

Proceeding from Study to Plan Phase for the Proposed West Queen West and Parkdale Main Street Heritage Conservation Districts

Date: June 16, 2017

To: Toronto Preservation Board

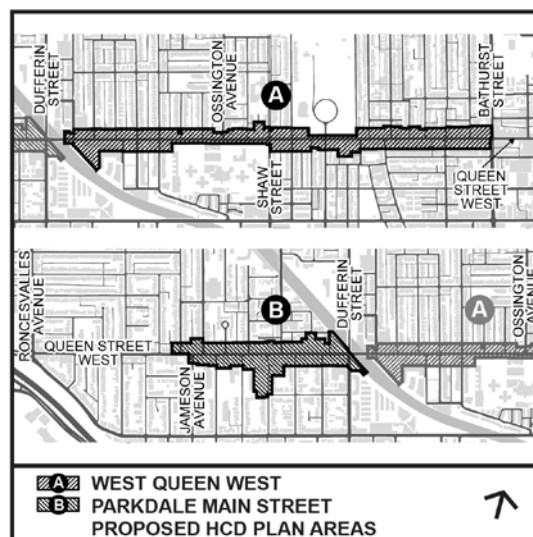
From: Chief Planner and Executive Director, City Planning Division

Wards: 14 -Parkdale-High Park, 18 - Davenport, 19 - Trinity-Spadina

SUMMARY

This report recommends that the Toronto Preservation Board endorse City Planning's decision to proceed from the Study Phase to the Plan Phase of the proposed West Queen West and Parkdale Main Street Heritage Conservation Districts (HCDs).

In February 2016, City staff initiated a study of Queen Street West between Bathurst Street and Roncesvalles Avenue to be considered for designation under Part V of the Ontario Heritage Act as a potential heritage conservation district (HCD). FGMDA Architects was retained to undertake the study. This study followed the Council-adopted *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*. The designation of the two proposed HCDs and individual Part IV properties will provide a policy framework that could better ensure the long-term conservation of the study areas' cultural heritage values, integrity and heritage resources.



The purpose of this report is to summarize the findings of the HCD Study and make recommendations for the creation of two HCD plans for the West Queen West and Parkdale Main Street HCDs.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. The Toronto Preservation Board receive for information the report (June 14, 2017) from the Chief Planner and Executive Director, City Planning entitled Proceeding from Study to Plan Phase for the Proposed West Queen West and Parkdale Main Street Heritage Conservation Districts.
2. The Toronto Preservation Board endorse the preparation of the West Queen West Heritage Conservation District Plan.
3. The Toronto Preservation Board endorse the preparation of the Parkdale Main Street Heritage Conservation District Plan.
4. The Toronto Preservation Board endorse the establishment of a Community Advisory Group prior to the commencement of each of the Heritage Conservation District Plans, with such committees to be comprised of a diverse and representative sample of property owners, residents and community organizations within and adjacent to the proposed Plan areas.
5. The Toronto Preservation Board endorse the identification and preliminary evaluation of any potential heritage conservation district in or around the Parkdale Residential area, and that staff bring forward a recommendation to authorize any potential heritage conservation district, following consultation with the community and local Councillor's office.

FINANCIAL IMPACT

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

DECISION HISTORY

In May 2007, City Council authorized the study of West Queen West between Dovercourt Road and the railway underpass east of Dufferin Street for study as a Heritage Conservation District

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.TE5.8>

On March 5, 6, and 7, 2012, City Council adopted the document titled "Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference" (January 2012) for the nomination, studying and planning of Heritage Conservation Districts in Toronto

At the same meeting, City Council directed staff to develop a prioritization system to determine which potential heritage conservation districts should be undertaken first

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG11.5>

In July 2014, City Council directed City Planning to undertake West Queen West Planning Study to review of the policy context, built-form and heritage value of the properties on Queen Street West, between Bathurst Street and Roncesvalles.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.77>

On March 31, 2015, City Council adopted the amended Council-approved prioritization system and criteria as shown in Attachments 1A-6A to the report (February 3, 2015) from the Chief Planner and Executive Director, City Planning.

At the same meeting, City Council authorized a revised West Queen West boundary for study as a potential Heritage Conservation District, and identified the revised area to the report (February 3, 2015) from the Chief Planner and Executive Director, City Planning, as the Heritage Conservation District Study Area for the district

At the same meeting, City Council directed the Chief Planner and Executive Director, City Planning, to initiate the study of West Queen West, Distillery District and Kensington Market districts in 2015, as a result of the application of the prioritization criteria: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

COMMENTS

Legislative Framework

Provincial Policy Statement and Planning Act

The Planning Act and associated Provincial Policy Statement guides development in the Province. The Provincial Policy Statement states that the wise use and management of cultural heritage and archeological resources is a key provincial interest. Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. Under Part 1 Section 2 (d) of the Planning Act, those responsible for carrying out activities under the Act shall have regard to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest".

Ontario Heritage Act

The Ontario Heritage Act (OHA) is the key piece of legislation for the conservation of heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeological resources, within municipal boundaries. This is largely achieved through designation of individual properties under Part IV, or designation of HCDs under Part V. It can also be achieved through the registration of a Heritage Easement Agreement on title.

Part IV of the OHA enables municipalities to designate individual properties of cultural heritage value or interest. Designation under Part IV can ensure the conservation of

heritage properties and their identified heritage attributes, and requires the receipt of permission from the municipal council to alter, demolish or remove a building or structure on the property.

Part V of the OHA empowers municipalities to designate any defined area as an HCD. Central to Part V designation is the adoption of an HCD plan, which enables municipal councils to conserve the district's heritage character through the application of policies and guidelines specific to the district.

