

Centre for Addiction and Mental Health (CAMH), the facility continues to influence the character of the area through the interaction of its patients, residents, and those who visit the community. This confluence of social backgrounds, as well as the affordability of the area, has led to an influx of the creative-class and, as a result, the emergence of its designation as an “Art and Design District.” Following familiar patterns of gentrification, the neighbourhood has evolved into a destination for fashion, entertainment, and the arts (Whitzman 2009: 186-192; Slater 2004: 312-313).

Housing patterns changed starkly in Parkdale during the late 1950s and 1960s, a time that saw high-rise apartments constructed in the area as well as a large-scale creation of single-room apartments within the old mansions south of Queen Street West (Korwin 1978: 66-67). A moratorium on high-rise construction was enacted in Parkdale in the same decade resulting in a general lack of high-rise architecture in the area. Other modern residential, commercial, and institutional development projects were undertaken along Queen Street West after the 1970s, including the Parkdale Library at 1303 Queen Street West, and the Parkdale Community Health Centre at 1229 Queen Street West.

Parkdale continues to attract settlers from outside Canada. In particular, a substantial Tibetan community developed from the late 1990s and is one of the largest centres of the Tibetan Diaspora. Tibetan shops and restaurants have steadily increased along Queen Street West between Dunn Avenue and Roncesvalles Avenue and the population is now estimated at 4000 within Parkdale (Globe and Mail 2015). In addition to the Tibetan community, the Roma have settled in the Parkdale area from the late 1990s and, after the passing of federal legislation in 2008 eliminating visa restrictions on Hungarian Citizens, their number has increased dramatically.

Recently, mid-rise mixed-use commercial and residential buildings have been erected along Queen Street West, with

a particular concentration between Beaconsfield Avenue and the Queen Street West Subway. These have coincided with regenerative residential projects at the former York Knitting Mills and Paterson Chocolate Factory, located at 933 and 955 Queen Street West respectively, which have been extensively renovated and turned into condominiums.

Gentrification along West Queen West, which began in the 1980s, has been undertaken by enterprising artists and the creative class and managed through municipal policies designed to promote economic and social revitalization (Slater 2004: 304). A major catalyst for change has been the creation of the Parkdale Village Arts Collective (PVAC), which was founded in 1994 and took up residence at the former Parkdale Police Station in 1998 (Slater 2004: 313). The City of Toronto has complemented this bottom-up process of gentrification by enacting municipal laws on building safety aimed at replacing single-occupancy rooming houses in Parkdale (Slater 2004: 314). The result is a changing and socially diverse urban neighbourhood currently struggling with economic, social, and demographic transformation.



Figure 28 (1090 Queen Street West, City of Toronto Archives, Series 1465, File 187, Item 66)



Figure 27 (Lakeshore Road, looking N.E., across bridge over CNR tracks, 1917, Digital Archive, Toronto Public Library)

TIMELINE

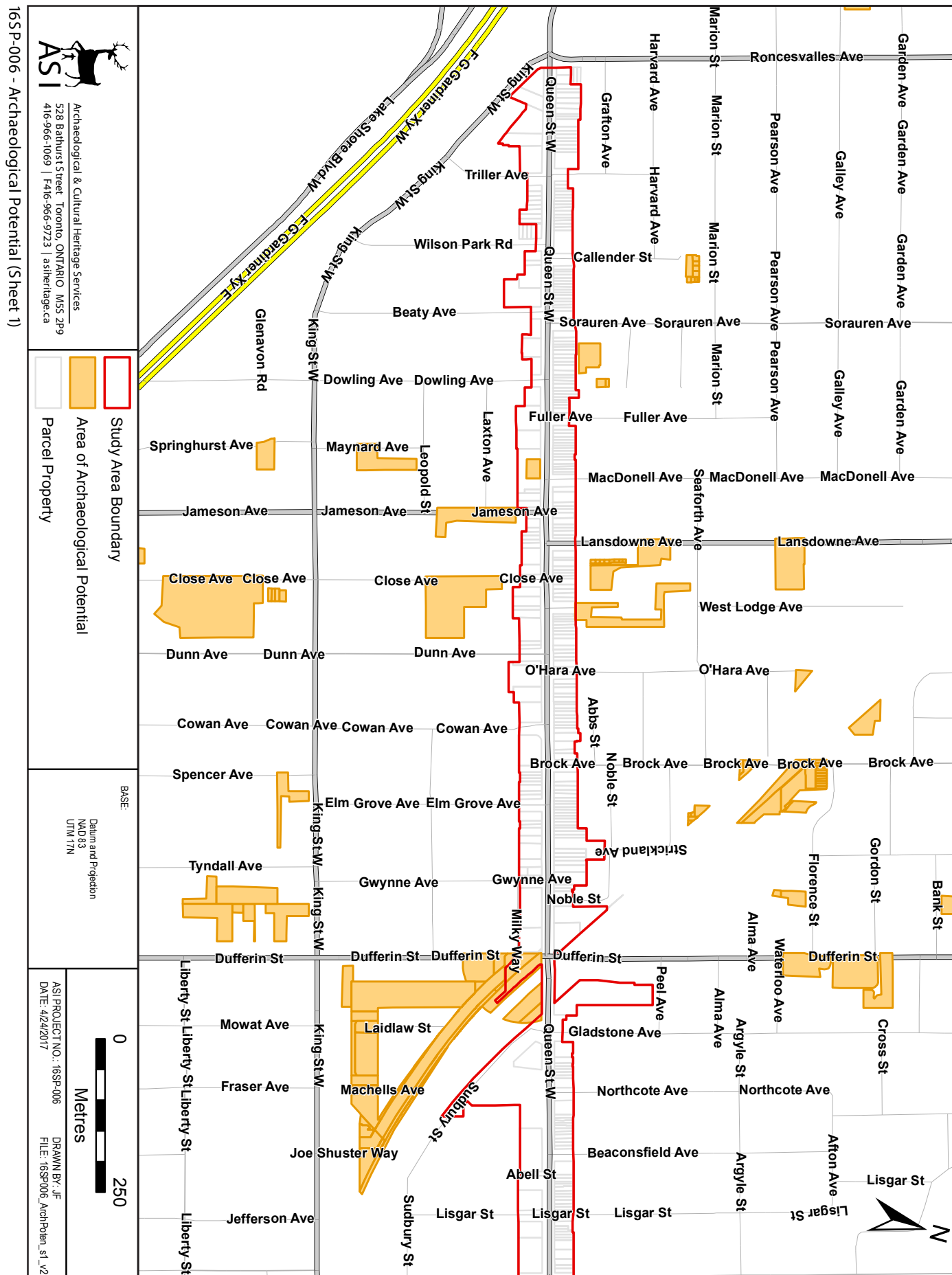
1773	York (the old name for Toronto) comes into existence with the efforts of John Graves Simcoe
1799	Aeneas Shaw builds a log cabin just north of the future Lot Street, just to the west of present-day Trinity Bellwoods Park, and names his residence "Oakhill"
1800	Asa Danforth oversees construction of Lot Street, which would later be renamed Queen Street
1802	James Givens purchases Lot 23 on the north side of Queen Street and west of Crawford Street
1814	Construction of a Block House fortification on the north side of Queen Street close to the intersection with Bellwoods Avenue
1819	Construction of Gore Vale, the first brick house built in the study area, adjacent to the present Trinity-Bellwoods Park
1820	Farrs Brewery constructed at the southwest corner of Queen Street and Walnut Street
1833	Creation of development plans to the eastern boundary of Garrison Creek (Niagara Street)
1834	The City of Toronto is incorporated and Bathurst Street is established as the western boundary
1835	Construction of a toll gate on Queen Street, just east of Niagara Street
1844	Construction of Bains Brewery (Later Thompson and Cosgrave Brewery) on the north side of Queen Street west of Garrison Creek
1847	Construction of the John Farr House (905 Queen Street West)
1849	Provincial Lunatic Asylum Built
1851	Brock Street lots sold, settlement at Brockton begins
1852	Trinity College Opened
1856	GTR opens rail line across Queen Street at Dufferin Street
1861	The Street Railway is opened on Queen from Yonge to Ossington
1875	Toronto House Building Association purchases land south of Queen Street West, between Dufferin and Roncesvalles, and partitions land into suburban lots
1879	The Village of Parkdale is incorporated
1881	The first library of Parkdale comes into existence. This library is started at St. Mark's Church located at Cowan Avenue
1885	The Parkdale Train Station is constructed at Queen and Dufferin Streets
1888-1889	Twenty-three acres of the Provincial Lunatic Asylum property are sold for development, reducing it to its current size of 27 acres
1885-1912	Burying of Garrison Creek and filling Garrison Creek Ravine
1887	Queen Street West subway, carrying Queen Street under the railway, is completed
1889	Parkdale is annexed by the City of Toronto
1889	Gladstone Hotel constructed
1920s-1940s	Transition of Parkdale from a wealthy suburb to an economically unstable neighbourhood
1956	Trinity College demolished
1934	Parkdale Police Station opened
1940s	Beginning of Polish immigration to Parkdale
1950s-1960s	Increasing conversion of former single-family residences to multi-residential properties
1970s	Deinstitutionalization of large numbers of patients at Queen Street Centre for Addictions and Mental Health (formerly Provincial Lunatic Asylum) in favour of 'community-based care' program
1994	Parkdale Village Arts Collective (PVAC) founded
1998	PVAC moves to its current location at 1313 Queen Street West

