

- 870 – 894 Queen Street West
- John Farr Residence (905 Queen Street West)
- St. Nicholas Ukrainian Catholic Church (770 Queen Street West)
- Old Methodist Church (761 Queen Street West)
- Crocker Building (652-672 Queen Street West)
- Canadian Imperial Bank of Commerce (588 Queen Street West)
- Adaptive reuse of old warehouses: chocolate and knitting factories as lofts
- Contributing architectural styles:
 - 19th Century Vernacular (commercial spaces)
 - 20th Century Vernacular (commercial spaces)
 - Contemporary (infill of commercial spaces)
- Streetwall:
 - North predominantly fine grain with some medium to coarse grain
 - South predominantly fine grain with some medium to coarse grain

Streetscape and Landscape

- Continuous views of the sky looking east and west, with the backdrop of the financial district to the east
- Vista of Trinity Bellwoods Park looking east from Crawford Street and west from Niagara Street
- Includes areas of archaeological potential between Bathurst Street to Strachan Avenue on the south streetscape and at 870 Queen Street West (bordering Trinity Bellwoods Park)
- Grade change valley at Queen Street West and Walnut Ave where Garrison Creek and Ravine were in filled
- Transition area at the west end where wide boulevard north of Shaw Street and end the of CAMH grounds south of Queen Street West illustrate the divide of the old Asylum grounds and the industrial factories to its east
- There is no transition area at Bathurst Street (larger separating intersection)
- The character of Queen Street West from Shaw to Bathurst Streets is associated with the character of Queen Street West east of Bathurst Street
- Street widths
 - Queen Street West 20m
 - Bathurst Street 20m
 - Side Streets 10 – 20m

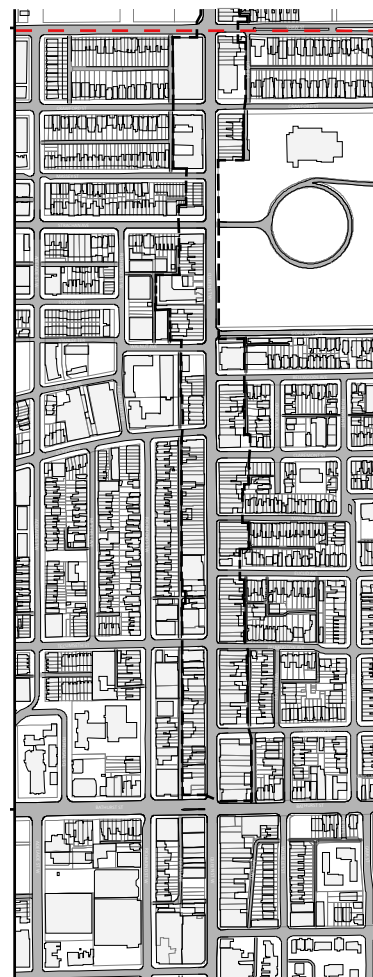


Figure 243 (Character Sub-Area D: Shaw to Bathurst)



- Movement
 - Major traffic intersection at Bathurst Street
 - High pedestrian traffic
 - Streetcar and bus (during peak hours) access
 - Pedestrian connections through Trinity Bellwoods Park
- Green Space (in periphery):
 - Trinity Bellwoods Park
- Active users at grade – north and south streetscape has restaurants and retail
- Street wall: uniform 90m on the north streetscape as laid out in the survey of Park Lots. Lengthier blocks on the south streetscape which speaks to the history and development of the character sub-area

DISTRICT TYPOLOGY

The West Queen West HCD Study Area can be categorized as an Evolving District. The eastern half between Bathurst and Dufferin Streets, with its high concentration of 19th and early 20th century buildings, has undergone continuous change since the 1800's. Its development can be understood through 6 periods of significance, each leaving its trace on the urban fabric. These periods are elaborated on in *chapter 8, Periods of Significance*.

1. Toronto's Early Development (1800-1839)
2. Westward Development (1840-1855)
3. Railway Development (1856-1879)
4. Densification & Annexation (1880-1930)
5. Residential and Commercial Decline (1930s-1970s)
6. Revitalization (1980s – present)

The half of the Study Area west of Dufferin with its Main Street character, was developed in the later 19th century and can also be characterized as an Evolving District. Its inception is rooted in the development of the Parkdale Village, which advanced concurrently with the completion of the railways. With the exception of a few properties on the south streetscape that have been rebuilt as large commercial units, the overall heritage character of a village Main Street can still be identified. There is pressure on the area from redevelopment, which has been occurring since the 1950s. Its evolution can be understood through 4 periods of significance. These periods are elaborated on in the following chapter.