Prior to designating an HCD, City Council must undertake an HCD study to determine if the area merits designation. Section 40 (2) of the OHA identifies the scope and required components of an HCD study. These include: an analysis of the character and appearance of the district; recommendations for the district's boundaries; recommendations for the objectives of the HCD plan; and recommended changes to the Official Plan and municipal by-laws, including zoning by-laws. This report summarizes the preliminary recommendations of the HCD study undertaken in accordance with the Ontario Heritage Act.

Official Plan

The City of Toronto's Official Plan contains policies that seek to protect and manage cultural heritage resources, including significant buildings, properties, districts, landscapes and archaeological sites. The Official Plan recognizes the contribution of these resources to sustainable development and place making, and provides policies to guide their conservation and wise use.

Revisions to the Official Plan in 2015 (OPA 199) have provided clarification and direction on the identification, study and evaluation of cultural heritage resources, including HCDs in Toronto. Section 5.1.3 Heritage Conservation states that HCDs will be protected by being designated under the OHA. The Official Plan also provides direction on how HCD studies and plans will be conducted, and notes the protocols and provisions that will be included.

West Queen West HCD Study

The Study Area included all properties fronting onto Queen Street West between Bathurst Street to the east, and Roncesvalles Avenue to the west. The Study Area included some properties that fronted onto side streets to the north and south of Queen Street West. The Study Area is mixed-use, with a concentration of commercial and mixed-use buildings running the length of the street. The western portion of Parkdale (west of Jameson Avenue) is more residential in character than the rest of the Study Area.

Community and Stakeholder Consultation

The Study Area intersects three wards, each having a strong history of community engagement and advocacy. The project team benefitted greatly from consultation with community members, stakeholders, and community organizations. The HCD Study process included two community consultation meetings and two working group meetings.

The project team initiated a working group as part of the HCD Study process to benefit from local expertise, to offer knowledge, views and ideas for consideration, and to provide the study team with an opportunity to vet information and ideas before bringing it to the broader community. The working group met in July and October of 2016. Working Group members were selected by City Staff based on prior participation in the West Queen West Planning Study working group and on recommendation by the local Councillors.

Broader community consultations were held in June and November 2016 to present the consultant team's findings and solicit input and feedback from the community on the study area's cultural heritage value and heritage attributes. At the second community consultation meeting, the consultant team presented key findings of the draft HCD Study in order to gain feedback prior to the submission of the final HCD Study. While community feedback was generally in support of the consultant's recommendations, community members expressed strong disagreement with the consultant's recommendation to exclude the stretch of Queen Street West between Shaw Street and Dufferin Street from inclusion within a heritage conservation district. This comment was taken back to the study and staff team for further consideration.

History and Archaeology

As part of the HCD Study process, research into the history and evolution of the Study Area was completed. This review provided the foundational understanding of the history of development within the Study Area, and contributed to its subsequent analysis and evaluation.

The Study Area contains areas of general archaeological potential, with a confluence on the south side of Queen Street West between Bathurst Street and Strachan Avenue. When redevelopment is proposed for any lands that incorporate areas of general archaeological potential or within an Archaeologically Sensitive Area, it triggers an assessment and evaluation process. Should the HCD Study proceed to plan phase, policies will be developed to ensure the conservation of the Study Area's archaeological resources.

Existing Heritage Protections

The Study Area includes twenty properties that are listed in the City of Toronto's Heritage Register, sixteen properties that are designated under Part IV of the OHA, seven properties that have an intention to designate under Part IV, and one property that is designated under Part V of the OHA.

Built Form and Landscape Survey

A built form and landscape survey was undertaken to inventory each property within the Study Area, using the City of Toronto's standardized survey form and completed according to the *HCDs in Toronto*. Through the spring, summer, and fall of 2016 the consultant team undertook site visits, archival and online research to document the history, architecture, and current condition of individual properties.

In situations where one property had a number of secondary addresses, the primary address was used in the inventory sheet for the property as a whole. In situations where multiple buildings shared a primary address, the buildings were documented on a single inventory sheet. In order to account for variations between buildings that shared a

primary address, the consultant team noted multiple phases of building development and any variations in the design or condition of the buildings.

The consultant team reconciled the list of primary addresses within the Study Area through the built form and landscape survey phase, recording information for each property including photographs of their existing condition. The total number of properties surveyed was 587. Appendix B of the HCD Study contains the Table of Property Survey Data, which includes a summary of information collected for each property.

Character Analysis

Following the completion of the built form and landscape survey, the consultant team undertook a character analysis to identify themes and typologies within the Study Area that could inform the identification of cultural heritage value, the determination of significance and the selection of heritage attributes. This analysis included the identification of existing heritage protections, dates of construction, heights, land use, architectural styles, urban fabric, circulation, public realm, building typologies and character sub-areas.

The date of construction for properties within the Study Area spans from 1847 to the present day. A significant number of mid- to late-19th century commercial storefront buildings can be found throughout the Study Area contributing to its main street character, with a pocket of early- to mid-20th century commercial and residential buildings west of Jameson Avenue.

Building heights within the Study Area generally range from one to nine stories. The prevailing height is between 1-3 stories (97% of all properties), reflective of the commercial main street development that occurred throughout the 19th and 20th centuries. Clusters of taller buildings are located near the Queen Street Subway (Dufferin Street), and Trinity Bellwoods Park.

A representative variety of architectural styles prevalent in Toronto in the 19th and 20th centuries can be found within the Study Area and in close proximity to one another. Many of the buildings can be understood as vernacular interpretations of formal architectural styles, incorporating elements of but not necessarily adhering to one particular style. In particular the Study Area contains a collection of commercial storefront properties that reflect the application of formal architectural styles to these often speculative and vernacular buildings that historically comprised Toronto's main streets.