Figure 29 (Trinity Park - Gateway, Queen Street West, 1913, City of Toronto Archives, Series 372, Subseries 52, Item 170)



3. ARCHAEOLOGICAL POTENTIAL

Figure 30 (Archaeological Potential)



Archaeological Potential

The 2014 Planning Act Policy Statement defines “archaeological resources” (Section 6.0, Definitions) as including “artifacts, archaeological sites and marine archaeological sites.” Individual archaeological sites (that collectively form the archaeological resource-base) are distributed in a variety of locational settings across the landscape, being locations or places that are associated with past human activities, endeavours, or events. These sites may occur on or below the modern land surface, or may be submerged under water. The physical forms that these archaeological sites take in an urban context consist of subsurface soil layers that are of human origin, or incorporate cultural deposits; the remains of structural features; or a combination of these attributes.

The archaeological resources of Toronto are constantly threatened by the ongoing re-development of the City. By necessity, the city continually rebuilds upon itself as part of the cycle of regeneration, revitalization and growth.

Vitality is a defining characteristic of urban areas: this constant growth and change is the reason for the complicated multi-layered archaeology found in historic cities. Over the last two centuries, development and other landscape interventions have transformed the West Queen West area and the surviving archaeological resources can tell many important stories about the city’s history.

Conserving and managing archaeological remains has become especially important, where change brought about by redevelopment has been occurring at an ever increasing rate, resulting in extensive losses of the non-renewable resources. In recognition of this reality, the City of Toronto has developed an Archaeological Management Plan to identify general areas of potential for the presence and survival of archaeological sites and specific areas of known archaeological deposits referred to as “Archaeologically Sensitive Areas.” The intent of the management plan is to ensure that archaeological sites are adequately considered and studied prior to any form of development or land use change that may affect them.

Heritage Conservation District Studies provide complementary opportunities to address this objective and the West Queen West HCD study process includes consideration of the distribution of archaeological potential throughout the study area (Figure 30 and Figure 31).

While usually invisible, archaeological sites are important contributors to the heritage character of any HCD study area. The buried artifacts and features that together make up an archaeological site reveal much about the past lives and experiences that are the history of the area and which have helped to shape its present form. The only archaeological site that is recorded in the vicinity of the West Queen West HCD Study Area is the “Gore Vale” site.

Archaeological excavations took place on the site as part of school and public programs run by the Toronto Board of Education’s Archaeological Resource Centre in the early 1990s. The focus of the excavations was the brick estate house built by Duncan Cameron in 1820. Duncan was an important early resident of York. A merchant by profession, he also held a number of public offices. He commanded a company of York Volunteers at the Battle of Queenston Heights during the War of 1812 and was also Secretary of the Legislative Assembly of Upper Canada. His house—which he named Gore Vale—was a large, three-storey brick structure set back about 75 metres from Queen Street and surrounded by genteel estate lands. It was demolished in 1928. The City’s Archaeological Management Plan recognizes Gore Vale as an Archaeologically Sensitive Area.

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 that begins with a detailed reconstruction of the history of occupation and use of the property in order to identify specific features of potential archaeological interest or value and to predict the degree to which they are likely to have survived later development events.

Where it is determined that there is a probability that significant archaeological resources may be present test excavations are required. If the results of the excavations are positive, it becomes necessary to develop a “mitigation” strategy to minimize or offset the negative effects of the proposed redevelopment to the archaeological resource. Such strategies may consist of planning and design measures to avoid the archaeological remains, archaeological monitoring during construction, or extensive archaeological excavation and recording of the finds in the field, or some combination of these approaches. Archaeological monitoring and excavation work on site is followed by comparative analyses of the archaeological data that have been recovered (“salvaged”) and the interpretation of those data. The identification of the most appropriate form of Stage 4 mitigation requires close consultation between the consulting archaeologist, the development proponent and their agents and contractors, and the planning approvals and regulatory authorities and must be carried out in accordance with the City of Toronto Archaeological Management Plan and applicable provincial regulations.

Figure 31 (Archaeological Potential)

