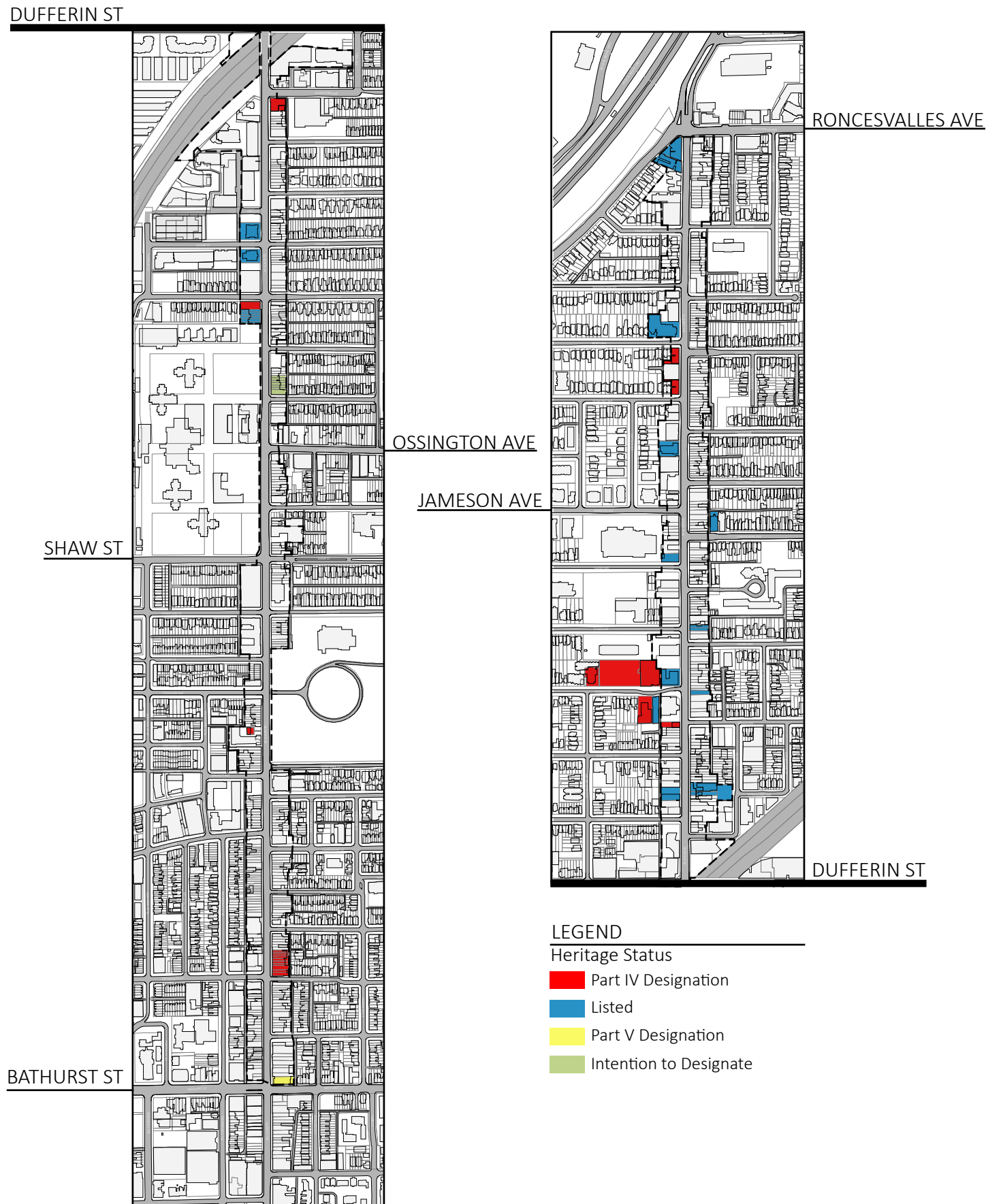


Figure 48 (Map of Existing Heritage Protections in the Study Area)



EXISTING HERITAGE PROTECTIONS

The West Queen West HCD Study Area contains 20 buildings listed in the City of Toronto's Heritage Register, 16 buildings designated under Part IV of the Ontario Heritage Act, and 7 buildings currently under intention to designate. Property 588 Queen Street West is designated under Part V as part of the Queen Street West HCD. The Queen Street underpass at Queen Street West and Dufferin Street is also listed in the City of Toronto's Heritage Register.