Architectural styles within the Study Area include Georgian, Gothic Revival, Romanesque Revival, Italianate, Second Empire, Queen Anne Revival, Edwardian Classical, Art Deco, Mid-Century Modern, Post-Modern, and 19th and 20th Century Vernacular.

Three classifications of building footprints - fine, intermediate, and coarse grain - were identified within the Study Area. The overall grain reflects the historic land development and the differential evolution of the north and south sides of Queen Street West.

The fine-grained urban fabric was found to characterize much of the Study Area, and is evident in the continuous rows of commercial storefront buildings that are typically 2-3

stories in height and 4-10 metres in width. The intermediate grain includes commercial, residential and commercial uses such as banks, houses and apartment buildings, which are typically between 10-25 metres in width. The coarse grain includes warehouse, civic and religious properties as well as contemporary residential properties, which are typically over 25 metres in width.

Queen Street West is classified by the City of Toronto as a major arterial road, accommodating 20,000 vehicles and 5,000 transit users per day. Few north-south major arterial roads intersect the street, with most being one-way residential streets. This lack of north-south direct connections to parallel arterial roads reinforces the Study Area's importance as a central artery and as a main street corridor.

The Study Area's public realm is typical of commercial main streets, with most buildings constructed to front property lines and a 2-3 metre sidewalk, which accommodates pedestrian traffic as well as a variety of installations (bike racks, street trees, light posts, etc.). Patios may be located on side streets where sidewalks are wider. The few public open spaces that do exist are well used, including the Parkdale Amphitheatre, as well as the adjacent CAMH site and Trinity Bellwoods Park.

Six building typologies were identified within the Study Area, revealing patterns in the architectural style, development and built form within the Study Area. The identified building typologies are Commercial Storefront, Low-rise Residential Apartments, Mid-rise Mixed-use, Detached and Semi-detached Residential, Townhouse, and Warehouse. The Commercial Storefront typology is the most prevalent within the Study Area, comprising 73% of all properties. The HCD Study has also identified 25 Landmark Buildings that contribute to the heritage character of the area.

Throughout the community and working group engagement process, the importance of views, vistas, and gateways in the HCD Study Area were frequently mentioned. Significant views were noted and analyzed by the consultant team during initial site visits and further reviewed after the public consultation meetings. These views, vistas and gateways help define a sense of place by situating the viewer with respect to their immediate surroundings, and have been categorized into three groups: views looking at particular objects, places or buildings; vistas looking at much larger landscapes of built form; and gateways that create a sense of entrance and transition from one area to another. The full list of views, vistas and gateways can be found in the HCD Study.

Character Sub-Areas

Four character sub-areas were identified as part of the HCD Study, based on an analysis of prevailing trends and patterns that arose through the character analysis process. The four character sub-areas are:

- Roncesvalles - MacDonnell/Jameson
- Macdonnell/Jameson - Dufferin
- Dufferin - Shaw
- Shaw - Bathurst

The consultant team identified periods of significance for each sub-area, as well as notable built form and public realm features that refine an understanding of how the sub-areas contribute to the Study Area's overall heritage character.

Evaluation of Significance

Following the completion of the character analysis, the consultant team evaluated the Study Area as a whole applying the criteria for the determination of cultural heritage value as described in *HCDs in Toronto*. This step is crucial in determining whether the Study Area or portions therein has sufficient cultural heritage value to warrant designation under Part V of the OHA, and if it retains sufficient integrity to communicate those values.

Periods of Significance

The HCD Study identified six periods of significance that the Study Area represents, or in which the Study Area became significant. These six periods of significance were confirmed through the built form and landscape survey and character analysis phases, which facilitated an understanding of which properties convey the story of the Study Area. The periods of significance are:

- Toronto's Early Development (c.1800 – 1839)
- Westward Development (1840 – 1855)
- Railway Development (1856 – 1879)
- Densification and Annexation (1880 – 1930s)
- Residential and Commercial Decline (1930s – 1970s)
- Revitalization (1980s – Present)

Cultural Heritage Value

Following the preliminary evaluation of the Study Area against the criteria for the determination of cultural heritage value within an HCD, it became evident that the Study Area should be evaluated as two separate areas - West Queen West, and the Village of Parkdale. This permitted the consultant team to better understand and convey the distinct cultural heritage value of the respective areas in order to determine appropriate boundaries, heritage attributes, and contributing properties.

Contributing and Non-Contributing Properties

The properties and features of the proposed HCDs that help to create a coherent sense of time and place are identified as contributing properties. As part of the HCD Study process, the consultant team identified the properties that convey the overall cultural heritage value of the proposed West Queen West and Parkdale Main Street HCDs. These properties illustrate the history, evolution, physical character, and significant typologies and uses of the Districts.

In addition to identifying contributing properties, the consultant team further categorized contributing properties into one of two categories:

A. Contributing properties that add to the overall cultural heritage values, character, and integrity of the district, and also possess architectural merit and design value in itself.

B. Contextual contributing properties that add to overall cultural heritage values, character, and integrity of the district, but do not necessarily possess design value in itself.

Non-contributing properties are understood to be those that do not add to the overall cultural heritage values, character, and integrity of the district. Their demolition would not negatively impact the cultural heritage value of the district.

The proposed West Queen West HCD includes 252 contributing properties and 70 non-contributing properties. The proposed Parkdale Main Street HCD includes 105 contributing properties and 39 non-contributing properties.