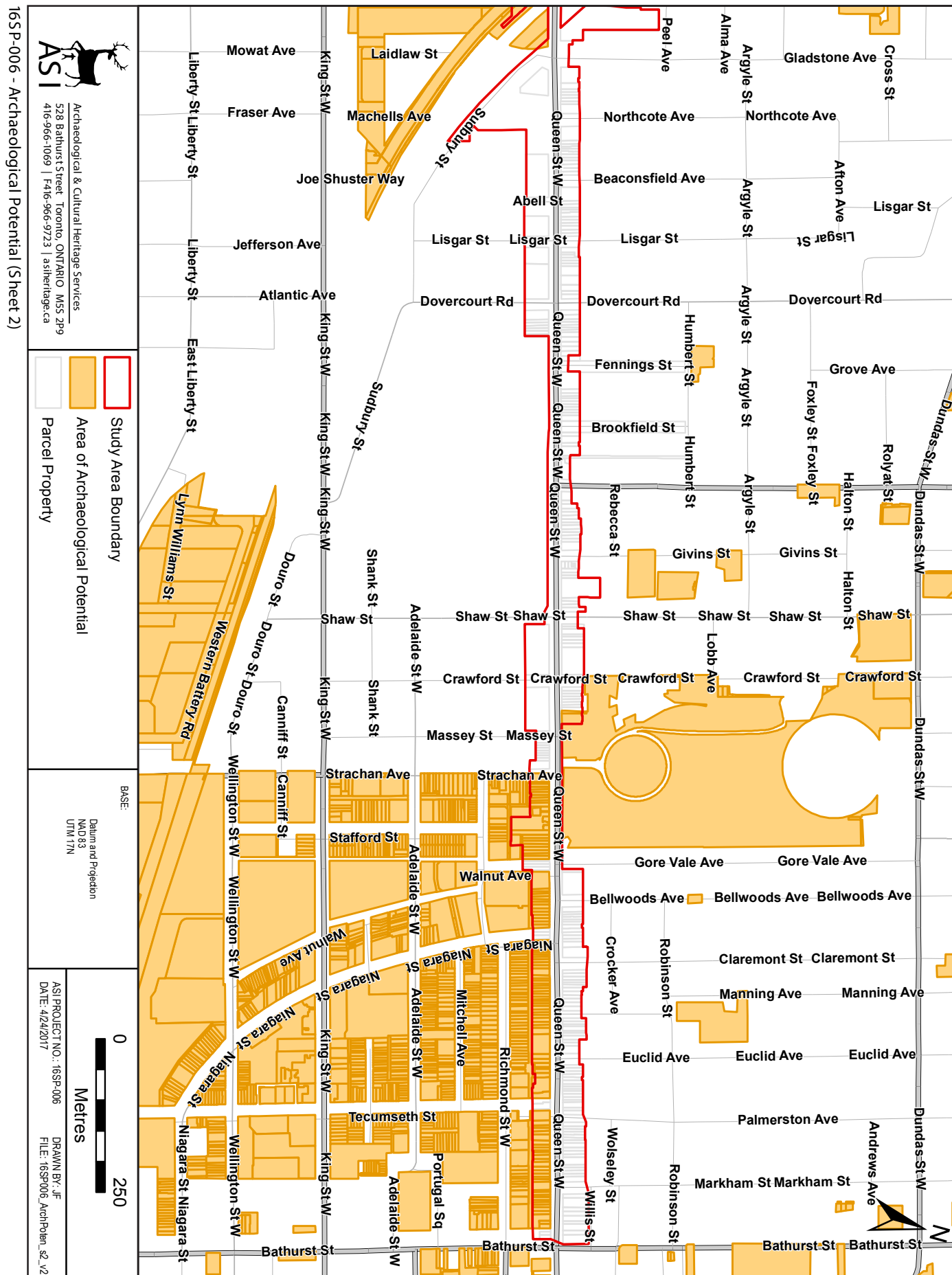




Figure 32 (688-692 Queen St. W., 1941, City of Toronto Archives, Series 372, Subseries 33, Item 762)

Figure 33 (Lithograph of a Bird's Eye View of the City of Toronto, 1893, Barclay, Clark & Co, Digital Archive, Toronto Public Library)



4. BUILT FORM AND LANDSCAPE SURVEY

Built Form and Landscape Survey

One of the primary objectives of the West Queen West HCD Study was to survey and assess all built form and landscape resources within the HCD Study Area. An inventory sheet was prepared for each property within the Study Area. A summary of these sheets can be found in Appendix B. In total, 587 properties were surveyed. Each Inventory Sheet contains detailed data about the history, architecture, context, surrounding landscape and streetscape of a given property, as well as a photograph of the structure's main elevation and side street elevation if applicable. The findings of the Built Form and Landscape Survey provide a comprehensive tool for understanding the history and evolution of the built fabric currently intact in the Study Area. The survey sheets complement the History and Evolution of the HCD Study (Chapter 2).

Establishing the Address List

A GIS dataset for West Queen West, which included location data on heritage properties, municipal addresses, and convenience addresses was provided by the City to establish property addresses and groupings within the Study Area. Several site walkthroughs clarified addressing discrepancies and allowed the Study Team to establish a working list of addresses and property groupings. There were several considerations in determining this list, which are outlined in the following sections.

Similar Buildings on Multiple Properties

For repetitive buildings on adjacent properties, an Inventory Sheet was prepared for each property. To ensure consistency in the survey of very similar buildings, the Study Team made sure that the same surveyor was responsible for surveying each property. This encouraged consistency among Inventory Sheets and prevention of overlapping research efforts.

Buildings with Multiple Addresses on One Property

In the case where one property has a number of convenience addresses, the primary 'land' address was used in the inventory sheet for the property as a whole.

Addresses with Multiple Buildings

In most cases, buildings that shared a single address (or compound address) were documented on a single Inventory Sheet. In order to account for variations between buildings, the Study Team made sure to note multiple phases of building development and any differences in the design or current condition of the structures.

The working list of 587 addresses that were acquired through this process were laid out in ascending order, from Bathurst Street to Roncesvalles Avenue, including a number of properties that were on Queen Street West but with their primary address on another street. This list was understood to be flexible and expected to change through the survey process as new information about property uses and ownership were discovered.

Once the working list of addresses to be surveyed was established, the Study Area was divided into four Character Sub-Areas so the public consultation could focus on smaller sections during breakout meetings.

Character Sub-Areas:

- Character Sub-Area A: Roncesvalles Avenue to Jameson Avenue
- Character Sub-Area B: Jameson Avenue to Dufferin Street
- Character Sub-Area C: Dufferin Street to Shaw Street
- Character Sub-Area D: Shaw Street to Bathurst Street

Figure 35 (Example of a Property Survey Sheet)

CITY OF TORONTO, CITY PLANNING DIVISION, HERITAGE PRESERVATION SERVICES		
Built Form and Landscape Survey Form		Toronto
1. PROPERTY INFORMATION		
Property Address:	Neighbourhood:	
Ward:	Current Use:	
Current Heritage Status (under study, listed, designated Part IV or V):	Date Photographed:	
2. HISTORICAL INFORMATION		
Architect/Designer:	Date of Construction:	Builder:
Previous Use(s):	Previous Owners(s):	
History:		
Information Sources:		
3. ARCHITECTURAL INFORMATION		
Roof Type & Cladding:	Construction Materials:	Cladding:
Description of Architectural Style:		
Height/Storays:	Bays:	Door and Window types:
Structure type:		
Foundation/Basement:	Plan:	Porch/balcony:

Inventory Sheet Template and Record Management System

All the fields of the Microsoft Excel Inventory Sheet template provided by the City of Toronto were transferred to a Microsoft Access database where the information could be transferred and analyzed in a table format. This database information was linked to the GIS mapping that was used for the built form analysis. The data entry was separated into Built Form and Landscape Survey which FGMDA would survey the architectural components while ASI surveyed the surrounding landscape. The database was formatted to print out PDFs of the individual inventory sheets in a similar format to the City’s Inventory Sheets. All images were kept in a separate folder for easy comparable access to the Study Team.

Implementation and Review

Through the Spring, Summer, and Fall of 2016 the Study Team used site visits, archival and online research, and photographs to document the history, architecture, and current condition of individual properties. Completion of the Inventory Sheets were then group reviewed by the Project Manager and the consultant team.

After an extensive effort of group editing the Inventory Sheets database, completing missing or incomplete data, and re-taking missing or obscured photographs, the Study Team compiled all 587 Inventory Sheets, which together, form the Built Form and Landscape Survey for the West Queen West HCD Study.