1. Railway Development (1856-1879)
2. Densification & Annexation (1880-1930)
3. Residential and Commercial Decline (1930s-1970s)
4. Revitalization (1980s – present)



Figure 244 (Queen St. W. at Roncesvalles Ave, 1967, City of Toronto Archives, Series 648, File 220, Item 1)

DESCRIPTION OF HERITAGE CHARACTER

West Queen West

This subdivision of the Study Area is defined by Bathurst Street at the east, Dufferin Street at the west and encompasses the Dufferin-Shaw and the Shaw-Bathurst Character Sub-Areas. Its heritage character is closely associated with its historic evolution and concentration of late 19th and early 20th century buildings. The Dufferin-Shaw heritage character resides primarily on the north side of Queen Street West, includes commercial storefronts and institutions, and was developed after the railways were constructed. The Shaw-Bathurst Character Sub-Area's heritage character is derived from the strong relationship between the north and south side of the streetscape which includes contains commercial storefronts and factory warehouses, and was developed during the City's western expansion of the 1840s. The entirety of the area is predominantly low-rise in scale, except for a few contemporary mid-rise structures. Buildings extend to both their front and side lot lines. The use of brick and the overall quality of the ornamentation and detailing of masonry, including the use of polychrome brickwork, characterize the overall architecture. The commercial storefront typologies exemplify the District's overall physical character and historical evolution. The typologies have a tripartite design with a glazed commercial base and recessed entrances, above which sit two to three storeys with regular window bays and either a mansard roof or an articulated parapet. The finer grain of this typology is read either in individual narrow buildings and in vertical bays of wider buildings, which in turn correspond to the storefront widths. The frame and entablature of these storefronts create a strong continuous horizontal datum line, as well as comparable solid to void ratios. Other typologies, including residential buildings, industrial warehouses, and landmark buildings also contribute to the area's character. Mid-rise apartment buildings, located predominantly at the southwestern end of the District, constitute a newer typology, but do not contribute to the heritage character.

Parkdale Main Street

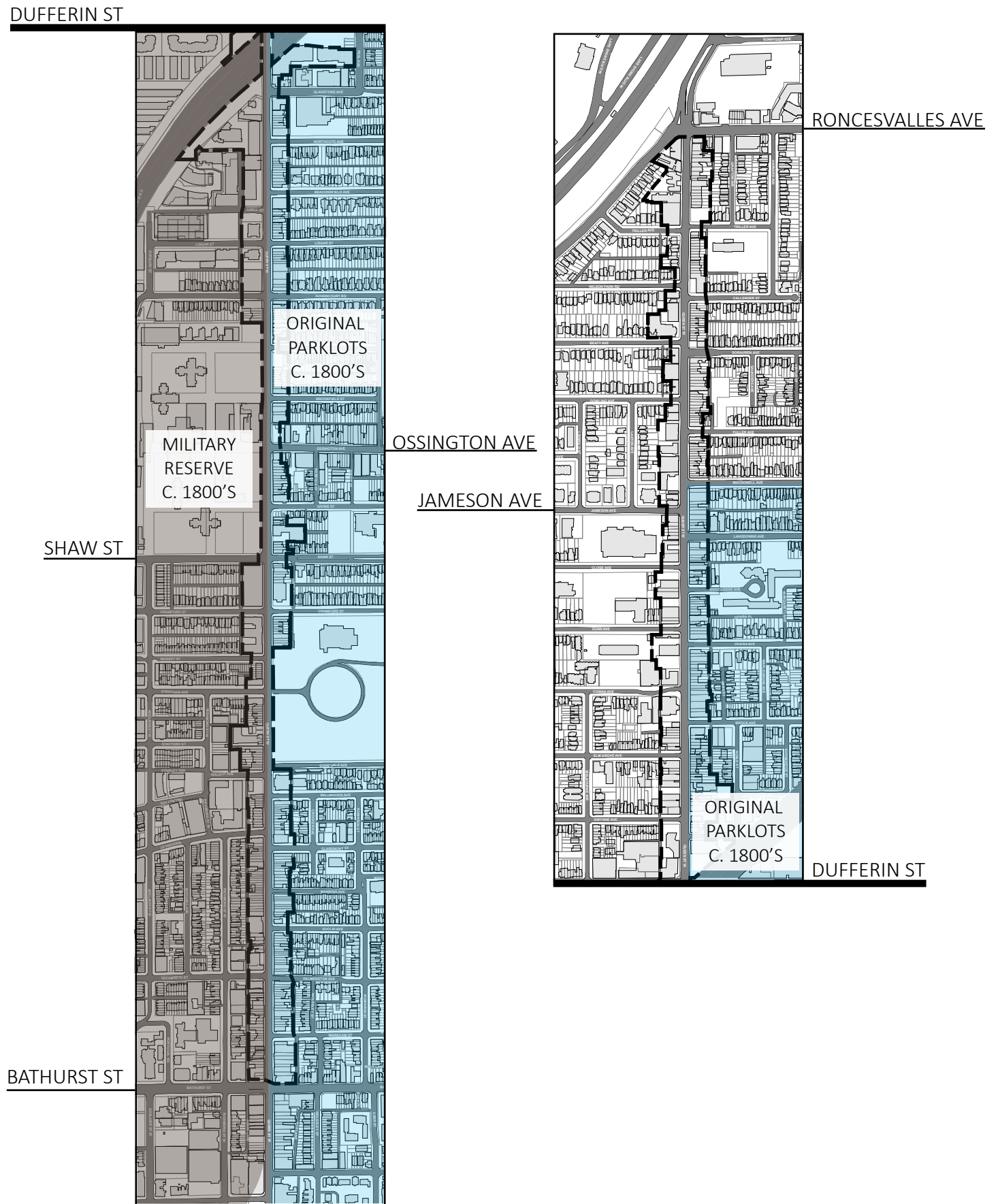
The Parkdale Main Street is closely associated with the historic evolution of the Village of Parkdale and is characterized by a concentration of late 19th and 20th century built fabric. The subdivision of the Study Area is defined by Dufferin Street at the east, Jameson Avenue at the southwest, Macdonell Avenue to the northeast including the five properties on the northwest corner of Queen Street, Cowan Avenue down to Melbourne Avenue. It encompasses the MacDonell/Jameson-Dufferin Character Sub-Area. The area is predominantly low-rise in scale, with the exception of one contemporary mid-rise at the southwest corner of Dufferin Street. Most buildings are constructed to both their front and side lot lines, and can be characterized by the use of brick and the overall quality of the ornamentation and detailing of masonry, including the use of polychrome brickwork. Two historical building typologies exemplify the district's overall physical character and historical evolution. The storefront typologies have a tripartite design with a glazed commercial base with recessed entrances, above which sit two to three storeys with regular window bays and either a mansard roof or an articulated parapet. The finer grain of this typology can be read in individual buildings and in vertical bays of wider buildings, which in turn correspond to the storefront widths. The frame and entablature of these storefronts create a strong continuous horizontal datum line, as well as comparable solid to void ratios. In comparison, the landmark buildings, although not the most dominant, highlight the composition of a historic Main Street. These landmark buildings are characterized by a larger footprint, respectful horizontal datum lines, less porosity at street level, as well as a more unique architectural design and ornamentation. These structures stand out from their commercial counterparts and represents historic police stations, fire halls, and hotels. The civic center is extended down Cowan Avenue with its collection of churches, the Police Station, Public Library, Parkdale Telephone Exchange, Old Fire Hall and Parkdale Curling Club. The mid-rise building and other contemporary commercial spaces may fit into the built form typology of their historic predecessors, but do not contribute to the heritage character of the Main Street.