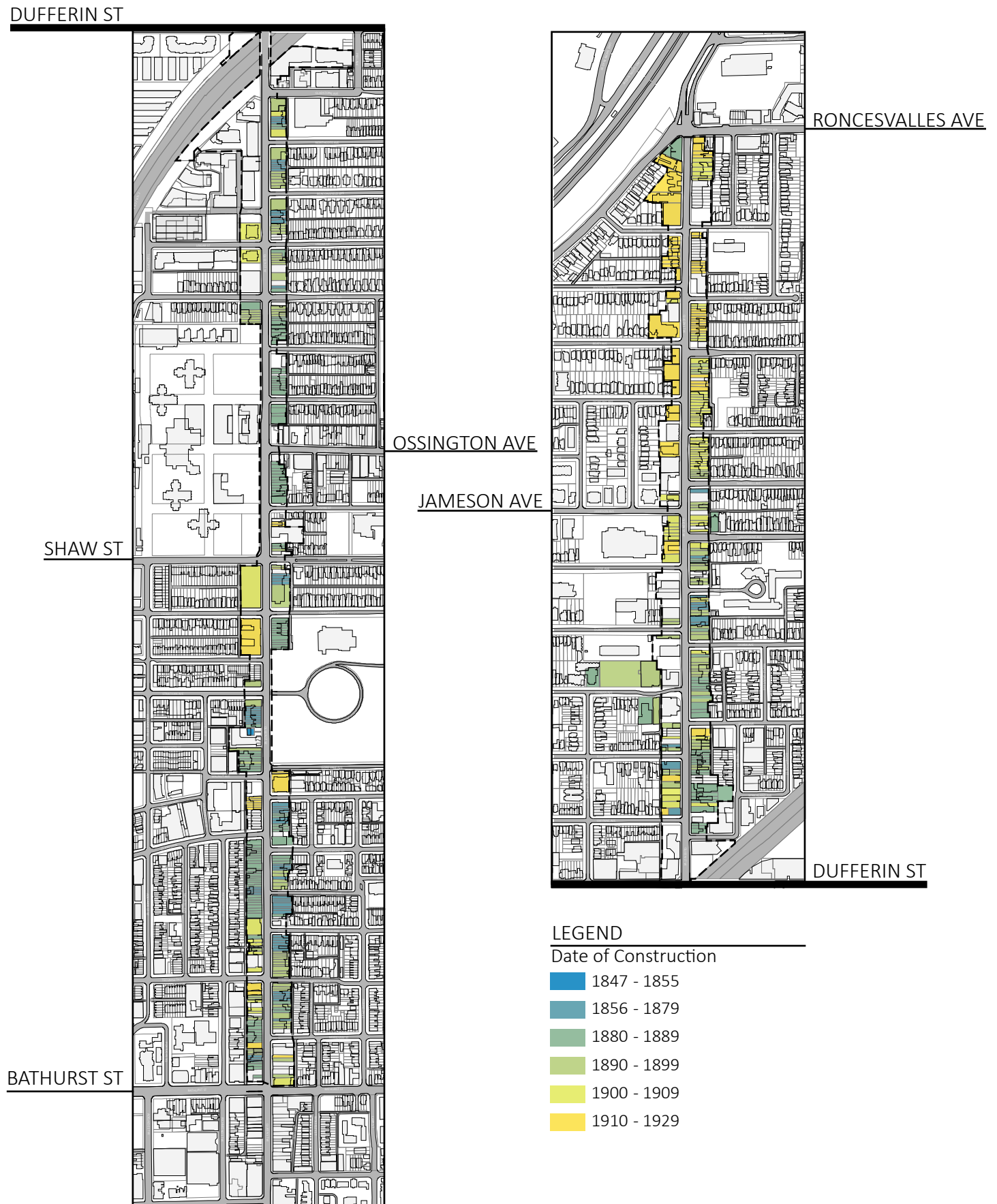
Most of these identified heritage buildings have an even disbursement throughout the Study Area with the exception of listed and designated groupings at the intersections of Palmerston Avenue, Dovercourt Road, Cowan Avenue and

BUILT FORM

The Character Analysis of the HCD Study Area was conducted in two stages. The first stage consists of the physical evaluation of the buildings, streets and landscapes. The information recorded on the Building Inventory Sheets database were mapped and analyzed. This data included the heritage status, date of construction, building height, land use, architectural style, building material components, and the architect(s). Further analysis of the physical form resulted in the mapping of several identified building typologies as well as the density of the urban fabric resulting in fine or coarse-grained streetscapes. The mapping was completed in several iterations in which initial findings were presented to City staff, the public, and the Working Group members. Gaining more insight throughout the process, the maps were continuously updated with new information, further analysis, and input by all parties involved.

The Study area is situated immediately west of Queen Street West HCD (2007) which is defined by Bathurst Street to the west, University Avenue to east and the properties fronting Queen Street West. Queen Street West and West Queen West share a consistent history in which both areas were part of the western expansion in the 1840s and both were surveyed in the early 1800s to include Park Lots on the north side of Queen Street West. This common history is evident in the shared building typologies and styles between the Queen West HCD and the Shaw to Bathurst Streets Character Sub-Area of the West Queen West HCD Study Area. Please refer to the Typologies section in this chapter for further analysis of West Queen West.

Figure 49 (Map of the Dates of Construction in the Study Area, 1847 - 1929)



DATES OF CONSTRUCTION

The date of construction of the existing building stock within the Study Area ranges between 1847 up to the present day reflecting the evolving nature of the district. A significant number of mid to late 19th century commercial storefronts can be found throughout the area with a large pocket of early to mid-20th century commercial and residential buildings west of Jameson Avenue. The western expansion of the city is highlighted in the dates of construction map (Figure 49 and Figure 51). Waves of development and densification can be noted from Bathurst to Dufferin Streets, through the old main street of Parkdale, and finally filling the western end of Parkdale through the 20th century. The 19-year period between 1880 and 1899 saw the construction of the largest amount of buildings that contribute to the overall character of the area.