The completed Built Form and Landscape Survey provides both a long-term resource for the City of Toronto to track and analyze individual properties within the West Queen West HCD Study Area and also serve as the foundation for the Character Analysis performed by the Study Team presented in *Chapter 06: Character Analysis*.

A summary of some key categories of the Built Form and Landscape Survey can be found in *Appendix B*.



Figure 34 (Lansdowne Ave to MacDonell Ave Streetscape)



Figure 36 (Parkdale Theatre, 1605 Queen St. W., c1920, Sunnyside Historical Society)



Figure 37 (1408-1410 Queen St. W., 1914, Sunnyside Historical Society)

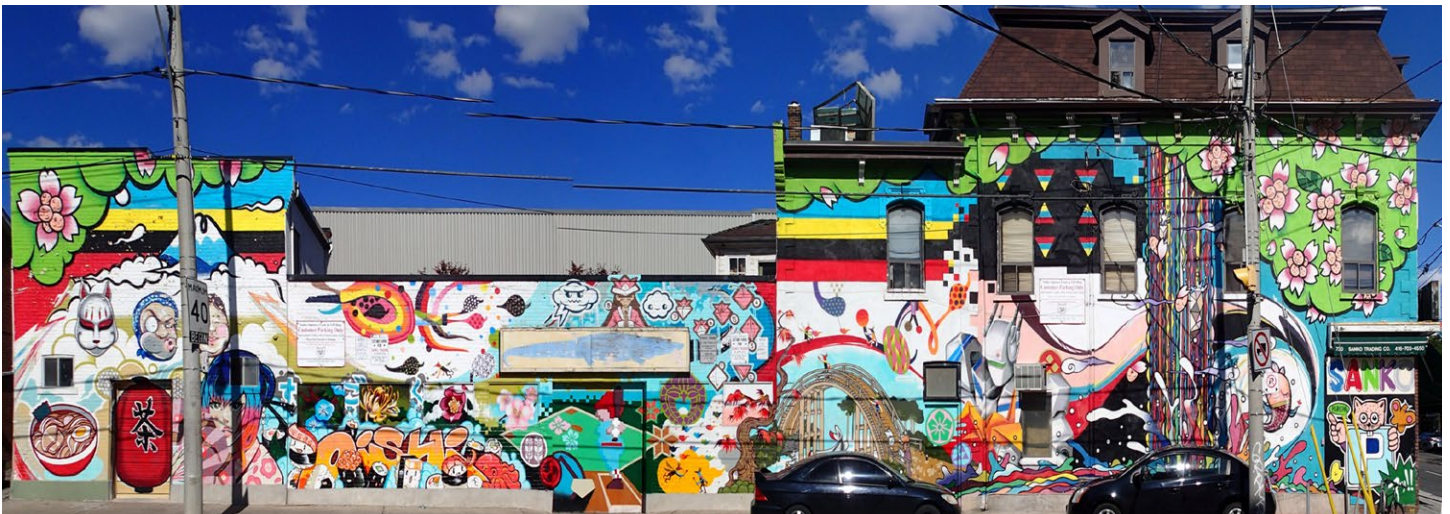


Figure 38 (730 Queen St. W. at Claremont St., Claremont Elevation)



Figure 39 (Ossington to Brookfield streetscape)



Figure 40 (FGMDA Presentation at First Community Consultation Meeting)



5. COMMUNITY CONSULTATION

Community Consultation

West Queen West intersects three wards, each having a strong history of community engagement and advocacy. The Study Team has benefitted greatly from consultation with individual community members, stakeholders, and diverse community organizations throughout the HCD Study process.

The City established a Working Group during the West Queen West Planning Study, prior to the West Queen West HCD Study. Additional members were recommended for HCD Working Group by City Councillors. Individual representatives from the following organizations were consulted:

- Roncesvalles-Macdonell Residents Association
- Artscape
- The Theatre Centre
- Beaconsfield Village Residents Association
- West Queen West BIA
- Parkdale Residents Association
- Parkdale Village BIA
- Westside Community Council
- Active 18
- West Neighbourhood House
- Sunnyside Historical Society
- Centre for Addiction and Mental Health (CAMH)
- Trinity Bellwoods Community Association
- Parkdale Activity-Recreation Centre
- Ossington Community Association
- Six Business and seven Property Owners

Two community consultations were hosted with an open invitation to all community members as well as two stakeholder engagement meetings conducted with representatives of a variety of community groups. The following section describes the process and findings of the Study Team's community engagement strategy.

COMMUNITY CONSULTATION MEETING NO. 1

The HCD Study's first community consultation meeting was held on June 23, 2016 at The Theatre Centre (Carnegie Library). At this well-attended meeting, the City and the Study Team introduced the HCD Study through a brief presentation and invited public feedback through a variety of channels. Break-out groups held discussions around large-scale printed maps and streetscape photos of the Study Area, commenting on specific sites of heritage significance, concern and opportunity. Questionnaires and sticky notes were distributed to the community to gain a better understanding of the history and character of their community, as well as giving the opportunity to write comments pertaining to specific areas in the Study Area.

Feedback presented at the June meeting and in the questionnaire responses that followed provided numerous valuable insights into the aspects of the Study Area – past, present, and future – that are most valued by the communities currently living and working in the area.