Figure 245 (Looking east at Queen Street West and Dufferin Street, 1897, City of Toronto Archives, Series 376, File 2, Item 8)



7. EVALUATION OF DISTRICT SIGNIFICANCE

Figure 246 (Map of historic themes and events in the Study Area, early 1800s)



PERIODS OF SIGNIFICANCE

The History and Evolution of the Study Area (Chapter 02) identifies distinct periods of significance in the West Queen West Study Area's past. The extant buildings representing each of those periods have been mapped, as have historic land uses. This analysis of present and past shaped the analysis of the story and of the overall integrity of West Queen West. The six identified periods of significance in the evolution of the Study Area are:

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

Early Development (c.1800 – 1839)

Early development of the Study Area can be defined through an initial period of planning by order of the City including the plan to construct Lot Street, now referred to as Queen Street, the designation of the Garrison Reserve south of Queen Street West, and the creation of the Park Lots.

The Garrison Reserve, stretching north to Lot Street from the lake and extending east-west from Peter to Dufferin Streets, was free of civilian development. Its border was defined by the 1000 yard of Fort York's firing range. One of the first structures to be built in the Study Area was a fortified Block House in 1814, which overlooked the west at Garrison Creek. The building was dismantled in 1817 after being deemed unnecessary. There is no existing built fabric in the Study Area from this time period. The military lands remained undeveloped until 1839 when a large parcel was given over for the creation of the Lunatic Asylum. The reserve lands began to be sold off in 1833, and the Farr Brewery was constructed along Garrison Creek that same year.

