fire Hall and TTC transformer building provides a break in the continuous street wall of Queen Street East that allows the Fire Hall to be distinguished as a landmark.

The one storey TTC transformer building immediately adjacent to the Fire Station, while built much later, is contextually supportive and merits some consideration in assessing the



18. View of Fire Hall and TTC transformer station looking north west from the south side of Queen Street East (Source: ERA Architects Inc)



streetwall condition between Woodbine and Herbert Avenues along the north side of Queen Street East; however, this building is not listed or designated on the City's Inventory of Heritage Properties and no further adjustments to the proposed building are recommended as a result of its location adjacent to the Subject Site.

Section 12(2)284 of City of Toronto Zoning By-law No. 438-86, as amended, requires a series of setbacks at the south-east corner of a new building on the Subject Site to maintain views of the Fire Hall from the west.

The proposed design shows a setback at the south-east corner that does not conform with the Zoning By-law, but supports its intent by maintaining a balance between urban street form and suitable views of the Fire Hall. ERA Architects Inc. has provided input in the design development process to ensure that the relationship between the Subject Site and listed heritage building is appropriate, including an increased setback from Queen Street East and articulation of the south east corner of the proposed building. Modification to the preliminary design in response to our advice has resulted in a proposal that we consider sympathetic to the heritage context of the block, including the Fire Hall, and general streetscape.

The setback from the street provides a comfortable sidewalk, with retail entrances further recessed to encourage pedestrian circulation and introduce transitional zones between public and private spaces. The proposed building has a prominent form and identity of its own to make a strong yet harmonious architectural statement while contributing to and supporting the overall character of the neighbourhood as a vibrant, architecturally diverse area.

The proposal contributes to the experience of the neighbourhood by gradually revealing the Fire Hall as one travels east along Queen Street East into the commercial area of The Beach.

### 5.3 Conservation Approach

The Subject Site is not an identified heritage resource, and therefore no conservation strategy is required.

## 6 IMPACT ON NEARBY HERITAGE RESOURCES

### 6.1 1904 Queen Street East (Kew Beach Fire Hall No. 17)

The Fire Hall is a local landmark due to its contextual surroundings and holds associative value for the community. It is also listed on the City's Inventory of Heritage Properties. Primary consideration of the impacts rests with the protection of the urban setting of the Fire Hall, including the streetwall and front yard setback. The proposed development will not negatively impact any physical attributes of the Fire Hall.

### 6.2 Discussion

In an urban setting, buildings are constructed in close proximity to one another and sometimes near identified heritage resources. While their physical attributes are protected, views to listed and designated heritage resources are generally not protected unless specifically identified as an attribute in the designation description required under Part IV of the Ontario Heritage Act.

The City's *Inventory of Heritage Properties* does not include a description of the physical attributes of the listed Fire Hall, nor does it define a distance to the Fire Hall within which unobstructed views must be protected.

The in-force Queen Street East-The Beaches District Guidelines provide a framework for redevelopment in the area when read in conjunction with the urban design policies in the Official Plan. The Subject Site is located in the 'Entrance to the Beaches' sub-area, and it is directed that "Any building(s) on the northeast corner of Queen Street East and Woodbine Avenue will be set back from the street line in order to protect views of the firehall clock tower"<sup>1</sup>.

As described in sections 5.1 and 5.2 of this report, the modified design achieves the intent of the currently approved guidelines

<sup>1</sup> City of Toronto, *Queen Street East-the Beaches District Guidelines*. [http://www.toronto.ca/planning/urbdesign/pdf/26queenest\\_thebeaches.pdf](http://www.toronto.ca/planning/urbdesign/pdf/26queenest_thebeaches.pdf).



19. View of Fire Hall from south side of Queen Street East (Source: ERA Architects Inc.).

while also achieving the objective of creating “a well-defined entrance to the Beaches neighbourhood by facilitating the development of prominent buildings having an outstanding architectural design which reflects the overall character of the neighbourhood”<sup>2</sup>.