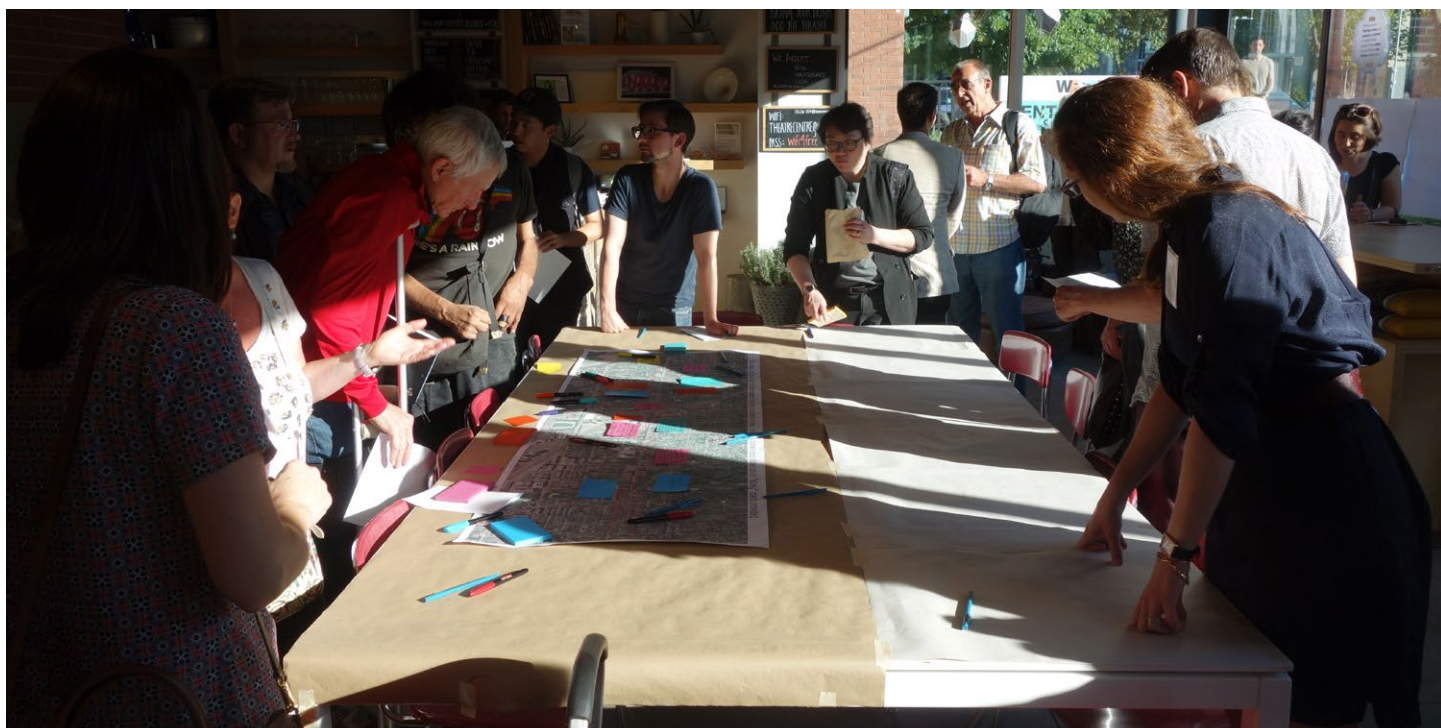


Figure 41 (Open House segment of the first Community Consultation at the Theater Centre)

The following are key comments that emerged from the June 23rd meeting and questionnaire:

Affordability and Business Preservation

Historic buildings within West Queen West are valued for their small retail units and diverse tenants, including:

- Mixed income tenants and businesses appealing to a range of demographics;
- Social service providers and community gathering spaces serving low-income and at-risk residents;
- Artist studios, galleries, shared spaces and live/work units; and
- Local, independent and small businesses

Architecture and Storefronts

There is a general appreciation for the historic vernacular architecture within West Queen West, with particular attention paid to:

- Red brick facades with polychromatic brick details at windows
- Variety of storefront designs (historic, modified, and contemporary)
- Sense of continuity along the street while individuality still expressed
- Storefront modifications reflect tenant, while upper floors reflect historic character

Gateway and Views

Participants have identified a number of views along the corridor, as well as a significant gateway:

- The intersection of Queen, King and Roncesvalles is a gateway to the area and city
- View of Lake Ontario in Parkdale (looking down Cowan, Jameson and Roncesvalles)
- View of Queen Street West from south on Jameson
- View of Queen Street West from north on Lansdowne
- View of Trinity Bellwoods Park gates from south on Strachan

Height

There was a strong connection between the heritage character of the area and the general height of 2-4 stories that dominates the stretch and is expressed through continuous blocks of storefronts:

- Concern over canyon effect as seen on King Street West
- “Human-scale” was emphasized as a significant feature along the Study Area
- The typical height permits an understanding of buildings’ scale, to see rooflines, and the sky

Maintenance

There was a general concern over the maintenance of historic storefronts, and the impact on area character that vacant or neglected storefront buildings have on surrounding properties.

Public Space

Public spaces (informal and formal) are highly valued within the Study Area and are considered integral to its character:

- Parks and parkettes interrupt the street and pull pedestrians in
- Provide space to view historic buildings
- Support cultural activities and gatherings

Boundary

The Study Area boundary was generally agreed upon, with specific side streets noted. A few comments raised concerns over preservation in residential areas north and south of Queen Street West. The laneways behind storefront buildings are considered to be a part of the neighbourhood.

- Cowan Avenue immediately south of Queen
- Dufferin Street from Queen to Alma Ave (artists’ studios)

Sub-Areas and Pockets of Interest

A few areas were repeatedly identified as having a unique character representative of a particular history or of significance to the community:

- “Antique Alley” (Queen Street West from Triller to Roncesvalles)
- Queen Street West from Brock to Macdonell
- Dufferin Street Subway
- Trinity Bellwoods Park (including the properties across the street)



Figure 42 (Break out session at the first Community Consultation)

WORKING GROUP MEETING NO. 1

On July 11th of 2016, the Study Team conducted a meeting at the Parkdale Library with representatives of key community organizations and institutions in order to garner feedback on the Study's early findings. The Study Team sought input from the Working Group Members on ideas regarding a wider perspective including assets, themes, concerns, and priorities. Discussions were centered on many of the same topics covered by the questionnaire that was circulated in June of 2016, and additional questions regarding the historic and ongoing role of community organizations and institutions in the neighbourhood were addressed.

The City prepared a *Terms of Reference* in July of 2016 that outlined the mandate and objectives, member's roles and responsibilities, and schedule of meetings for the members participating. Please refer to *Appendix C* for *Terms of Reference*.

The following are key comments that emerged from our conversations with community stakeholders on July 11th, 2016, at the Parkdale Library:

Value

Participants were asked to share words or phrases that describe what the value of West Queen West is from a heritage perspective

- Sense of unique historical space not frozen in time (a neighbourhood that is contemporary, with a sense of history)
- Culturally-driven community facilitated by decades of decay
- Mix of cultures in the street life – inclusive and diverse
- Active street life – busy 24/7
- Rich palate, colourful, decadent, complex, inspiring, unique, one-of-a-kind
- Diversity in the historic landscape – variety of buildings appeal and attract a range of residents
- Liberation – history of tolerance, immigrant entrepreneurship, and acceptance of mental illness
- Adaptation – progressive, decay & innovation, and evolving retail
- Privilege – heritage preservation is only available to those who can afford it
- Mixed-use – commercial, residential, and institutional uses
- Independence – predominance of local, independent boutiques and «cool» Canadian companies with great street presence
- Anchored – historic context ties to the past of West Queen West and Parkdale
- Progressive – CAMH's anti-stigma approach to mental

health creates a progressive approach to interactions with patients and the community

- Texture – urban design is nuanced in a diverse rich tapestry
- Consistency – an amorphous district where the sublime changes every several blocks
- Committed – residents are active in improving and evolving the area

Niche Areas

Participants were asked if there are Niche Areas that need to be considered

- East of Dufferin:
 - Bathurst – Tecumseth
 - Tecumseth – Trinity Bellwoods
 - Trinity Bellwoods – Dovercourt
 - Dovercourt – Dufferin
- The gates of Trinity Bellwoods Park
Dufferin – Lansdowne
- Lansdowne – Jameson
- Parkdale «Village Centre» (centered on Cowan Avenue)
- Refer to Queen West to Spadina – debate over Bathurst as dividing line
- Queen and Bathurst – furniture stores and interior design
- Beaconsfield Village
- North side of the West Queen West triangle
- East of Dufferin is very different than west; community is less participatory

Views and Gateways

Participants were asked if there are significant views and gateways that need to be considered

- Ossington and Queen intersection due to north-south orientation of Ossington Avenue.
- Dufferin subway
- Multiple “mini-gateways” into distinct sub-areas within the Study Area
 - gateways as linkages, not dividing lines
- The Roncesvalles Avenue and Queen Street West gateway needs to be redeveloped, it connects Queen Street West to the Roncesvalles Village
- Bathurst and Queen – a bridge linking one district (Queen Street West) to another (West Queen West)

Trigger Points and Priorities

Participants were asked to share one Priority and one Trigger Point each

Trigger Points:

- Demolition of heritage landmarks
- Prohibitive cost of restoration
- Finding qualified craftsmen to do conservation work
- Cost of bureaucracy (application process)
- Displacement (changing demographics)
- Unintentional incentives that lead to demolition and neglect
- Losing committed property owners because of red tape
- Toronto Hydro prohibits restoration due to exorbitant fees
- Over-cladding of historic storefronts