338 of the 587 (57.6%) addresses surveyed within the Study Area were constructed soon after the CVR railway development and the incorporation of the Village of Parkdale (1880-1909). This densification was further accelerated by the completion of the Queen Street subway and the Parkdale train station. By 1924, the majority of lots had been developed. The construction dates of the extant built fabric reflect the historic waves of development in the Study Area. These periods include: 1. Toronto's Early Development (c. 1800 – 1839); 2. Westward Development (1839 – 1855); 3. Railway Development (1856 – 1879); 4. Densification and Annexation (1880 – 1930s); 5. Residential and Commercial Decline (1930s – 1970s); and 6. Revitalization (1980s – Present).

These periods of significance are further explained in *Chapter 07: Evaluation of Significance* of this report.



Figure 50 (1215 Queen St. W., Union Hotel, 1896, City of Toronto Archives, Series 376, File 1, Item 72)

Figure 51 (Map of the Dates of Construction in the Study Area, 1930 - Present)

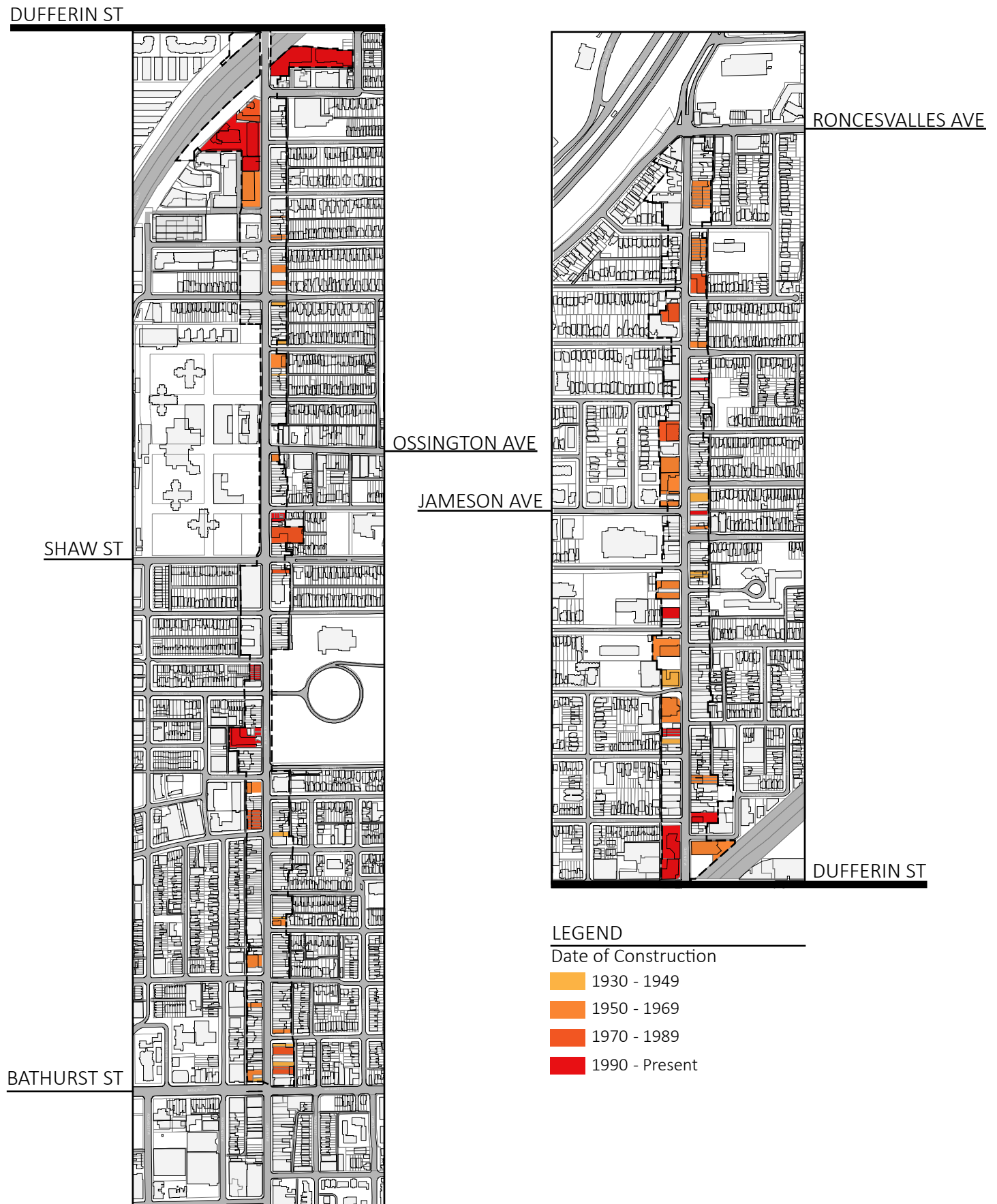




Figure 52 (Queen Street West looking east from Brock Avenue, 1918, Digital Archive, Toronto Public Library)