The City of Toronto in conjunction with the local community has been preparing new urban design guidelines for the Queen Street East area. The unapproved draft document contains revised guidelines for massing in the Woodbine Beach Precincts. Section 5.3 of the draft document suggests the following:

“The Fire hall is an important landmark for the beach and should be visible as one approaches Woodbine from the west. Visibility of the Fire hall will be protected from the vantage point of a (p)edestrian who is standing at the northeast corner of Queen and Woodbine”.

The proposed vantage point of the unapproved draft guideline above is not reasonable in an urban environment where the in-force guidelines recommend a prominent building at the north east corner of Queen Street East and Woodbine Avenue. While it is important to have a sense of the Fire Hall as a landmark, it is not necessary to have the full view of the tower from the north side of the street where redevelopment is encouraged by other statutory municipal documents.

The basic premise adopted by ERA Architects Inc. in determining an appropriate viewing distance was that the Fire Hall tower and facade should be sufficiently visible to be recognizable for the length of a city block. Within the context of an urban environment, one city block is a reasonable distance in which to view a landmark. Figures 27-31 prepared by RAW Design dated September 28, 2012 illustrate the proposed building in a series of views at diminishing distances from the Fire Hall.

<sup>2</sup> City of Toronto, *Queen Street East-the Beaches District Guidelines*. [http://www.toronto.ca/planning/urbdesign/pdf/26queenest\\_thebeaches.pdf](http://www.toronto.ca/planning/urbdesign/pdf/26queenest_thebeaches.pdf).



21. View of tower from north east corner of Queen St. E. and Woodbine Ave. (Source: ERA Architects Inc.).



20. View of tower from north west corner of Queen St. E. and Woodbine Ave. (Source: ERA Architects Inc.).

ERA Architects Inc has also identified attributes of the Fire Hall that are important to the recognition of the building as a heritage resource; views to these attributes will gradually increase as one nears the Fire Hall from Queen Street East from a separation distance of one city block, with full view from the south west and south east corners of Queen Street East and Woodbine Avenue:

- Illuminated clock face on all sides;
- Full depth of Fire Hall tower from Queen Street East above the roof peak of the attached one storey building; and,
- Queen Street East facade.

Given its contextual and architectural value and the community's associative connection, it is important to strike a balance between historical and architectural significance of the Fire Hall and the protection of its urban setting, and appropriate development on this corner lot.

It is suggested that during more detailed design development, the rhythm and context of existing and historic commercial storefronts and lot widths in the surrounding neighbourhood be reflected in the treatment of the ground floor retail space fronting Queen Street East.



22. View of tower from south west corner of Queen St. E. and Woodbine Ave. (Source: ERA Architects Inc.).



23. View of tower from south east corner of Queen St. E. and Woodbine Ave. (Source: ERA Architects Inc.).

### 6.3 Assessment

The following table identifies and assesses possible effects of the proposal on heritage properties. The possible effects included here are identified in the City of Toronto’s Heritage Impact Assessment Terms of Reference (2010).

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	No significant heritage attributes or features will be destroyed.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No alteration to the Fire Hall is proposed.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows created by the proposed development will not alter the appearance of the Fire Hall.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No heritage resources are proposed to be removed or relocated. The Fire Hall will not be isolated from its surrounding environment.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	Some alteration of views to the Fire Hall will occur, with partial views from the west expected from a distance of one city block, and full views to the Fire Hall expected from the southwest and southeast corners of Queen Street East and Woodbine Avenue.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value	There are no heritage resources on the Subject Site; however, the land use will change from a gas station and accessory retail to a mixed use building.
Land disturbances such as a change in grade that alters soils, and drainage patterns	Land disturbances will occur to accommodate the removal of contaminated materials and excavation for the underground parking garage.
Other possible effects (specify if any)	n/a

## 6.4 Views

The images on the following pages illustrate the current views to the Fire Hall tower at various points along Queen Street East corresponding to the 3D massing models prepared by RAW Design, dated September 28, 2012.