Priorities

- Avoiding the “Yorkville Effect”
- Restoring buildings
- Maintaining heights
- Protecting small storefronts that facilitate independent tenants
- Protecting heritage attributes of buildings and preventing facadism
- Having a rigorous design review process and design guidelines
- City programs to support heritage conservation (partnerships and cost leveraging)
- Efficiency for owners to navigate the development process
- Infrastructure to support growing family population
- Significant lack of public space

Tools

Participants were asked what kind of tools would best serve the community in context of heritage

- HCD designation
- Streetscape / public realm guidelines
 - Need specificity and rigour
 - Coordinating character-driven street furniture
- Incentives and cost sharing
 - Tax incentives that account for the integrity of buildings
- Coordination between and with City departments
- Infrastructure / tools to support affordability and sustainability
- New tools to permit the use of buildings that struggle to meet code
- Affordable housing incentives
- Grants for heritage buildings
- Infrastructure cost-sharing (Toronto Hydro)

- Heritage lighting plan
- Allocation of Section 37 (Toronto Official Plan) funds for heritage
- Fair, equitable policies that are adaptive to progressive initiatives
- Case study of lessons learned from existing Queen Street West HCD



Figure 43 (Study Area Map annotated with community comments)

Figure 44 (First Community Consultation questionnaire)

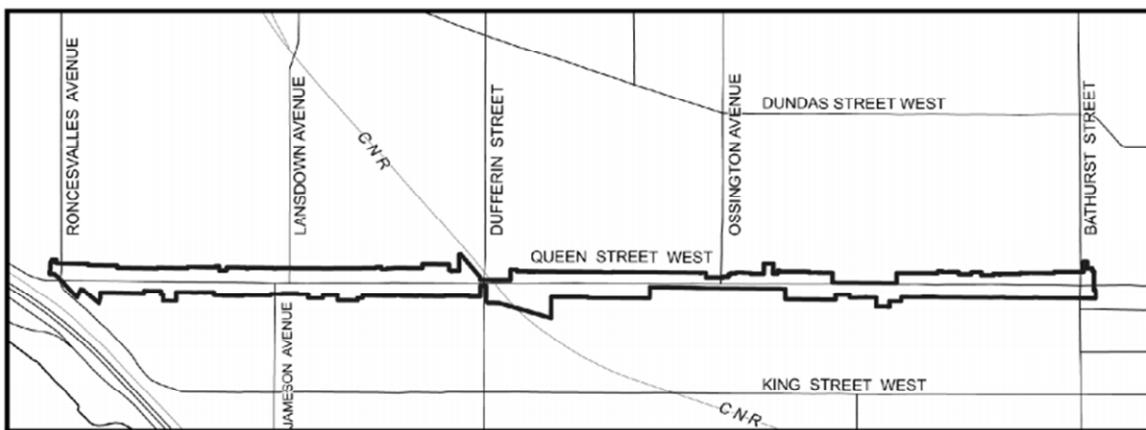
Questionnaire

A Heritage Conservation District (HCD) Study is currently being undertaken in the West Queen West (WQW) Study Area, which intersects several neighbourhoods. This Study will assess the heritage character of the Study Area and recommend a strategic approach to conserving its heritage resources. Heritage planning tools to be considered include (but are not limited to) HCD designation, individual property listings and designations on the City’s Heritage Register and/or urban design guidelines. The findings from this study will also inform the WQW Planning Study. The community plays an important role in developing a thorough understanding of the character-defining attributes and cultural heritage values in the Study Area. This questionnaire will help us gain additional insight into the distinct history and character of your community.

Please provide your answers in the space below each question. Feel free to provide feedback on additional pages if necessary.

Completed questionnaires can be scanned and emailed to FGMDA Architects at wqwhcdstudy@fgmda.com. A copy will be made available on the City of Toronto’s HCD blog, www.hcdtoronto.wordpress.com. Feel free to add any additional notes on the map of the Study Area, found on page 4.

You may also mail your questionnaire and comments to the Heritage Planner at Toronto and East York District, 100 Queen St. W. Floor 17 E, Toronto, ON, M5H 2N2.



1. How long have you lived or worked in West Queen West?

- Less than 2 years
 3 - 5 years
 6 – 15 years
 Over 15 years
 not applicable

2. What do you think are the most important physical heritage features in West Queen West?
Please identify and briefly describe.

Residential areas _____

Commercial areas _____

Public spaces _____

Specific buildings or structures _____

Specific landscapes or streetscapes _____

Sightlines or vantage points _____

3. What do you think are the most important cultural or historical heritage features in West Queen West?
Please identify and briefly describe.

Places associated with notable people or historic events _____

Historic or present-day links to cultural groups, movements or institutions _____

Community or cultural identities _____



Industrial or scientific legacy _____

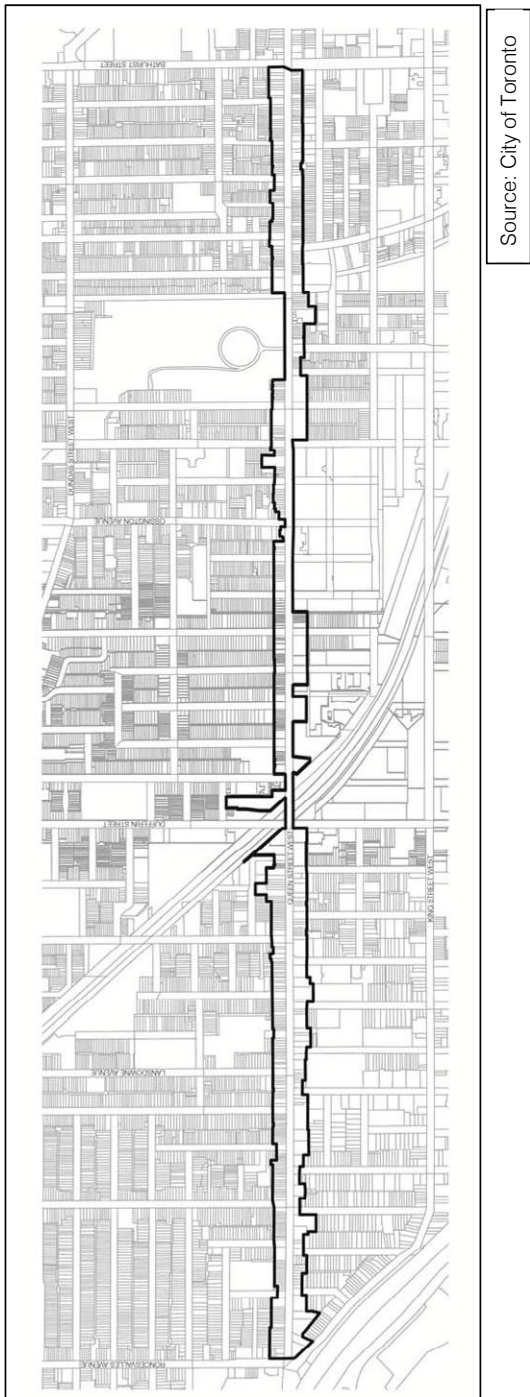
4. Do you have any personal or family histories, or other additional information about a building, street, public space, or the overall area that you would like to share?
Please feel free to use an additional page for this information.