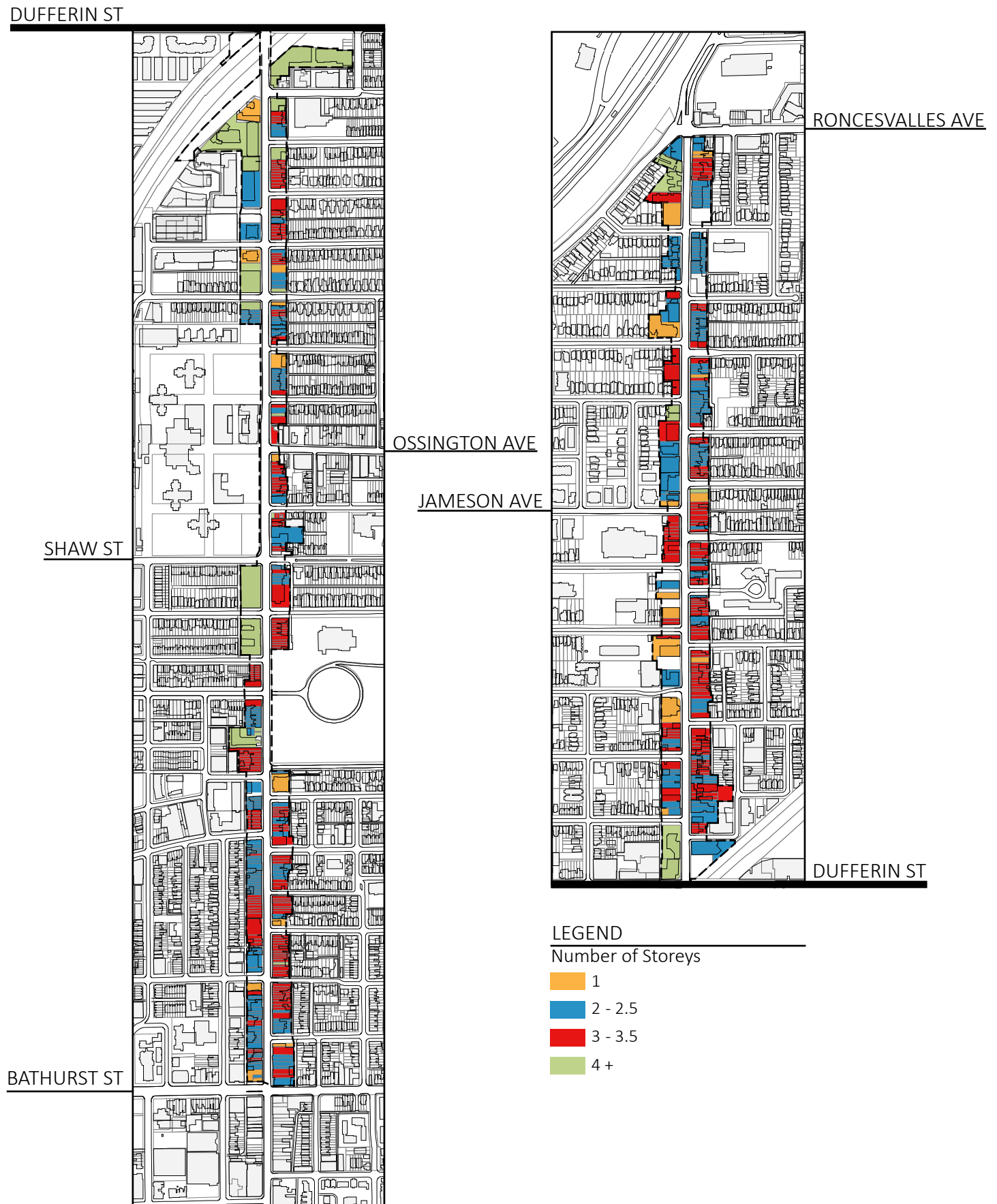


Figure 53 (Ossington Ave and Queen St. W, 1958, City of Toronto Archives, Series 372, Subseries 100, Item 374)



Figure 54 (Queen St. W at Lisgar St., undated, City of Toronto Archives, Fonds 1231, File 231, Item 587)

Figure 55 (Map of the Building Heights in the Study Area)



HEIGHTS

Building heights in the West Queen West district range from 1 to 9 storeys. The 20-storey tower of 11 Peel has not been included as its impact is limited due to its deep setback. The West Queen West district is dominated by low-rise (1-3 storey) structures. These low-rise buildings were constructed continuously throughout the 19th, 20th, and into the 21st century, and comprised 567 out of the 587 (96.6%) addresses surveyed. The majority of buildings with 6 or more storeys are clustered close to the railways cross over Queen Street West, with the exception of Trinity Park Lofts (7 storeys) (Figure 56), the Chocolate Company Lofts (6 storeys) (Figure 57), and the Candy Factory Lofts (6 storeys) east of Shaw Street (Figure 58), in the vicinity to Trinity Bellwoods Park. The Chocolate Company and Candy Factory Lofts are converted industrial buildings that were originally constructed in 1907 (Chocolate Company) and 1928 (Candy Factory).



Figure 56 (901 Queen St. W.)