Boundaries

The Study Area has been partitioned into two proposed HCD areas - West Queen West and Parkdale Main Street. The boundaries were determined through an iterative process in order to ensure that properties that convey the cultural heritage value of the two areas have been included.

The West Queen West HCD boundary follows the Study Area boundary until the Queen Street railway overpass, where it excludes the property of 11 Peel Avenue. This property does not align with the character of either boundaries and maintains setbacks that do not reflect the character of West Queen West.

The Parkdale Main Street boundary includes the western portion of the Study Area boundary, west of Dufferin Street. The proposed HCD boundary has two extensions beyond the Study Area: the civic buildings down Cowan Avenue to Melbourne Avenue, and the civic building on the western side of Lansdowne Avenue, north of Queen Street West. The boundary was extended in these locations because the building heights, materials and uses align with the heritage character of the Parkdale Main Street, as well as reinforce the area as being Parkdale Village's Main Street.

The history and physical character of the western portion of Queen Street West, between Macdonnell /Jameson and Roncesvalles, is distinct from the predominant commercial character of the proposed Parkdale Main Street HCD, and was, therefore, excluded from the boundary. However, a number of properties were identified as having potential individual significance.

Excluded Area (Roncesvalles - MacDonnell/Jameson)

Properties within this area that merit individual listing or Part IV designation under the OHA have been included in the HCD Study. The properties recommended for further evaluation within this area are:

- 85 Wilson Park Road
- 1479 Queen Street West
- 1497 Queen Street West
- 1526 Queen Street West
- 1528 Queen Street West
- 1558 Queen Street West
- 1605 Queen Street West
- 1616 Queen Street West
- 1618 Queen Street West
- 1730 Queen Street West
- 1734 Queen Street West

The City Planning Division will undertake additional research and evaluation, and additional properties may be added to the list. City staff will bring forward another report for Toronto Preservation Board, Community Council and City Council consideration with recommendations for listing and designation.

Conclusions

Phase 1 of the West Queen West HCD Study meets the requirements of the Ontario Heritage Act and other provincial legislation and municipal policies, including requirements for consultation, evaluation and content.

The study was undertaken collaboratively within the City Planning Division. Proceeding with the development of two HCD Plans will enable City Council to conserve the cultural heritage value and heritage attributes of the proposed West Queen West and Parkdale Main Street HCDs, and to manage and guide future change in accordance with the Official Plan and the Ontario Heritage Act.

As the western portion of Queen Street West, Roncesvalles - MacDonell/Jameson, is more closely associated with those of a residential district immediately north and south, it is recommended that a further study be undertaken that considers a Parkdale Residential HCD.

City Planning staff have reviewed and support the findings and recommendations of the consultants, including the determination that the identified areas qualify for designation under Part V of the Ontario Heritage Act. It is therefore recommended that City Planning proceed with the preparation of the West Queen West and Parkdale Main Street HCD Plans. Additional stakeholder consultation, including community consultations and the establishment of working groups, will be undertaken throughout the Plan phase.

CONTACT

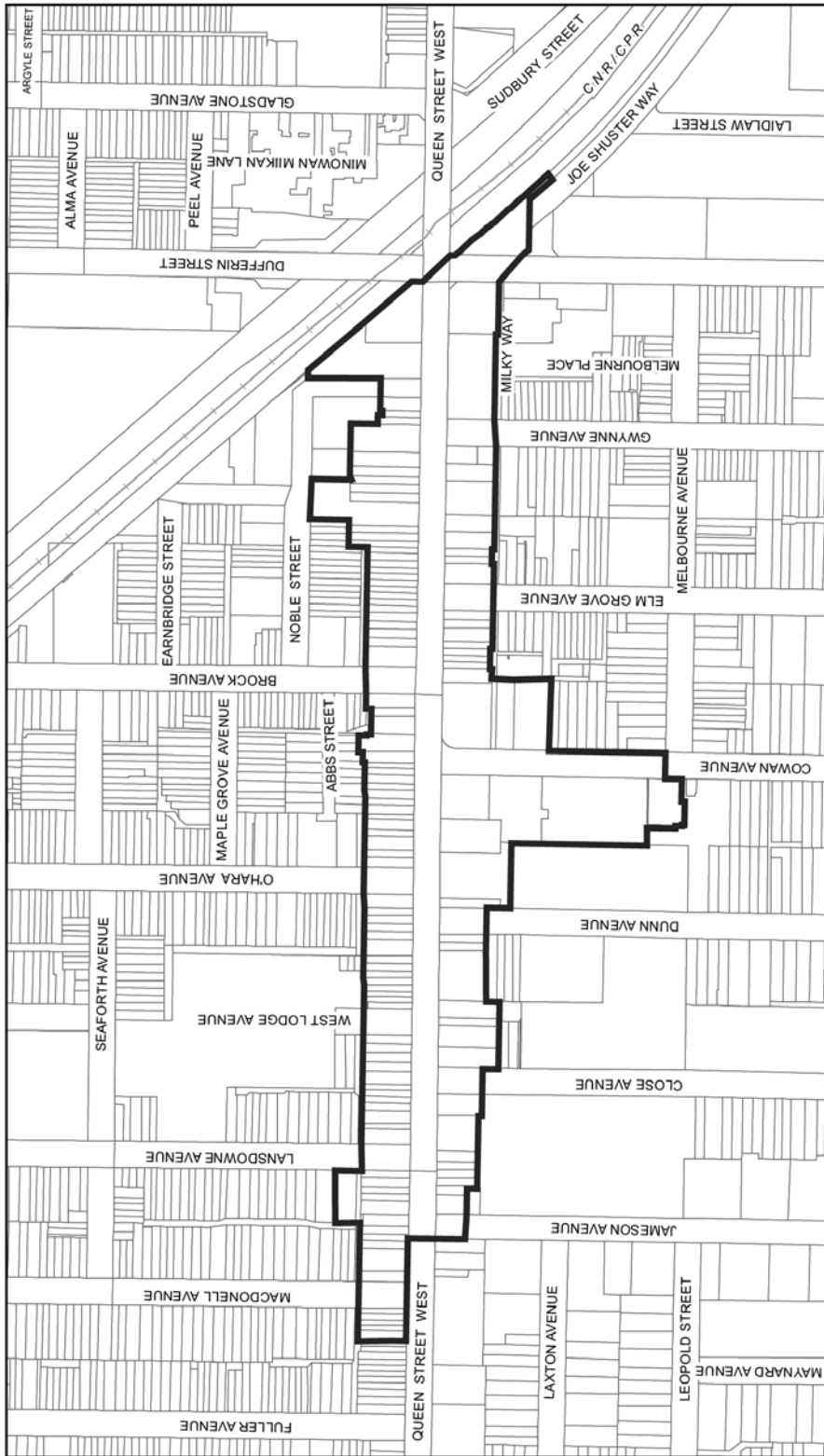
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ATTACHMENTS