Photographs of the existing views to the Fire Hall demonstrate that the views are partially obstructed by the presence of utility poles, TTC overhead wires, traffic signals, and other street furniture and plantings.

Views V1 through V3 illustrate the contextual relationship between the proposed building and the Fire Hall viewed from the west side of Woodbine Avenue, with the Queen Street East facade and full depth of the Fire Hall tower increasingly visible as the distance to the intersection decreases.

Views V4 and V5 demonstrate that the proposed new building will not alter the view to the Fire Hall tower at its full depth and Queen Street East facade.

It is important to note that views to the Fire Hall tower are obstructed at points along the north side of Queen Street East beyond Rainsford Road to the west and Elmer Avenue to the east.

Views west to the upper most portion of the Fire Hall tower are slightly obstructed east of Kippendavie Avenue on the north side of Queen Street East due to the low-rise nature of the built form on this block. While this is an existing mid-block condition, it is not appropriate for a corner lot at the intersection of two major streets and should not be used as a blanket development standard for the area.



24. View west to Fire Hall tower from north side of Queen St. E. (Source: ERA Architects Inc.).



25. View of tower from s/e corner of Queen St. E. and Kippendavie Ave. (Source: ERA Architects Inc.).

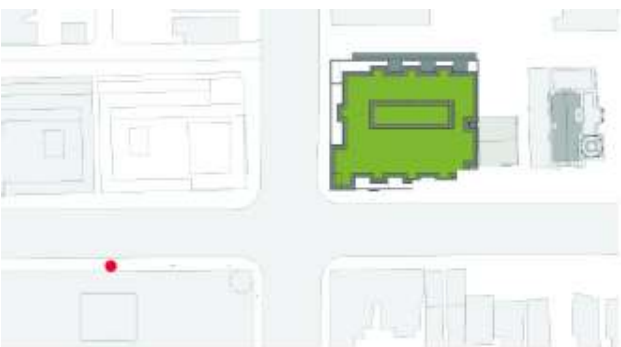


26. View of tower from s/w corner of Queen St. E. and Kippendavie Ave. (Source: ERA Architects Inc.).





27. Current and proposed views from Queen Street East south side, looking east (Source: RAW Design dated September 28, 2012 & ERA Architects Inc.)

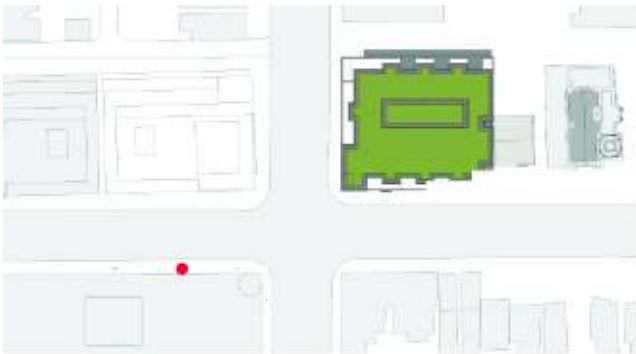


V1

**RAW** 12011 1884 QUEEN ST EAST  
FIRE HALL VIEWS  
SEP 13, 2012 | N.T.S.



28. Current and proposed views from Queen Street East south side looking east and key map (Source: RAW Design dated September 28, 2012 & ERA Architects Inc)



V2

**RAW** 12011 1884 QUEEN ST EAST  
FIRE HALL VIEWS  
SEP 13, 2012 | N.T.S.





29. Current and proposed views from Queen Street East south side looking east (Source: RAW Design dated September 28, 2012 & ERA Architects).