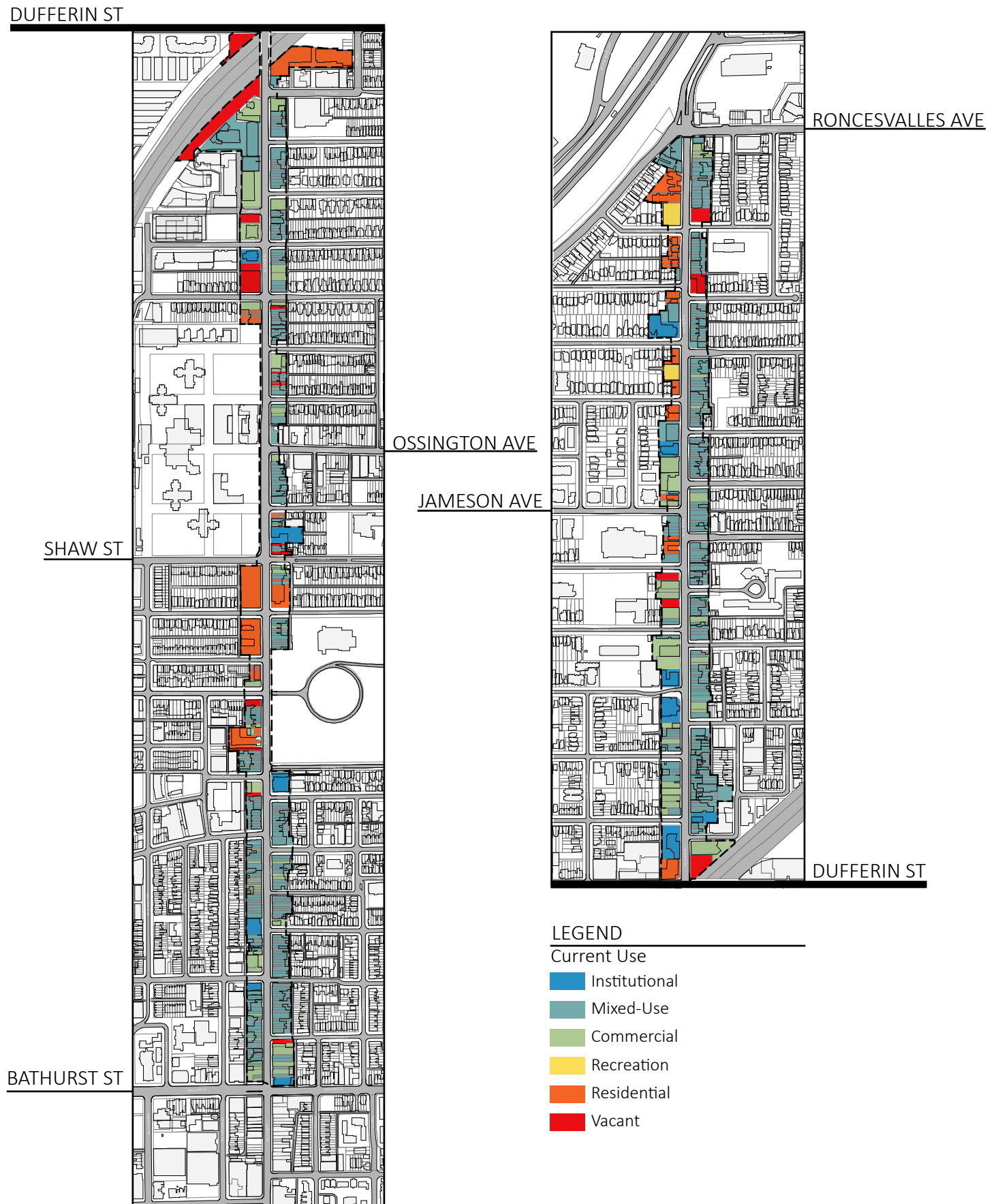


Figure 57 (955 Queen St. W.)



Figure 58 (933 Queen St. W.)

Figure 59 (Map of the Current Land Use in the Study Area)