- Attachment 1 – West Queen West Heritage Conservation District – Boundary
- Attachment 2 – Parkdale Main Street Heritage Conservation District – Boundary
- Attachment 3 – West Queen West Heritage Conservation District – Draft Statement of Cultural Heritage Value
- Attachment 4 – Parkdale Main Street Heritage Conservation District – Draft Statement of Cultural Heritage Value
- Attachment 5 – West Queen West Heritage Conservation District – Draft Statement of Objectives
- Attachment 6 – Parkdale Main Street Heritage Conservation District – Draft Statement of Objectives
- Attachment 7 – West Queen West Heritage Conservation District Study



Proposed Parkdale Main Street
Heritage Conservation District



Not to Scale
5/26/2017



Proposed Boundary



Proposed Boundary

The West Queen West District's Cultural Heritage Values are based on its historic importance as part of the western expansion of the city; its physical character, which includes a great concentration of late 19th and early 20th century buildings; and the contextual, social and community importance of its institutions and landmarks, such as the Great Hall, the Queen and Lisgar (Carnegie) Library, and the Gladstone and Drake Hotels.

Description of Historic place

The West Queen West District is the main street extension of Queen Street to the west of Toronto's downtown core. It encompasses both sides of Queen Street from Bathurst to Dufferin Streets and the Queen Street Subway. Trinity Bellwood Park, the CAMH site and 11 Peel Avenue, located at the northwest corner of the district, are excluded from its boundary. The area is bordered by the Queen Street West HCD to the east, the Parkdale neighbourhood to the west, and residential neighbourhoods and Trinity Bellwood Park to the north. The lands south of Queen Street include from west to east larger tower residential developments, the CAMH site, and lower scale residential neighbourhoods.

The district's eastern half encompasses a streetscape of predominantly 2-3 storeys late 19th to early 20th century commercial brick buildings; the oldest residence in the area, the John Farr House; the early 20th century industrial buildings of York Knitting Mills and Patterson Chocolate Factory; the St. Nicholas Ukrainian Catholic and Old Methodist Churches; and the now buried Garrison Creek. Its western half includes a north streetscape with a predominance of Second Empire buildings and the Drake and Gladstone Hotels. While the south side of the street has more contemporary coarse grain construction, it does include the landmark buildings of the Great Hall and its associated houses, the Queen and Lisgar Library (now the Theater Centre) and the Postal Station C. While excluded from the district boundaries, Trinity Bellwoods Park and the CAMH site help shape the streetscape that define the character of the eastern and western halves.

Statement of Cultural Heritage Value

The district's importance is defined by its representation of the western growth and development of the city of Toronto, its overall physical character, and its contextual and social and community associations for the neighbourhood and the city at large.

The district is historically important as one of the principle main streets of Toronto. Its *historical and associative values* are derived from significant events including the original survey of Lot Street and the Park Lots; the creation of the military reserve and the construction of Fort York to the south; the early railway development; the western expansion of the city; and is associated with the founding of Trinity College and subsequent Trinity Bellwood Park and the creation of the Provincial Lunatic Asylum.

The district's evolving historic character is legible in the extant buildings and urban fabric. The district's early development encompasses the original survey of Lot Street (Queen Street West), Park Lots on the north side (c. 1800 to 1839), Garrison Reserve

lands on the south, and the initial urbanization with the extension of the city's development to Niagara Street and Garrison Creek in 1842. The development patterns established in that period are still legible today. They include the street blocks created by the Park Lot lands, the subdivision of the Garrison Reserve and the continuous use of the lands between Massey and Fennings Street as an institution for mental health on the lands originally dedicated to it in 1839. The lack of north south street alignments reflects the different historical development of the north and south sides of the street. The regular blocks on the north side of the street are generated from the Park Lot property lines, while the longer and irregular blocks on the south reflect a later subdivision of the Garrison reserve. This early period also marked the gradual concentration of commercial buildings, east of Niagara, and early industrial buildings near Garrison Creek.

Starting in the mid-1850s, with the advent of the railways at the western boundary of the district, development began to increase in that half of the district and greatly increase the local economic trade and development. This Railway Development period from 1856 to 1879 was followed by a period of Densification and Annexation from 1880 to 1930. During this fifty-year period, most of the extant built fabric in West Queen West was constructed; the Garrison Creek and ravine were filled in and turned into a sewer system; and the abutting Village of Parkdale was annexed by the City of Toronto.