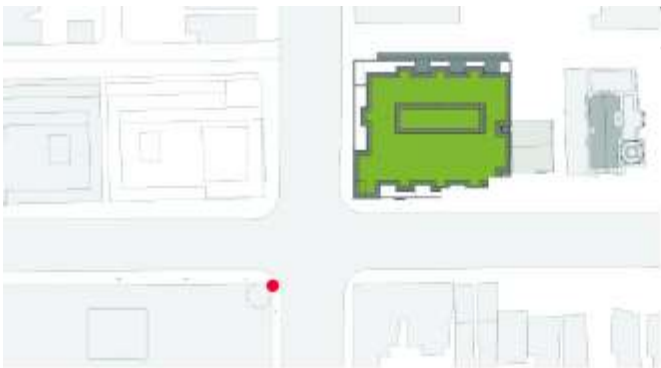
V3

**RAW** 12011 1884 QUEEN ST EAST  
FIRE HALL VIEWS  
SEP 13, 2012 | N.T.S.





30. Current and proposed views from the south west corner of Queen Street East and Woodbine Avenue looking north east (Source: RAW Design, dated September 28, 2012 & ERA Architects.).



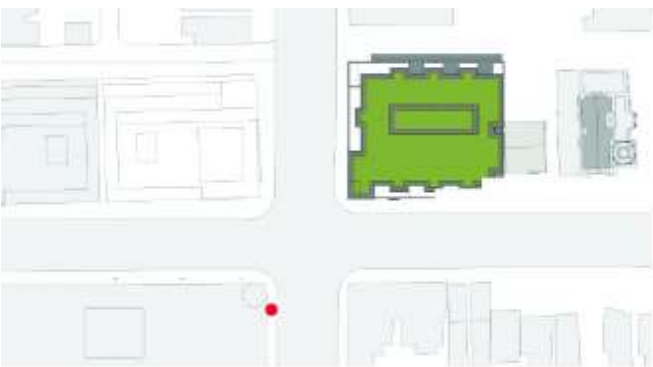
V4

**RAW** 12011 1884 QUEEN ST EAST  
FIRE HALL VIEWS  
SEP 13, 2012 | N.T.S.





31. Current and proposed views from Woodbine Avenue west side looking north east (Source: RAW Design dated September 28, 2012 & ERA Architects).



V5

**RAW** 12011 1884 QUEEN ST EAST  
FIRE HALL VIEWS  
SEP 13, 2012 | N.T.S.

## 7 CONCLUSION

The mixed use building proposed at the north east corner of Queen Street East and Woodbine Avenue represents a balance between appropriate development and a contextual response to urban heritage form.

The following design elements have been incorporated into the proposal in order to respond to the nearby listed heritage resource in an appropriate manner and in accordance with relevant planning policy:

- » increased setback from property line at Queen Street East frontage to allow for wider sidewalks and improve pedestrian conditions;
- » ground floor retail space fronting Queen Street East will continue to be designed in a manner sympathetic to the rhythm and context of existing storefronts, with high quality retail space encouraged; and,
- » articulation in the form of setbacks of the south east corner of the proposed building to maintain views east to the Fire Hall tower from Queen Street East, east of Woodbine Avenue.

The proposed building will not negatively affect the physical attributes of the heritage resource, and will maintain appropriate views to the Fire Hall from the west.



## Project Personnel

### MICHAEL McCLELLAND, PRINCIPAL

Michael McClelland CAHP OAA FRAIC, is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. He is a founding principal of E.R.A. Architects Inc. After graduating from the University of Toronto Michael worked in municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

He is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture. Michael has taught at the University of Toronto and the University of Ryerson and is the editor of a number of publications including *Concrete Toronto* (2007).

### EDWIN ROWSE, PRINCIPAL

Edwin J. Rowse, OAA, FRAIC, CAHP, is a registered architect in Ontario with thirty-five years of experience in the field of historical architecture. He specializes in the renovation of existing buildings and in the conservation and restoration of historic buildings.

After graduating from the University of Edinburgh, he worked in London, England, for nine years for Donald W. Insall and Associates, an internationally recognized firm of restoration architects. His work included the interior restoration of the principal chambers in the Houses of Parliament in London. In 1984 he moved to Toronto, where he worked for two firms with heritage expertise before starting his own practice in 1990. He has been in partnership with Michael McClelland since 1994.

Edwin's experience covers a broad range of historical building types, styles, construction technologies and decorative finishes, including high-quality masonry, woodwork, carving and gilding. His familiarity with restoration approaches and techniques in Europe and North America is complemented by long experience in contract administration, site review and budget estimating.