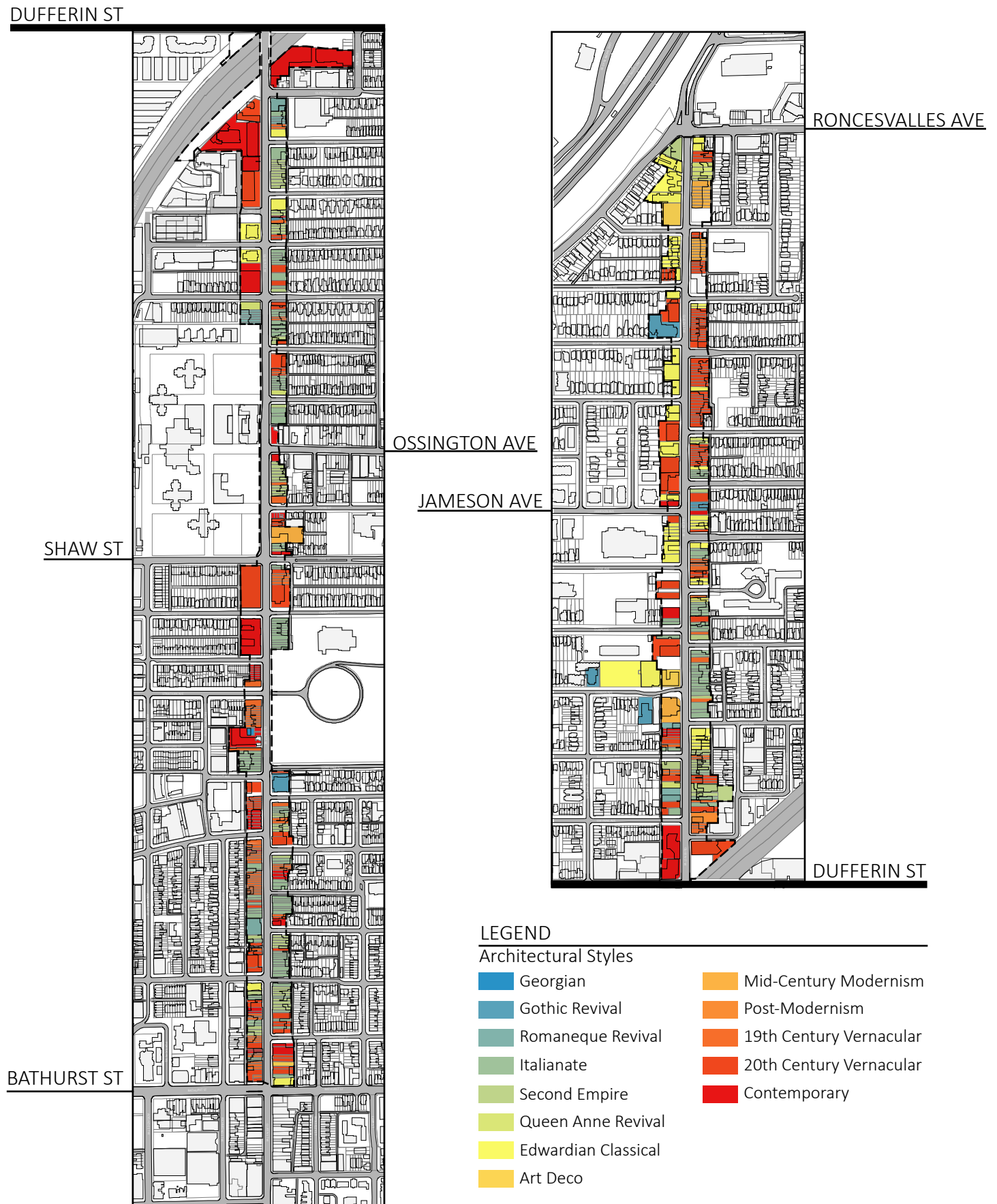
LAND USE

The West Queen West Study Area incorporates a wide variety of commercial, mixed-use, residential, and institutional land use activities within its boundaries. There is a high concentration of commercial and mixed-use buildings along the entire length of West Queen West. Most mid-rise residential buildings incorporate commercial uses at street level. Likewise, commercial storefronts often incorporate residential usages in their upper storeys. Institutional uses are spread out along West Queen West with the exception of the cluster around Cowan Avenue. The western end of Parkdale has the highest concentration of residential buildings with low-rise apartment buildings and semi-detached housing clustered between Roncesvalles and Macdonell Avenues. Land uses within the Study Area have been primarily commercial and mixed-use with exception to the industrial area built on the former Garrison Reserve.



Figure 60 (990 Queen St. W., 1919, City of Toronto Archives, Series 372, Subseries 58, Item 811)

Figure 61 (Map of the Architectural Styles in the Study Area)



ARCHITECTURAL STYLES

The West Queen West HCD Study Area offers an opportunity to study a variety of architectural styles within a close proximity as a result of the area's evolution from a mid-19th century colonial town expansion to a 21st century urban neighbourhood. The following stylistic descriptions briefly introduce the architectural styles identified within the extant built form of the Study Area while taking into account modifications over time.

Georgian (1830-1850)

Only one building from West Queen West's early history designed in the Georgian style remains standing. The style is simple and understated with minimal ornamentation other than occasional polychromatic brickwork that would demarcate floor plates or quoins. Buildings are often constructed of brick, stone or clapboard, range between one to two and a half storeys, maintain a simple rectangular plan, and may incorporate a hip or gable roof structure. Other distinct elements of the style are the balanced chimneys on either side of the roof, symmetrical arrangements of multi-pane windows, and a five bay front façade, with the central bay being a simple doorway with a single pane transom above. The example of Georgian style in the Study area is located at 905 Queen Street West (*Part IV designation under the Ontario Heritage Act*) and is the former residence of John Farr (Figure 62), a man who opened a brewery in the area before commercial development was introduced.



Figure 62 (905 Queen St. W.)

Gothic Revival | Collegiate Gothic (1875-1915)

The prominent example of Gothic Revival found in the Study Area is the Collegiate Gothic style observed in several commercial and institutional buildings. The early 20th century Collegiate style differs from the 19th century Gothic revival in its simplification of details, and the application of Gothic motifs to modern building types, including museums and institutions of learning. The style is similar to Beaux-Arts architecture in the organization of ornamentation and planning configuration; however it looks to medieval architecture detailing as opposed to Classical for its design. An example of Collegiate Gothic architecture in the West Queen West Study Area is the Our Lady of Lebanon church (1911), formerly known as the Church of the Epiphany, located at 1515 Queen Street West (Figure 63).



Figure 63 (1515 Queen St. W.)