5. Are the most important and character-defining heritage attributes of West Queen West included within the Study Area boundaries? Are there any buildings, blocks or public spaces important to West Queen West's character that are not captured within these boundaries?
Please refer the Map on page 4.

6. Do you have any other comments or feedback regarding the West Queen West Heritage Conservation District Study process?

West Queen West Heritage Conservation District Study Area

Feel free to mark-up this map to identify your answers to questions 2, 3 and 5



4 / 4

Figure 45 (Second Working Group meeting workbook)

Working Group Meeting #2



Question	Comments
Are the proposed character area boundaries appropriate?	
Do you agree with the read of transitions: Roncesvalles, Jameson, Dufferin, Trinity Bellwoods, Bathurst?	
Any additional comments?	

WORKING GROUP MEETING NO. 2

The Study Team's second Working Group Meeting was held on October 26th, 2016 at the Trinity Community Recreation Centre. The Study Team presented the key findings of the nearly completed HCD Study in order to gain feedback prior to the second community consultation meeting. Following the presentation, a five-page workbook was distributed containing questions that formed the basis of the facilitated discussion. The purpose of the workbook was to allow members to provide written comments, in addition to verbal comments throughout the discussion. At the city's request, 11 Peel Avenue was removed from the Study Area for this meeting and was later re-introduced. The following are key comments and answers that emerged from October 26th discussion and questionnaire:

Transitions Between Character Sub-Areas

Are the proposed character sub-area boundaries appropriate ?

The members agreed that the proposed character sub-area boundaries were generally appropriate. However, an issue was raised regarding the division of Parkdale at Jameson Avenue. Most agreed that Parkdale is more commonly considered bound from Roncesvalles Avenue to Dufferin Street. The importance of scaling in and out to consider this character area in relation to the entire stretch was also identified.

Do you agree with the read of transitions: Roncesvalles Avenue, Jameson Avenue, Dufferin Street, Trinity Bellwoods, and Bathurst Street?

The members agreed with the transitions proposed for the most part. One exception raised was in regards to the boundary of the eastern-most character sub-area. It was agreed that Shaw Street should be the west boundary instead of Crawford Street and Massey Street. It was also agreed that the eastern-most character sub-area functions as an extension of the Queen Street West HCD area.

Another general comment made was to give further consideration towards north / south avenues and the influences along on Queen Street West, including Brock Avenue, Ossington Avenue, and Dufferin Street.

Working Group Meeting #2



Question	Comments
Do you agree that the residential area to the south is associated with Queen Street?	
How do you perceive the residential area to the north with respect to Queen Street?	
Any additional comments?	

Roncesvalles Avenue to Jameson Avenue Character Sub-Area

Do you agree that the residential area to the south is associated with Queen Street West?

Mixed reactions were heard in regards to the residential area south of Queen Street West. While some members agreed that there was an association to Queen Street West, others indicated that the residential character was varied. One member commented that heritage along Queen Street West is not solely tied to the vintage commercial shops; and diversity is added through the residential areas that also contribute to the heritage character. The southward sloping grade of the area was another factor raised for consideration as it is believed that the residential neighbourhood was constructed to optimize views to the shore.

Buildings from Roncesvalles Avenue to Triller Avenue on the south side, and Jameson Avenue to west of Macdonell Avenue, were described as “precious”.

How do you perceive the residential area to the north with respect to Queen Street West?

Members agreed that although this area has undergone evolution and changes over time, there is a strong sense of neighbourhood and historical character north of Queen Street West. Some felt that the catalyst of change was commercial development growth along Queen Street West.

Some noted that gentrification played a strong role in the establishment of the residential communities to the north, described as the “family oriented, homogenous, intact, desirable housing stock” north of Queen Street. In contrast, the south side of Queen Street West is considered “the north edge of a completely different urban narrative of Parkdale” comprised of more complex housing. It was suggested that unifying both the north and the south sides would help to bridge together the tale of two neighbourhoods.

Working Group Meeting #2



Question	Comments
Would you agree with including the civic building on Cowan?	
Would you agree that the street reads as two-sided commercial? Does it serve as the Parkdale "main street"?	
Are there other key institutions near Queen Street that should be considered?	
Any additional comments?	

Jameson Avenue to Dufferin Street Character Sub-Area

Would you agree with including the civic building on Cowan Avenue?

Inclusion of the civic building on Cowan Avenue was supported, as there is a strong civic presence. St. Mark's Church and buildings behind Parkdale Library were also noted as having significant value. Members agreed with capturing adjacent or tributary heritage assets and pockets.

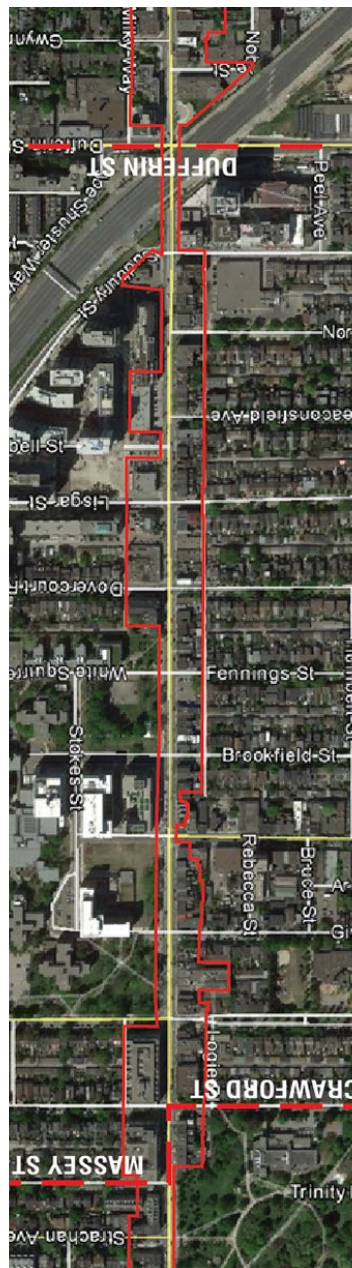
Would you agree that the street reads as two-sided commercial? Does it serve as the Parkdale "main street"?

Members agreed that Queen Street West reads clearly as a two-sided commercial street, and also serves as Parkdale's "main street" as well as one of Toronto's most renowned streets, which is famous worldwide. This character area was identified as having diverse entertainment and nightlife, with its wide selection of bars and restaurants. It was also suggested that today's "main street" runs from Gwynne Avenue to Macdonell Avenue, while the "older main street" runs from Gwynne Avenue to Cowan Avenue. Members identified a prominent distinction between the east and west sides of Dufferin Street. This difference was described as being so culturally distinct that it was suggested that Parkdale and West Queen West are two different zones. This boundary also aligns with existing BIA boundaries. Some were concerned that West Queen West and Parkdale could lose their identities if "lumped" into West Queen West.

Are there other key institutions near Queen Street West that should be considered?

Other key institutions mentioned included: 1313 Queen Street West / Parkdale Town Hall (just east of the Parkdale Library); the building at the corner of Argyle Street and Dovercourt Road; and, buildings at the corners of Queen Street West and Macdonell Avenue including the School of Music and the Parkdale Hotel.

Working Group Meeting #2



Question	Comments
How do you perceive the north vs the south side of the street?	
Would you agree that the north and south sides of the street have a different character?	
Any additional comments?	