#### JULIE TYNDORF, PLANNER

Julie Tyndorf, MCIP RPP is a planner at ERA with undergraduate degrees in both Arts and Contemporary Studies and Urban and Regional Planning, as well as a minor in Law. Formerly a planner for a prominent development company in Toronto, Julie is well versed in project management, policy planning and the municipal approval process.

At ERA, Julie has been involved in the preparation of Heritage Impact Assessments and Conservation Plans as they relate to development proposals, as well as assisting in preparation for hearings at the Ontario Municipal Board. Julie is a proud member of the Ryerson Planning Alumni Committee and is committed to supporting planning students in their academic and professional pursuits.

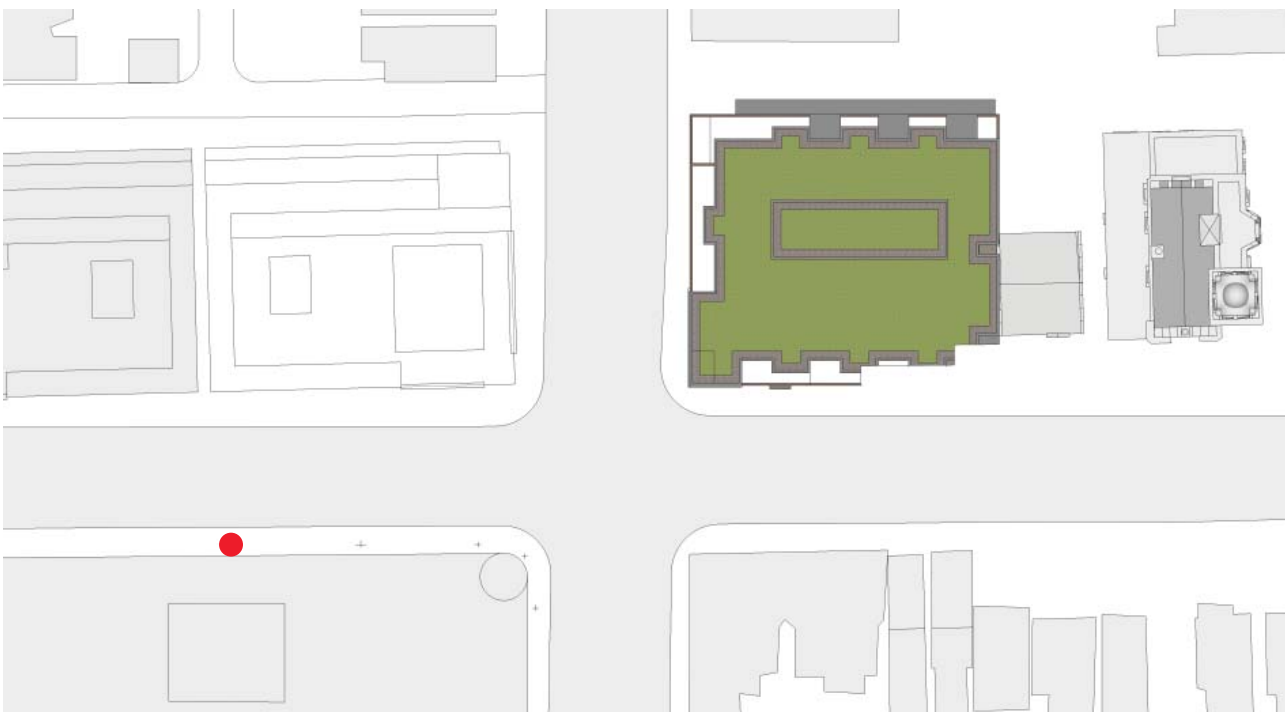
## 8 APPENDICES



PROPOSED



ZONING BYLAW



V1