Romanesque Revival (1875-1900)

Romanesque Revival architecture drew precedence from early medieval architecture, particularly monastic architecture that incorporated classical elements in their most elementary form. As a 19th century revival style, it uses early medieval motifs in a highly ornamental form; double arched windows within an arch, segmental openings, drip moulds, and stone courses within brick facades are common features. In general, the buildings are symmetrical with a grounded expression in the masonry structures well as possess flat roofs and brick corbelling. The style's monolithic appearance lent itself to industrial buildings, as well as commercial warehouses and later civic structures. The abutting houses to The Great Hall at the intersection of Queen Street West and Dovercourt Road are an example of this style (Figure 64).



Figure 64 (1075 - 1085 Queen St. W.)

Italianate (1870-1890)

The Italianate style was popular in the West Queen West Study Area given its popularity for commercial buildings in the mid to late 19th century. The style loosely draws inspiration from Italian palazzos through classical detailing. Commercial properties looking to maximize floor space and natural light took advantage of the style's loose rules; ornamentation tended to be focused on the lower storefronts and entrances leaving the upper floors free of clutter. Rusticated ground level storeys of the palazzos are occasionally carried through; however, majority of the cast iron storefronts in the Study Area have been heavily altered or replaced. Flat rooflines are demarcated by cornices and corbelling, and individual units are separated by brick piers. Many of the Italianate buildings in the Study Area are a simplified commercial version of the Italianate palace model and were an extremely popular choice for many main street buildings across Canada. A grouping of Italianate style structures is located at the northeast corner of Bellwoods Avenue at 870 to 894 Queen Street West. The fluidity of the Italianate style lent itself to additional secondary stylistic influences. For example, properties 1418 to 1420 Queen Street West incorporate Romanesque Revival details (Figure 65), and 708 Queen Street West has additional Renaissance Revival influences (Figure 66).



Figure 65 (1418-1420 Queen St. W.)

Second Empire (1860-1900)

One of the most popular late 19th architectural styles, Second Empire buildings are often viewed as being definitive of Victorian architectural excess. The style is similar to the Italianate; however, it incorporates more extensive ornamentation, and a higher degree of articulation. Buildings of this style are often symmetrical and have two wings with a central bay if room permits. The Study Area contains a commercial variation of the style which tends to be rhythmic in design, with regular bays containing polychromatic brick work, expressed cornices, rounded windows, and decorative polychromatic slate roofing tiles. Due to the repetitive nature of the buildings, their expressed quoins aid in differentiating properties. The degree of ornament typically increases on upper storeys, culminating in a mansard roof with elaborate dormers. A representative grouping of Second Empire architecture can be found at 1166 to 1174 Queen Street West (Figure 67). The former Parkdale Hotel at 1300 – 1302 Queen Street West is a prominent example of the commercial Second Empire style that maintained its original porte cochere and belongs to a repetitive row of structures (Figure 69).



Figure 67 (1166-1174 Queen St. W.)



Figure 68 (Robert Vogan's Bakery at 1302 Queen St. W.)



Figure 66 (708 Queen St. W.)



Figure 69 (1300-1302 Queen St. W.)

Queen Anne Revival (1870-1910)

The Queen Anne Revival style looks back to Medieval English architecture, mixing early medieval and classical details together in a highly decorative manner. The revival style embraces ornamentation and variety by incorporating Gothic, Tudor and Greco-Roman motifs. Carved wood fascia boards, polychromatic voussoirs, leaded Tudor windows, and sculpted terracotta are a small list of the many elements found in structures built in this style. A prominent example of a Queen Anne Revival in the Study Area is The Great Hall at 1089 Queen Street West (Figure 71), and 1704 to 1718 Queen Street West (Figure 70).



Figure 70 (1704-1718 Queen St. W.)



Figure 71 (1089 Queen St. W.)



Figure 72 (Queen St. W. Streetscape between Jameson and Close Avenues)

Edwardian Classical (1890-1916)

The Edwardian Classical style is similar to the Beaux-Arts in its use of classical motifs; however, it diverges from the academic demands of rigidity to classical rules and results in a freer use of ornament and arrangement. The style employs large-scale orders, with oversized architectural elements, rich materials and a shift towards abstraction of classical motifs. In urban settings, applied ornamentation is often the only form of decoration on buildings that occupy the entire lot, resulting in a more dynamic, flush facade. The stretch of buildings between Jameson and Close Avenues illustrate the Edwardian Classical style in an urban environment (Figure 72).

Art Deco (1910-1940)

There are two forms of Art Deco architecture found in the West Queen West Study Area: *stripped* and *streamlined*. Stripped Deco, or Stripped Classical, is identifiable through its simplification of classical architectural elements, and a general flattening of the façade. Buildings of this style are often symmetrical, with rectangular massing and flat roofs. An example of this sub-style is the former Orpheum Theatre located at 600 Queen Street West. Streamlined Deco departs from classical elements, looking to mechanical, nautical or aviation motifs instead. The style is identifiable by its pronounced fenestration, such as ribbon corner windows, asymmetrical facades, horizontal massing and the use of modern materials in ornament and construction. An example of this sub-style is the former Parkdale Theatre located at 1605 Queen Street West (Figure 73), and Gallery 1313, former Police Station No. 6, located at 1313 Queen Street West (Figure 74)



Figure 73 (1605 Queen St. W.)