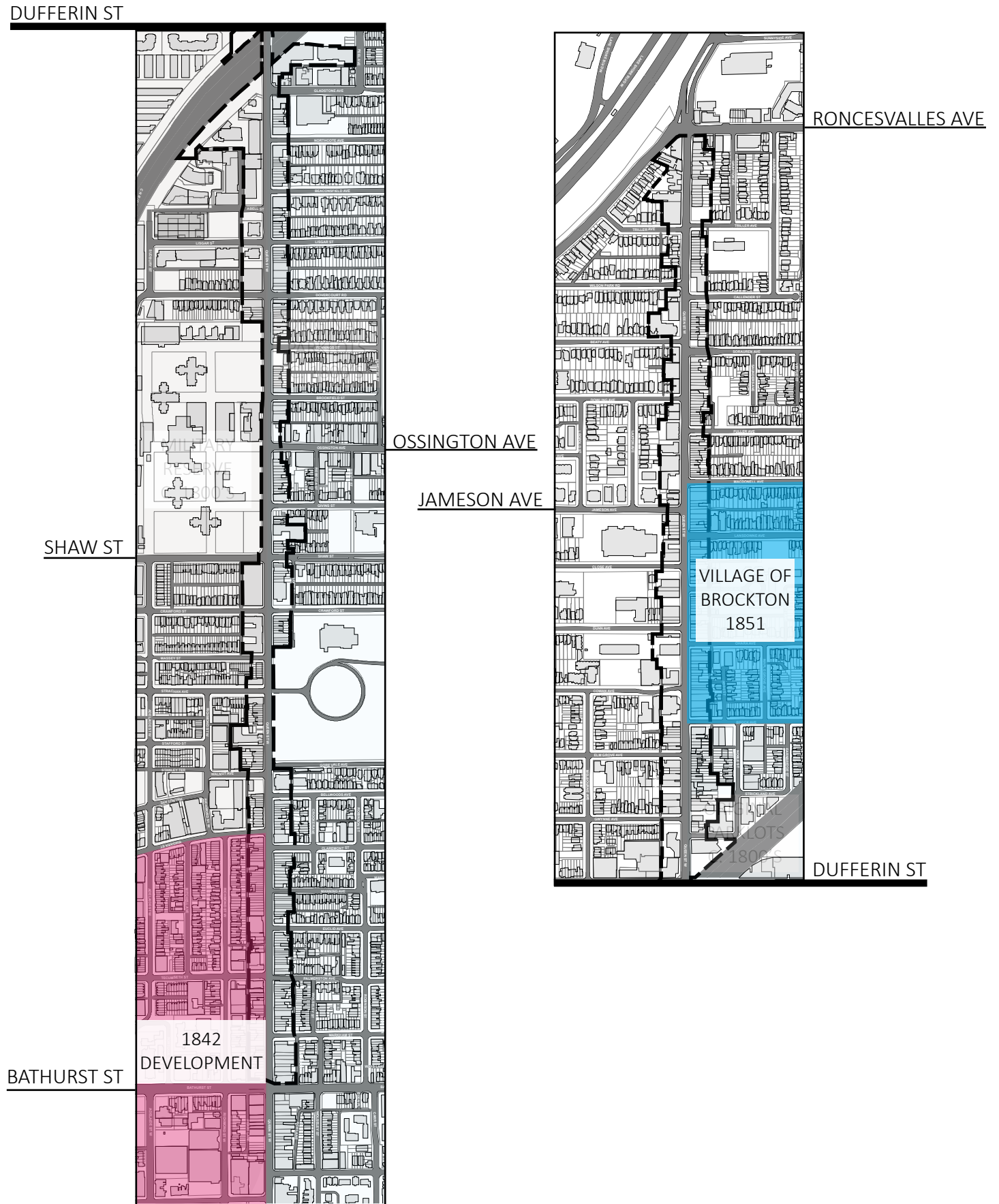
At first, Queen Street (formerly Lot Street) was constructed up to Ossington Avenue, formerly referred to as Dundas Street. It acted as the western exit of the City and created a gateway to the City from other townships. Although a historically important intersection, there is no trace of the original built fabric at Ossington Avenue and Queen Street West.

After the Town of York became the new capital of Upper Canada, the City made efforts to entice officials to resettle in it by offering them large plots of land on the north side of Queen Street between Parliament Street and Macdonell Avenue. These lots, referred to as Park Lots, measured 100 feet by 650 feet. Individual property owners were given permission to layout streets as they wished. The unaligned street network that runs parallel to Queen Street West reflects this overall ad-hoc development. The streets heading north from Queen Street were more regular as every other street corresponded to the original Park Lot property line. Along Queen Street, the owners generally divided their lands into the finer grain of properties observed today. The extant street network and property widths reflect this early development period.

Events and themes from the early development period include:

- 1800 – Construction of Lot Street (Now Queen Street West)
- 1800's – Garrison Reserve
- 1800's – Original Park Lots surveyed
- 1814 – Construction of a Block House fortification on the north side of Queen Street
- 1833 – Approval of the sales of land in the Garrison Reserve
- 1833 – Farr Brewery Opened
- 1834 – Bathurst Street established as Western city limit
- 1835 – Construction of a tollgate on Queen Street, just east of Niagara Street
- 1837 – Approval of final survey of the Garrison Reserve for property sales with the City's western expansion
- 1839 – Garrison Reserve lands sold off
- 1839 – Authorization for the construction of the Provincial Lunatic Asylum on 50 acres of former Garrison Reserve land

Figure 247 (Map of historic themes and events in the Study Area, 1840-1855)



Westward Development (1840 – 1855)

This period of development is marked by the western expansion of the Town of York in which blocks were surveyed and designated to house commercial and residential space up to Niagara Street, which bordered the curvilinear path of the Garrison Creek ravine. The area around the intersection of Garrison Creek and Queen Street West saw the beginning of commercial development in the Study Area with the construction of the Farr Brewery in 1833 and Bains Brewery (1844) shortly afterwards.