The district is associated with the influx of Polish Immigrants during the mid-20th century who turned the former YMCA, now the Great Hall, into what housed the Polish Voice, a newspaper that discussed issues relevant to the group; and currently to the creative class who have helped reanimate the street's commercial and cultural life.

The district has *contextual value* as an early example of Main Street commercial development in Toronto which included a number of civic and cultural institutions. The density of fine grain historic commercial buildings creates a streetscape with a highly defined sense of time and place. Most of the buildings fall within a period of construction from 1880s to 1920s, and their style, form and material palette is representative of historic Main Street development patterns. The entire district functions as an identifiable landmark in the City of Toronto.

The district's *design and physical value* stems from the high concentration of late 19th and early 20th century buildings. The district currently includes eight buildings that are listed in the City of Toronto's Heritage Register and thirteen buildings that are designated under Part IV of the Ontario Heritage Act, and 7 properties currently under intention to designate. The overall scale is marked by a predominance of low-rise buildings. The visual continuity of the district also stems from the continuous street elevations of buildings and the relationship of the streetwall to the overall street widths.

The historical building typologies exemplify the district's overall physical character and historical evolution. The commercial buildings are characterized by architecture typologies typical to the period including more vernacular 2-storey constructions with either flat or gabled roofs; 3-4 storey buildings with more elaborate detailing, and 3-storey mansard roofed buildings with their rounded windows and dormers. The commercial Italianate style dominates the area with pockets of Second Empire row buildings and vernacular 2-storey commercial buildings.

The buildings are predominantly fine grained, constructed to the front and side property lines, and have similar proportions and solid to open window ratios. They share a tripartite configuration with large open storefront ground floor base, brick upper stories with regular window bays, and an expressed roofline of cornices parapet and mansard roofs.

The buildings also share materiality and detailing. The brick is used predominantly for the upper stories often articulated with polychrome patterns, projecting string courses that accentuate the windows and floor lines, and corbeled courses to create the bays and detail the cornices and parapets. The ground floor storefronts are marked with the deep sign bands that create a continuous and strong datum line. The recessed entrances and display windows generate a distinctive rhythm and articulation of the sidewalks.

The landmark buildings contribute to the character and identity of West Queen West. These anchors help reinforce the *social and community values* by creating a strong sense of place and community. The Great Hall, the Queen and Lisgar (Carnegie) library – now the Theater Centre, Postal Station C, and the Drake and Gladstone Hotels have, since their inception, been focal points for entertainment, recreational and civic activities. The revitalization of the Drake Hotel, the Theater Centre and Great Hall brought on by the newly established creative class reinforce and sustain cultural activities. St. Nicholas Ukrainian Catholic Church and the former Euclid Methodist Church were the historic religious anchors. Trinity Bellwoods Park and the open spaces of the CAMH site provide important green and open spaces. Strong community activism has marked the neighbourhood and helped create its identity as West Queen West.

Heritage Attributes

Heritage attributes that embody the *historical and associative values* of the district include:

- the street pattern that differs and is distinct on the north and south sides of the Queen Street West;
- the gradual grade change of the road centered at Queen Street West and Gore Vale Avenue marking the location of the buried Garrison Creek;
- the variations of urban grain that reflect the different development patterns on the north and south side of the street, and on the east and west halves of the area;
- the John Farr House that reflects the early small scale commercial use of the area;
- the former industrial buildings of the York Knitting Mills and Patterson Chocolate Factory that reflect subsequent large-scale manufacturing uses in the area;
- the right of way of Queen Street West adjacent to the CAMH;
- the right of way of Queen Street West adjacent to Trinity Bellwoods Park; and
- the areas of identified archaeological potential.

Heritage attributes that embody the *contextual, social and community values* of the district include:

- the main street commercial character of the area;
- the identified views and vistas within the area; and

- the collection of landmark buildings that have historically and continue to facilitate social and community activities in the area.

Heritage attributes that embody the *design and physical values* of the district include:

- the building construction to the front and side lot lines;
- the predominantly low rise scale of 2 to 4 storeys;
- the ratio of the streetwall to the street;
- the distinct commercial building typologies, with their tripartite design;
- the intermediate grain industrial buildings;
- the free standing civic and landmark buildings;
- the predominant use of brick, and the overall quality of the ornamentation and detailing of masonry, including the use of polychromatic brickwork;
- the configuration of the ground floor storefronts, with their wide sign bands creating a datum line, their large display windows, raised bases and recessed entrances;
- the proportion and rhythm of windows, often set within narrow bays with arched lintels;
- the accent bay and oriel windows;
- the use of mansard roofs; and
- the expressed cornices and articulated parapets.

The Parkdale Main Street District's Cultural Heritage Values are based on its historic importance as part of the original village of Parkdale and its subsequent amalgamation into the city of Toronto; its physical character which includes a great concentration of late 19th and early 20th century buildings; and the contextual, social and community importance of its institutions and landmarks such as the Rhino, the Parkdale Hotel, Parkdale Village Arts collective and Masaryk Hall.

Description of Historic place

The Parkdale Main Street District is the original civic and commercial core of the Village of Parkdale. It encompasses both sides of Queen Street from Dufferin Street and the Queen Street Subway to the east, to Jameson to the southwest, 5 properties west of Macdonell Avenue on the northwest corner and the properties on Cowan Avenue down to Melbourne Avenue. The area is bordered by the West Queen West District to the east and a more residential and mixed use section of Queen Street West to its west. The lands south and north of Queen Street include the original residential neighbourhoods and blocks that defined the Village of Parkdale. The district's encompasses the civic centre of the area including the library, the police station (now an art gallery), the churches, and the community centre of Masaryk Hall and Park.