Figure 74 (1313 Queen St. W.)



Figure 75 (630 Queen St. W.)



Figure 76 (745-749 Queen St. W.)



Figure 77 (791-797 Queen St. W.)



Figure 78 (935 Queen St. W.)



Figure 79 (1473 Queen St. W.)



Figure 80 (1530-1534 Queen St. W.)



Figure 81 (1648 1/2 -1662 Queen St. W.)

Mid-Century Modernism (1950-1970)

Mid-century Modern architecture in the West Queen West Study Area has no primary cluster of this style, but rather fragmented across the entire street. It was well suited in ideologies that form fits function and the architecture was in the space (void) rather than the walls. The use of modern materials and technologies endues a distance from its historical predecessors, a newer idea of architecture. These buildings often have articulated bases, with repetitive floors above and no discernible ornament at the roofline, emphasizing their horizontality. Simple geometries prevail over intricate details; high-end materials were used to exhibit wealth and power in some cases. The mid-century modernist buildings in West Queen West have done well in the appearance of maintaining the streets low-rise datum lines whereas the fine grain-density of most of these buildings was not valued. Clusters can be found at 1648 ½ to 1662 Queen Street West (Figure 81).

Post-Modern (1980-2000)

The Post-Modern style was a liberated response to the severe Modernist style; it embraces historic motifs without being dogmatic. Post-Modern architects employed abstracted classical elements for their aesthetic qualities, rejecting the notion that form must follow function. In the West Queen West Study Area, Post-Modern architecture embraces the remaining 19th and 20th century commercial architecture; buildings of this style employ brick, with segmental arches, piers, and coursing reminiscent of early styles constructed along the street. There is only one example of this style in the Study Area, 1266 Queen Street West (Figure 82), which embraces these features through its wide arch and polychromatic flat belt course.

19th and 20th Century Vernacular

For the purposes of the West Queen West HCD Study, buildings constructed in a vernacular style prior to 1900 have been labeled as 19th Century Vernacular. Likewise, buildings constructed in a vernacular style after 1900 have been labeled as 20th Century Vernacular. This style of architecture is often designed by non-professional architects without concern of abiding by strict stylistic requirements. It often incorporates elements of architectural styles of its time, however, while responding to local conditions and available resources. Examples of 19th and 20th Century Vernacular architecture include two to three storey commercial buildings and two storey, side-gable roofed structures (Storefronts A, B and C which will be discussed later in this chapter’s Typology section).



Figure 82 (1266 Queen St. W.)

DETAILING

Windows



Figure 83 (620 Queen St. W.)



Figure 84 (638 Queen St. W.)



Figure 85 (708 Queen St. W.)



Figure 86 (704 Queen St. W.)



Figure 87 (652 Queen St. W.)



Figure 88 (750 Queen St. W.)

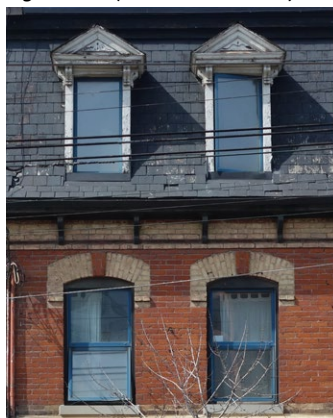


Figure 89 (978 Queen St. W.)



Figure 90 (869 Queen St. W.)

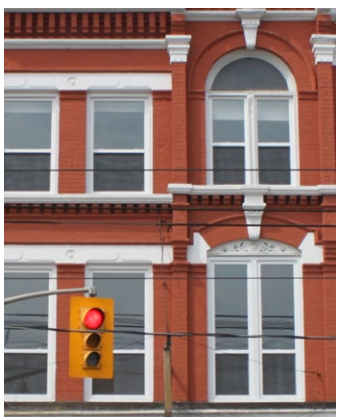


Figure 91 (652 Queen St. W.)



Figure 92 (710 Queen St. W.)



Figure 93 (783 Queen St. W.)

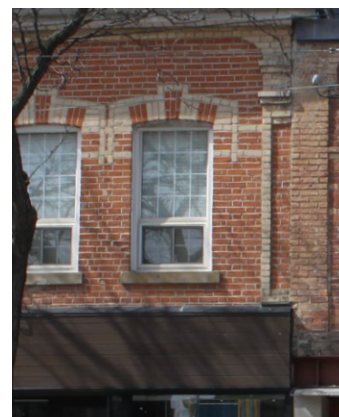


Figure 94 (1026 Queen St. W.)



Figure 95 (668 Queen St. W.)



Figure 96 (717 Queen St. W.)



Figure 97 (815 Queen St. W.)

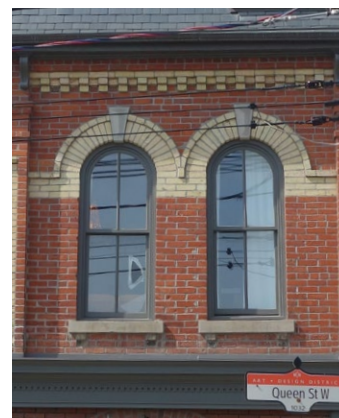


Figure 98 (1032 Queen St. W.)