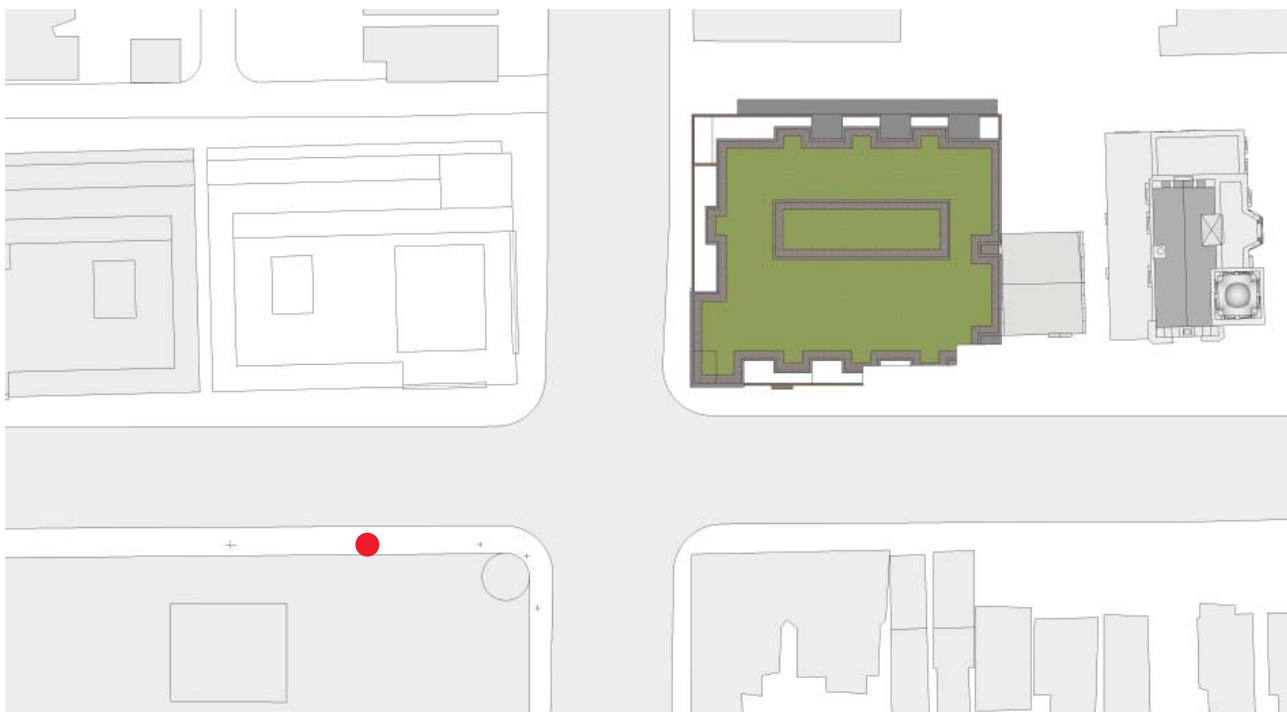




PROPOSED



ZONING BYLAW



V2

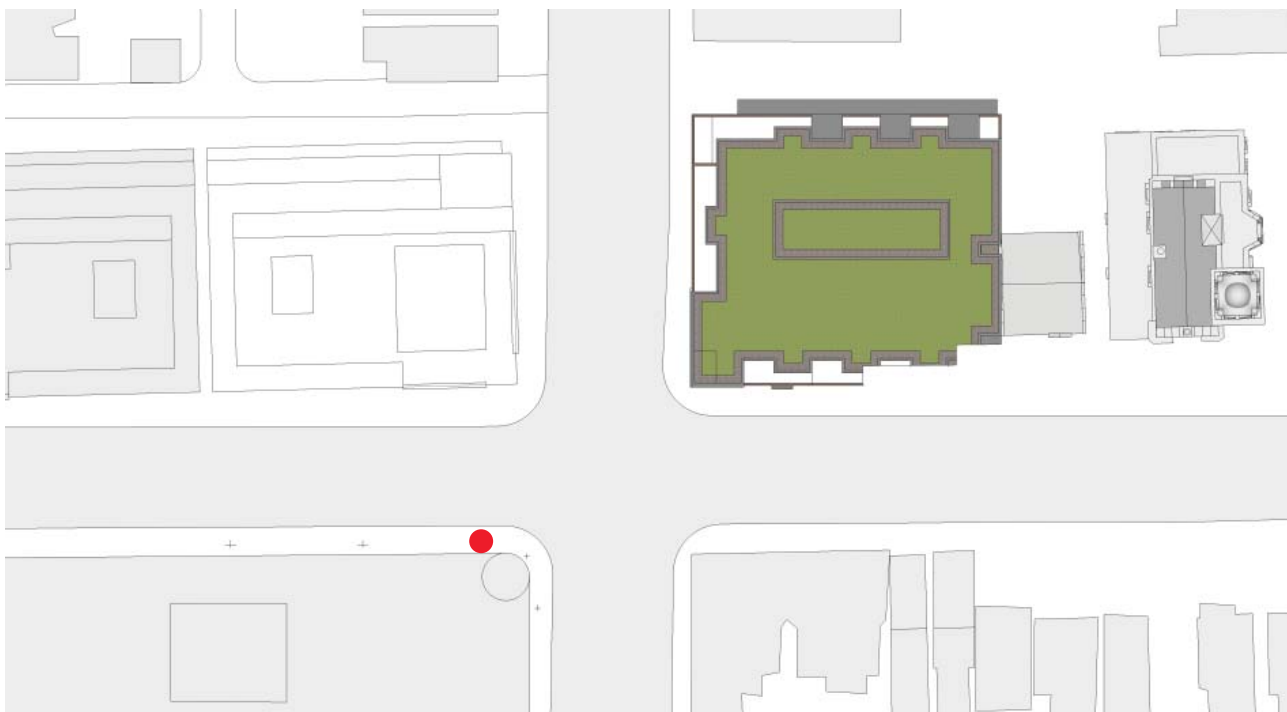




PROPOSED



ZONING BYLAW



V3

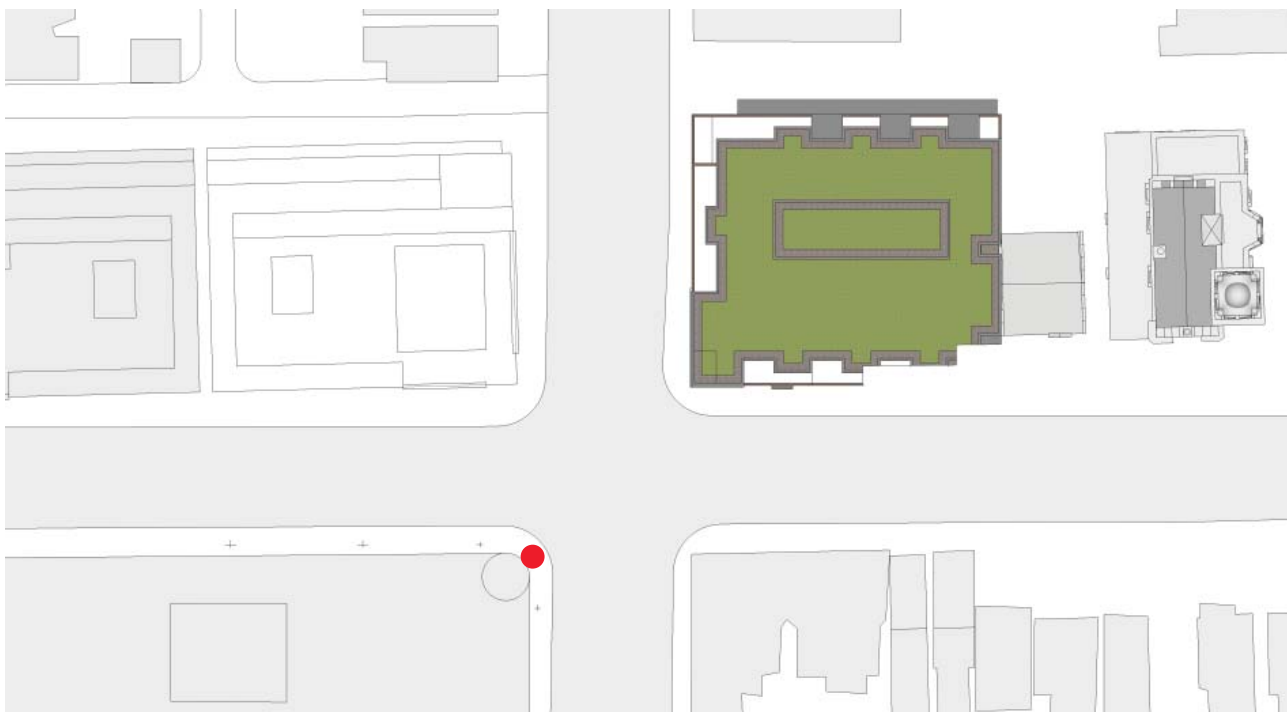




PROPOSED



ZONING BYLAW



V4

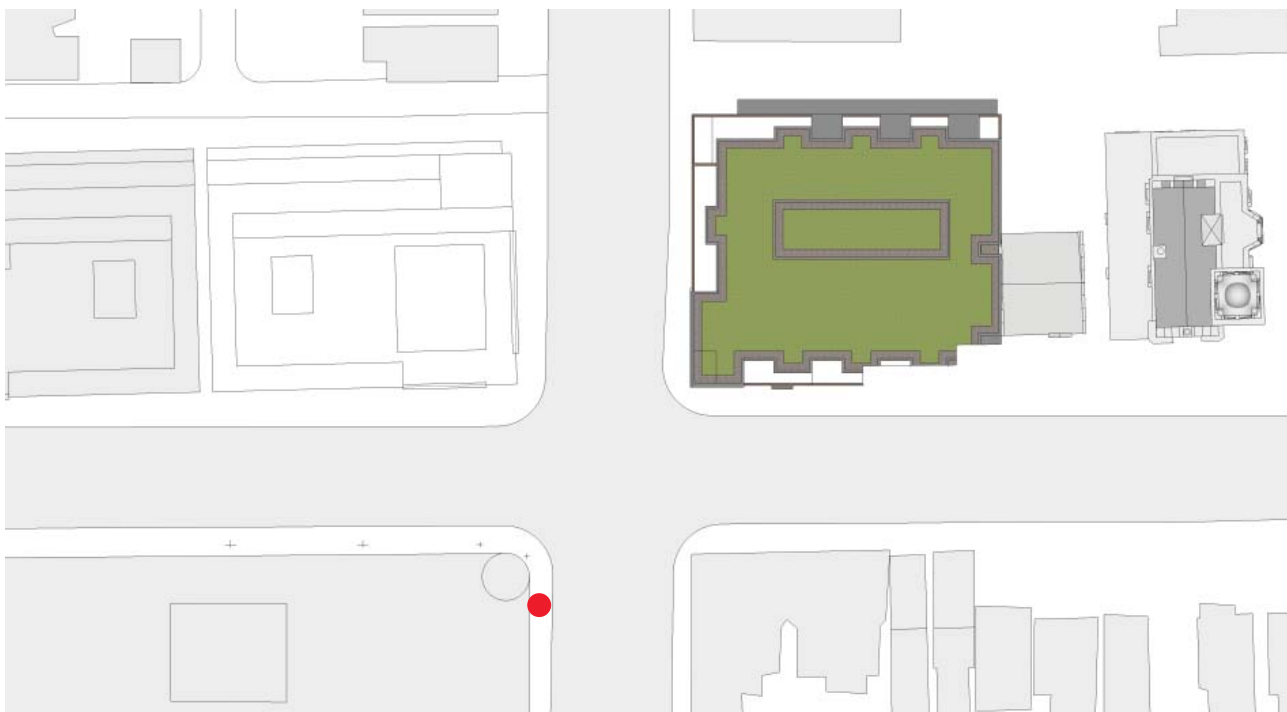




PROPOSED



ZONING BYLAW



V5