Dufferin Street to Crawford Street / Massey Street Character Sub-Area

How do you perceive the north vs the south side of the street?

Generally it was agreed that commercial uses dominate this stretch, but that the north side and the south side vary in character. Some felt that the south side of Queen Street West lacks character and cohesion (with the exception of specific areas) from a heritage perspective due to fragmentation of designated buildings and contemporary development. The majority felt that the north side of Queen expresses strong character with evident history and fairly continuous heritage assets. In addition, sun exposure on the north side of the street was considered to create a more enjoyable pedestrian experience.

This character area was also identified as a commercial “hot spot”. The Drake Hotel was acknowledged as a catalyst for attracting commercial uses to the area, including a thriving food industry. In particular, Tecumseth Street to Trinity Bellwoods was identified as being a focus area for restaurants and food stores that serve the area.

Consideration towards non-prohibitive design guidelines was raised as a potential opportunity to create new, innovative construction. One member wrote, “A building is not dormant; it is a living creature, and needs love every day.” Finding ways to promote good and efficient use of buildings and maintaining upkeep was widely agreed upon as an important factor in preserving character along both sides of the street. There is also a desire to protect storefronts and further contribute to the revitalization of buildings west of Parkdale.

Would you agree that the north and south sides of the street have a different character?

The strong presence of CAMH on the south side was raised. It was noted that future expansion of CAMH and commercial developments should encourage street life. Also, alternative parking options for the Great Hall were raised as a concern.

Working Group Meeting #2



Question	Comments
<p>How do you read the relationship between the area east of Bathurst and west of it?</p>	
<p>How do you read the relationship between the north and south sides of the street?</p>	
<p>Any additional comments?</p>	

WEST QUEEN WEST



Crawford Street / Massey Street to Bathurst Street Character Sub-Area

How do you read the relationship between the area east of Bathurst Street and west of it?

All members agreed that this character area reads and functions as an extension of the Queen Street West HCD area. It was also agreed that Shaw Street is the western boundary of this area.

Members felt that this area in particular is very connected, and it was also suggested that west of Bathurst Street is more coherent in terms of heights and scales. Spadina Avenue was identified as the boundary where the relationship to Queen West changes. Some felt that the frontiers of creative communities within this stretch, have been shaped by bursts of revitalization and gentrification over time. Also, many buildings were considered in need of regeneration.

How do you read the relationship between the area north and south of the street?

While most felt that both sides of the street equally contribute to the heritage character of this area and both sides are generally coherent, others identified differentiating characteristics. This included residential on the south side being more sensitive in terms of impact on the public realm along Queen Street West. In addition, Loblaws was identified as an aesthetic anomaly, but a much-needed service to the area.

COMMUNITY CONSULTATION MEETING NO. 2

The Study's second community consultation meeting was held on November 29th, 2016 at the Theatre Centre (Carnegie Library). At this meeting, the Study Team presented the key findings of the nearly completed HCD Study in order to gain feedback prior to the submission of the final draft. Community members who attended the meeting had the opportunity to review key findings printed on display boards around the room. Each participant was given an envelope containing sticky notes for comments, as well as green and red dots, each indicating whether they agreed (green) or had concerns (red) over the Study Team's preliminary recommendations. The boards provided at the meeting contained sections for a 'dot-mocracy,' giving the participants space to lay their dots and sticky notes. The facilitator scanned the boards for a general understanding of what the community's thoughts on the recommendations were. The Study Team's initial recommendations outlined two potential HCDs: character sub-area B: Jameson Avenue to Dufferin Street as Parkdale's Historic Main Street and character sub-area D: Shaw Street to Bathurst Street as

the City's western expansion in the 1840s with a consistent north and south streetscape; however, excluded character sub-areas A: Roncesvalles Avenue to Jameson Avenue and C: Dufferin Street to Shaw Street. Participants expressed general agreement over the recommendations for character sub-areas A, B, and D, and strong disagreement over the exclusion of character sub-area C from being considered a heritage conservation district.

The community was provided the opportunity to submit written comments until December 26th, 2017 with a further extension to January 7th, 2017 to express their concerns. All the comments received were reviewed by the City and the Study Team. A number of community members also expressed concerns over the pace of development in the neighbourhood, the role of the Ontario Municipal Board, and the timeline for the HCD Plan in relation to these two concerns. The strongest disagreement centred on the exclusion of Character Sub-Area C (Dufferin to Shaw) from the HCD district recommendation. The following are key comments that emerged from the November 29th meeting and 'dot-mocracy' (based on the proposed Character Sub-Areas):



Figure 46 (City Councillors Mike Layton, Ana Bailão and Gord Perks presenting introductory remarks at the second Community Consultation)

Character Sub-Area A: Roncesvalles – Macdonell/Jameson

Agreed: 61%

Disagreed 39%

Comments:

- Concerns that area won't be protected enough – Don't want ugly mid-rise/high-rise buildings infiltrating into the area. Concerns protection won't stop unsympathetic mid-to-high-rise buildings in the area
- Midrise adds much needed housing – much needed – and meets climate action goals
- Interest at King/Queen/Roncesvalles intersection – consider including the properties of the surrounding for corners
- Don't understand why north and south have to be the same. The unique heritage character of the west area is that there are no through streets
- Particular interest in conserving the Queen Anne buildings north side of queen about 5 buildings east of Roncesvalles
- Heritage plaque should be applied to the many former cinemas along Queen Street West
- Particular interest in conserving "Junk Shop Row," a series of stores between Roncesvalles and Triller Avenues. The stores running up the hill on the north and south sides of Queen from Roncesvalles to Triller need to be preserved as "Junk Shop Row"!
- Concern about preservation of fine grain retail

Character Sub-Area B: Macdonell/Jameson – Dufferin

Agreed: 76%

Disagreed: 24%

Comments:

- Parkdale's unofficial motto: "In Parkdale, you can still see the sky." Don't lose this!
- Dufferin is a clear boundary between "Old Parkdale" and the rest of Queen Street West. I think everything west of Dufferin needs maximum protection and should be considered as of a piece (village)
- Interest in the creation of a Parkdale Village HCD as Dufferin Street is a clear boundary between Parkdale and the rest of Queen Street West

Character Sub-Area C: Dufferin – Shaw

Agreed: 15%

Disagreed: 85%

Comments:

- Stop development on north side of Queen. Development on south is terrible. Concern the south side developments will take over the buildings on the north streetscape.
- The supposed rationale based on different north/south typologies doesn't stand up against need for continuity of HCD along West Queen West. Concerns over rationale to not designate this Character Sub-Area as its own HCD
- Concerns that the 'tools' will not be effective enough to protect the heritage
- Concern over eight storey development on former Museum of Contemporary Art Toronto Canada (MOC-CA) site
- This decision needs to connect to the issues of Ossington character. North side should be designated
- 4-6 storeys would add much needed contextual density
- Particular interest in protecting storefronts between Ossington Avenue and Givins Street. They contain best examples of Storefront Type D's.
- Requiring the north side to harmonize with the south side when the two have radically different uses is illogical and harmful to street life.

Character Sub-Area D: Shaw – Bathurst

Agreed: 80%

Disagreed: 20%

Comments:

- Agree but would like more affordable and diverse housing
- Agreement with mid-rise buildings on main streets for retail, offices, and housing

Figure 47 (876 to 884 Queen St. W.)



6. CHARACTER ANALYSIS