Statement of Cultural Heritage Value

The district's importance is defined by its representation of a village Main Street that was amalgamated into Toronto, its overall physical character, and its contextual, social and community associations for the neighbourhood and the city at large.

The district is historically important as one of the villages amalgamated into Toronto and for its transformation from a suburban to an urban character. Its *historical and associative values* are derived from significant events including the original survey of Lot Street and the Parks Lots; the creation of the military reserve and the construction of Fort York to the south; the creation of the Villages of Brockton and Parkdale; the early railway development; and the deinstitutionalization of CAMH.

The district's evolving historic character is legible in the extant buildings and urban fabric. The district's early development from 1800s to 1855 encompasses the initial survey of Lot Street (now Queen Street), the creation of Garrison Reserve and the Park Lots. The development of the individual Park Lots saw the creation of the Village of Brockton was developed on the north side of Queen Street. The advent of the rail in the years 1856 to 1879 greatly increased access to the area. As the last stop before Union Station, the Village of Parkdale was created and promoted as an area of picturesque qualities and clean water. The Toronto House Building Association subdivided land south and north of Queen Street into residential lots that became very popular with a rapidly growing Toronto population looking for a more bucolic setting. The street grid reflects the planned subdivision of the area by the Toronto House Building Association and the earlier Village of Brockton. Incorporated in 1879, the suburban character of the Village of Parkdale was actively promoted and protected. Queen Street West provided its commercial spine and centre, and connected it to Toronto with the construction of the Queen Street Subway. After financial difficulties, Parkdale was annexed into Toronto in

1889. This spurred a sharp increase in the development of the commercial buildings along Queen Street West. Most of the extant buildings in the district were built during a period of rapid development from the 1890s to 1920s. The area's gradual erosion of its suburban character led to an exodus of the wealthier residents. From the 1920s to 1970s, the resulting reduced property prices encouraged the settlement of migrant populations and the subdivision of large houses into multi-residence unit and rooming houses. This period of decline resulted in localized large scale demolition which is evident in the resulting coarse grain blocks on the south side of the street. The deinstitutionalization of the Provincial Asylum compounded the decline of the area. Since the 1980s, the area has seen a revitalized development and gentrification encouraged by organizations such as the Parkdale Village Arts Collective.

The district has *contextual value* as an identifiable area, which reflects an early village Main Street development that was annexed into Toronto and transitioned from a suburban to urban neighbourhood. The density of fine grain historic commercial buildings creates a streetscape with a highly defined sense of time and place. Most of the buildings fall within a period of construction from 1880s to 1920s, and their style, form and material palette is representative of historic Main Street development patterns. The concentration of civic buildings around and down Cowan Avenue reinforces the historic core and centre of the village of Parkdale. The Edwardian residential buildings with their commercial storefronts speak to the early densification of the community and its increase in popularity as it transitioned from a suburban village to an urban centre. The entire district functions as an identifiable area in the City of Toronto.

The district's *design and physical value* stems from the high concentration of late 19th and early 20th century buildings. The district currently includes ten buildings that are listed in the City of Toronto's Heritage Register and four buildings that are designated under Part IV of the Ontario Heritage Act. The overall scale is marked by a predominance of low-rise buildings. The visual identity of the district also stems from the continuous street elevations of buildings built to their lot lines with shared party walls on the north side of the street; the interspersed fine, intermediate and coarse grain lots resulting from the mid-century large scale demolitions on the south side; as well as the relationship of the streetwall to the overall street widths. The openness at the Cowan Avenue and concentration of civic functions further reinforce the street's local Main Street character.

The historical building typologies exemplify the district's overall physical character and historical evolution. The buildings generally 3 storey and are characterized by architecture typologies typical of the period including Italianate commercial fine grained buildings with prominent storefronts, Second Empire fine grain mansard roofed buildings with arched windows and dormers and more restricted storefronts, and Edwardian intermediate and coarse grain apartment blocks with limited storefronts at grade. A few 2 and 2.5 storey vernacular buildings can also be found.

The buildings are constructed to the front and side property lines and have similar proportions and solid to open window ratios. They share a tripartite configuration with open storefront ground floor base, brick upper stories with regular window bays, and an expressed roofline of cornices parapet and mansard roofs. Some mixed use building

display a more prominent residential character with distinct residential entrances, less open storefronts at grade and bay windows and loggias at the upper levels.

The buildings also share materiality and detailing. The brick is used predominantly for the upper stories often articulated with polychromatic patterns, projecting string courses that accentuate the windows and floor lines, corbeled courses to create the bays and detail the cornices and parapets. The ground floor storefronts are marked with the deep sign bands that create a continuous and strong datum line. The recessed entrances and display windows generate a distinctive rhythm and articulation of the sidewalks.

The landmark buildings contribute to the character and identity of Parkdale Main Street. These anchors help to reinforce the *social and community values* by creating a strong sense of place and community. The public library and Masaryk Hall Community Centre have, since their inception, been focal points for civic activities. The Parkdale Village Arts Collective and the Gallery 1313 (in Police Station No. 6) reinforce and sustain cultural activities. The Anglican Church of the Epiphany St. Mark's and the St. John's Polish National Catholic Cathedral are the historic religious anchors. Masaryk Park and the Parkdale amphitheater provide important green and open spaces. Strong community activism has marked the neighbourhood and helped create its identity as Parkdale Village. The area also welcomed a significant Tibetan community migration that has helped shaped its present character.