The authorization of the British Government to dissolve 50 acres of land in the Garrison Reserve to create the Provincial Lunatic Asylum limited the commercial development of the lands on the south side of Queen Street from Niagara to Dufferin Streets. Institutional development started in the Gore Vale estate, now known as Trinity Bellwoods Park, with the opening of Trinity College in 1852. Little development occurred west of Garrison Creek with the exception of the sprawling Village of Brockton, which in the early 1850s concentrated around Dundas Street and extended down to Queen Street West, forming the beginning of Parkdale.

The surviving buildings from this period include:

- The residence of John Farr

Events and themes from the westward development period include:

- 1842 – City Develops up to Niagara Street on the south side of Queen Street
- 1840-1850 – Provincial Lunatic Asylum Built
- 1851 – Village of Brockton is developed on the north side of Queen Street
- 1852 – Trinity College Opens

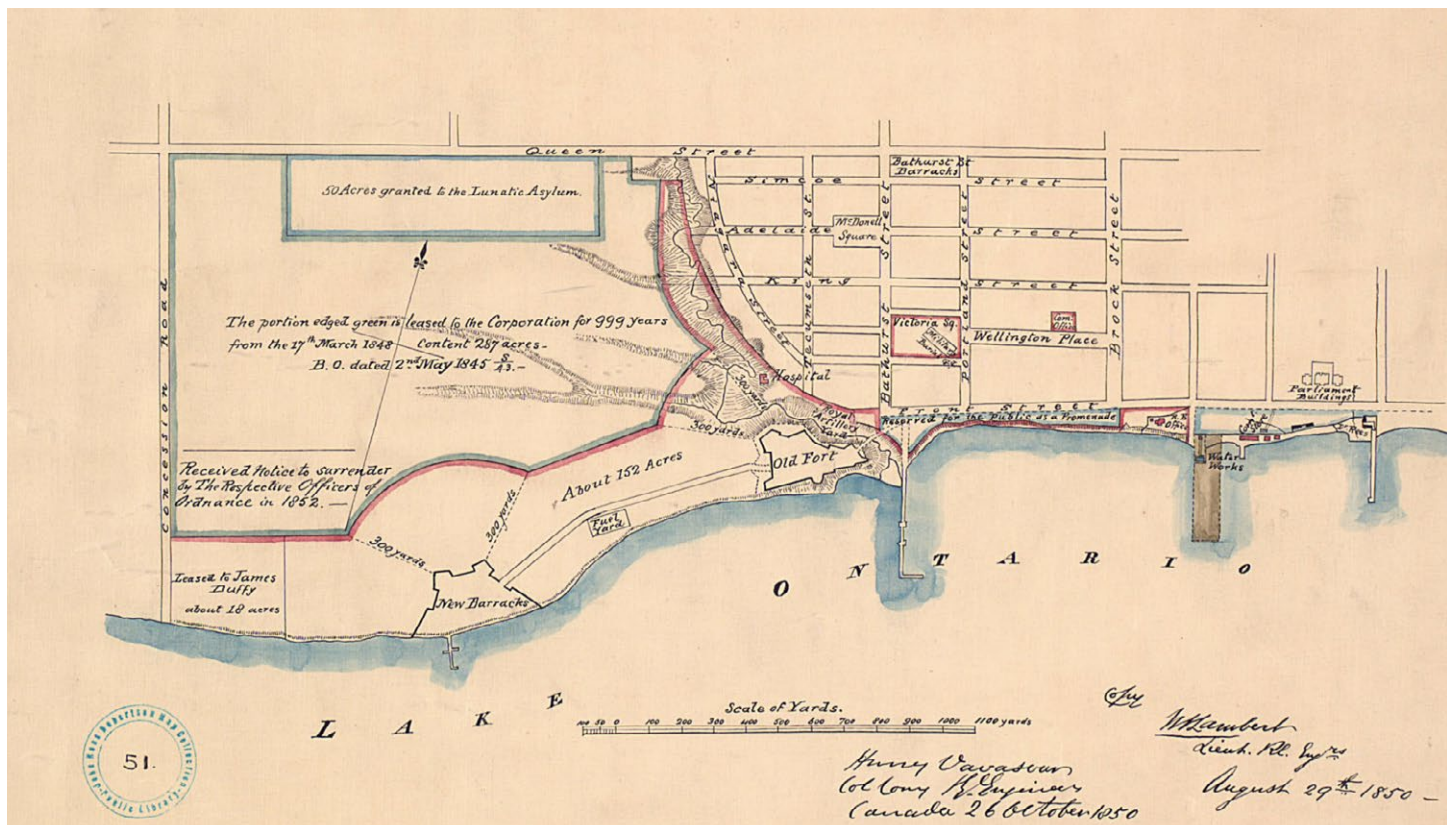
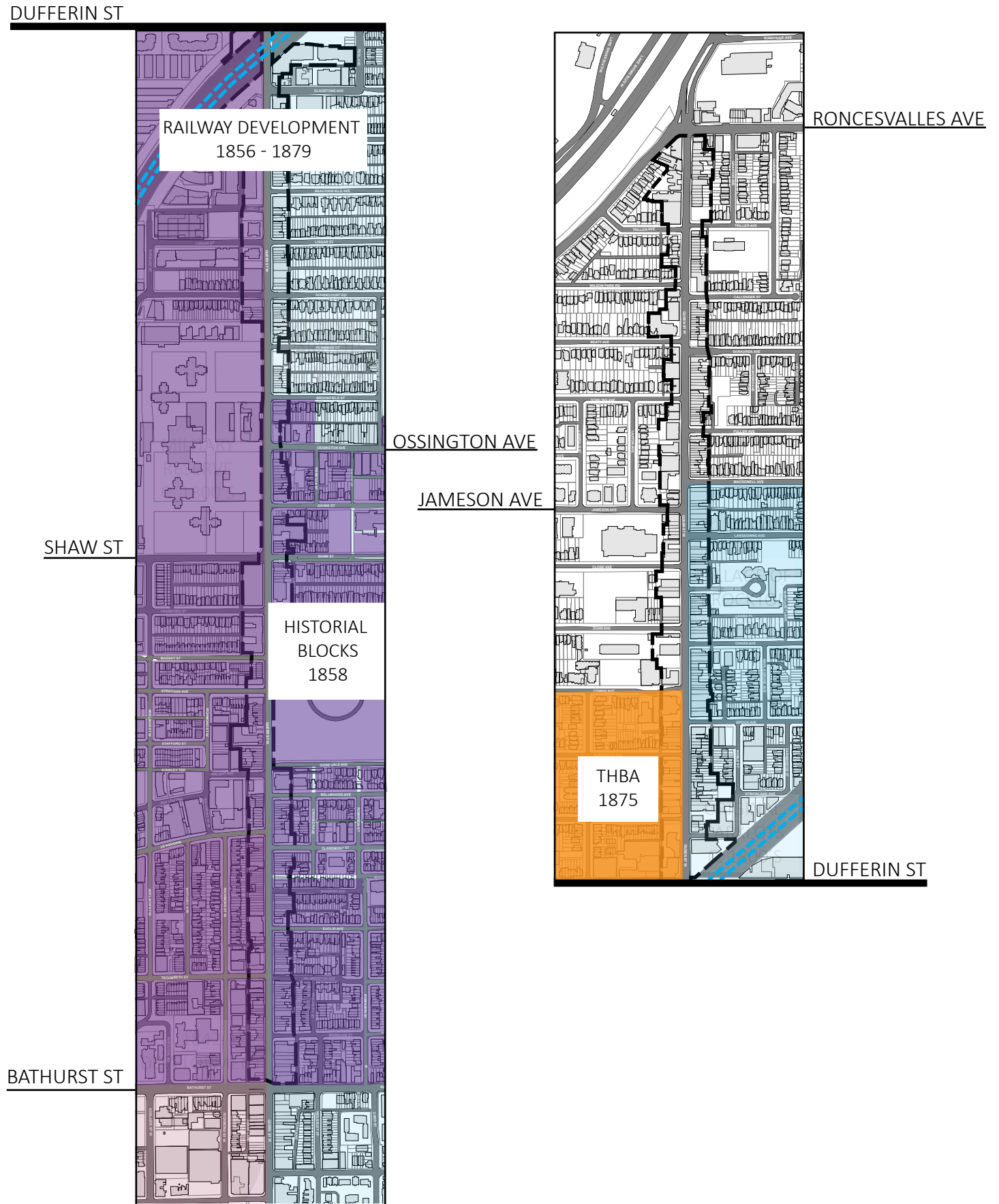