Heritage Attributes

Heritage attributes that embody the *historical and associative values* of the district include:

- the range of commercial building typologies, representative of commercial storefront architecture in the late 19th and early 20th centuries;
- the civic buildings along the south side of Queen Street West and several buildings lining Cowan Avenue that collectively define the Village of Parkdale social and civic core;
- the high concentration of listed and designated buildings around Cowan Avenue (nucleus of Historic Parkdale);
- the narrow lot frontages on the north side of Queen Street West, reflecting the subdivision of the Park Lots;
- the narrow residential streets on the south side of Queen Street West that are generally at T-intersections, reflecting the development plan of the neighbourhood by the Toronto House Building Association;
- the narrow residential streets on the north side of Queen Street West that are generally at T-intersections, reflecting the the subdivision and development of the neighbourhood by the Park Lots;
- fabricated grade change at Queen Street West and Dufferin Street to facilitate vehicular and pedestrian transit below the railway (the Queen Street Subway); and
- the identified area of archaeological potential.

Heritage attributes that embody the *contextual, social and community values* of the district include:

- the Queen Street Subway, which demarcates the eastern gateway into the Village of Parkdale;
- the main street commercial character of the area;
- the social core at Cowan Avenue with its node of civic functions; and
- the collection of landmark buildings that have historically and continue to facilitate social and community activities in Parkdale.

Heritage attributes that embody the *design and physical values* of the district include:

- the building construction to the front and side lot lines;
- the predominantly low-rise scale of 2 to 3 storeys;
- the ratio of the streetwall to the street;
- the distinct commercial building typologies, with their tripartite design;
- the mid grain landmark and institutional buildings that respond to the main street scale and character;
- the free standing civic and landmark buildings;
- the intermediate and coarse grain residential buildings at the west end of the area;
- the predominant use of brick, and the overall quality of the ornamentation and detailing of masonry, including the use of polychromatic brickwork;
- the configuration of the ground floor storefronts, with their wide sign bands creating a datum line, their large display windows, raised bases and recessed entrances;
- the proportion and rhythm of windows, often set within narrow bays with arched lintels;
- the accent bay and oriel windows;
- the use of mansard roofs;
- the expressed cornices and articulated parapets; and
- the corner properties, often with chamfered and articulated corners.

The overall objective of the West Queen West Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term. The cultural heritage value of the District consists of its historic, contextual, design, social and community values. The heritage attributes of the District include its built form, public realm and archaeological resources.

Specific objectives of the proposed West Queen West HCD Plan are set out below. Although the following objectives are numbered, the numeric sequence does not establish a priority among the objectives.

1. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, character sub-areas, public realm, and archaeological resources.
2. Conserve and enhance the legibility of the District's historic urban fabric and its function as an intermediary boundary between neighbourhoods to the north and south, and its relationship to the adjacent CAMH site and Trinity Bellwood Park.
3. Conserve the legibility of the District's periods of significance that expresses the evolution of West Queen West from 1800s to present.
4. Conserve and enhance the District's contributing properties, Part IV designated properties and listed properties.
5. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.
6. Ensure that new development and additions conserve and enhance the cultural heritage value of the District particularly with respect to the historic scale, form and massing of its contributing properties and the public realm.
7. Ensure that archaeological resources are protected.
8. Encourage high quality architecture in the design of new development, additions and alterations that is complementary to the District's cultural heritage value.
9. Conserve and enhance the District's human scale built form that supports and enhances the pedestrian main street experience.
10. Conserve and enhance the identified views and vistas.
11. Ensure harmony of materials between new and old, including type, colour, scale, finish and details.
12. Conserve and enhance the well-defined and articulated streetwalls of the District.

13. Conserve and enhance the fine grain built form at grade.
14. Conserve the size and scale of at-grade retail to acknowledge and support the diversity of shops and retail activity that reflect and support the cultural and economic diversity of the District.
15. Protect shadow-sensitive heritage properties from new net shadows.
16. Conserve, support and enhance the social, cultural and community values of the District.
17. Ensure development and alterations adjacent to the District conserve the District's cultural heritage value.

The overall objective of the Parkdale Main Street HCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term. The cultural heritage value of the District consists of its historic, contextual, design, social and community values. The heritage attributes of the District include its built form, public realm and archaeological resources.

Specific objectives of the proposed Parkdale Main Street HCD Plan are set out below. Although the following objectives are numbered, the numeric sequence does not establish a priority among the objectives.

1. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, public realm, and archaeological resources.
2. Conserve the legibility of the District's periods of significance that expresses the evolution of the Parkdale Main Street from 1850s to present.
3. Conserve and enhance the legibility of the historic Village Main Street and its amenities, and the civic core on Cowan Avenue.
4. Conserve and enhance the District's contributing properties, Part IV designated properties and listed properties.
5. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.
6. Ensure that new development and additions conserve and enhance the cultural heritage value of the District particularly with respect to the historic scale, form and massing of its contributing properties and the public realm.
7. Ensure that archaeological resources are protected.
8. Encourage high quality architecture in the design of new development, additions and alterations that is complementary to the District's cultural heritage value.
9. Conserve and enhance the District's human scale built form that supports and enhances the pedestrian main street experience.
10. Conserve and enhance the identified views and vistas.
11. Conserve and enhance the relationship to the Queen Street Subway.
12. Ensure harmony of materials between new and old, including type, colour, scale, finish and details.

13. Conserve and enhance the well-defined and articulated streetwalls of the District.
14. Conserve and enhance the fine grain built form at grade.
15. Conserve the size and scale of at-grade retail to acknowledge and support the diversity of shops and retail activity that reflect and support the cultural and economic diversity of the District.
16. Protect shadow-sensitive heritage properties from new net shadows.
17. Conserve, support and enhance the social, cultural and community values of the District.
18. Ensure development and alterations adjacent to the District conserve the District's cultural heritage value.