Figure 248 (Plan Showing the Military Reserve, 1850, Henry Vavasour, Digital Archive, Toronto Public Library)

Figure 249 (Map of historic themes and events in the Study Area, 1856-1879)



Railway Development (1856 – 1879)

This period is characterized by the construction of the railways and incorporation of the Village of Parkdale into the City of Toronto. Construction of the railways began in the 1850s with the Grand Trunk Railway and finished in 1879 when the Credit Valley Railway was completed. The railways, crossing the Study Area at the intersection of Dufferin Street and Queen Street West, created a physical boundary between the western extents of the City, and marked the beginning of Parkdale's expansion.

By 1858, the City's development was continuing westward and had nearly reached Ossington Avenue as reflected in the extant historic buildings. Residential settlement around Queen Street West spread westward after the development of the railways with a substantial cluster of stately homes immediately west of Dufferin Street. Plans for Parkdale were put forward in 1875 after the Toronto House Building Association purchased 50 acres of the O'Hara and Gwynne estates which were then partitioned into large, suburban lots for residential use.

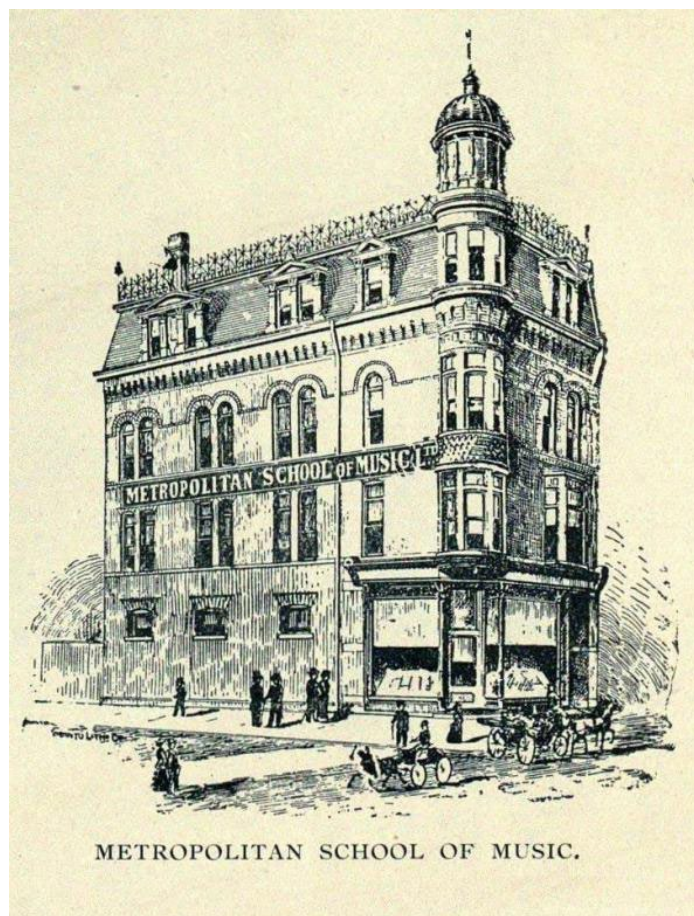


Figure 250 (1496 Queen St. W., Metropolitan School of Music, Sunnyside Historical Society)

The railway acted as both a separator and common thread between the western extent of the City and the Village of Parkdale. During this period, both sides of the railway experienced commercial development, including some of Parkdale's earliest remaining buildings. Development on the east side of the railway advanced in conjunction with Parkdale, however only the north side of the streetscape saw constructions as parts of the south side were still owned by the Provincial Lunatic Asylum.

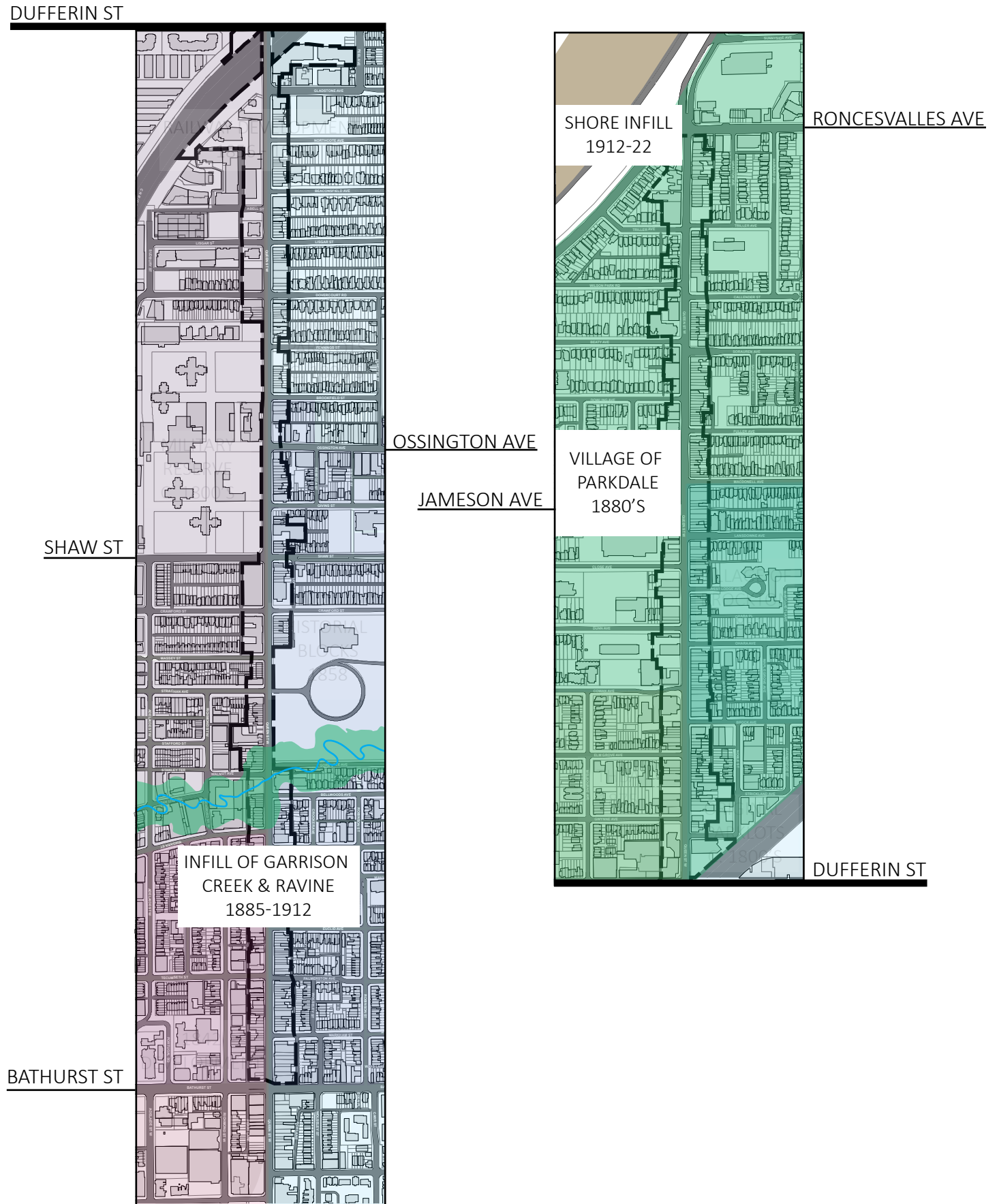
The surviving buildings from this period include:

- Metropolitan Music School
- 1166-1174 Queen Street West
- 1194-1198 Queen Street West
- 1267 Queen Street West
- 1422-1424 Queen Street West
- Refer to map for other existing buildings

Events and themes from the railway development include:

- 1856 – Grand Trunk Railway (GTR) completed
- 1858 – Historical blocks surveyed (Goads Maps)
- 1861 – The Street Railway is opened on Queen from Yonge to Ossington
- 1871 – Toronto, Grey, and Bruce Railway (TG&B) completed
- 1875 – Toronto House Building Association purchases and subdivides land south of Queen Street West (Parkdale) into stately residences
- 1879 – Credit Valley Railway (CVR) completed
- 1879 – Village of Parkdale incorporated into the City of Toronto

Figure 251 (Map of historic themes and events in the Study Area, 1880 - 20th Century)



Densification and Annexation (1880 – 1930)

This period of densification and annexation is marked by the extremely high rate of commercial construction between 1887-1891 and 1899-1907; development of residential buildings in and around the Study Area; and the annexation of Parkdale into the City of Toronto. By the 1890s, shortly after the annexation of Parkdale, almost half of the lots between Dufferin Street and Roncesvalles Avenue had been developed, and by 1913, Parkdale's streetscape was densely populated with mixed-use residential and commercial buildings. With this rapid growth, Parkdale began to see major congestion at the intersection of the railway and Queen Street West, and the need for better infrastructure, which led to them funding the construction of the original Queen Street Subway.

Post-railway development brought rapid population growth westward, between Bathurst and Dufferin Streets, which led to the area being almost entirely developed with mixed-use buildings that make up the current built fabric of West Queen West (east of Dufferin St.). The Parkdale Train Station was completed in 1885 and was the final stop prior to Union Station, bringing the need for accommodations, entertainment, and shopping.

Growth in West Queen West differed from Parkdale during this time period with regards to the development of its industrial uses, including the John Abel Factory and York Knitting Mills Factory. The dissolution of the Garrison Reserve, which had ended at Dufferin, and the curve of the railway lines allowed large undivided plots of land to be developed for industrial usage. The lands to the north, and those on the west side of Dufferin, had been in private hands. These large land tracks were sold off and subdivided for housing with the properties on Queen Street being reserved for commercial uses.

The distinct north and south streetscapes particularly between Niagara and Dufferin Streets were further differentiated when the Provincial Lunatic Asylum sold thirty-three acres of its sixty-acre lot, creating additional coarse grain lots along Queen Street. These were ideal for industrial uses, and neighboured other existing larger lots.

This period represents the predominant development of the extant buildings in the Study Area.

The surviving buildings from this period include:

- Canadian Imperial Bank of Commerce
- Former Euclid Avenue Methodist Church
- Dale Presbyterian Church, Currently St. Nicholas Ukrainian Catholic Church
- York Knitting Mills Factory
- Patterson Candy Company Factory
- The Great Hall
- Carnegie Library
- Postal Station C
- The Drake Hotel
- The Gladstone Hotel
- The Parkdale Hotel
- St. Mark's Anglican Church (now known as the Church of the Epiphany and St. Mark, Parkdale)
- Parkdale Curling Club (now Masaryk Hall)
- Cowan Avenue Methodist Church (now known as St. John's Polish National Cathedral)
- Metropolitan Bank
- Baptist Church (later Parkdale Assembly Hall)
- Toronto Hydro-Electric Commission / Parkdale Substation
- Our Lady of Lebanon (Originally known as the Church of the Epiphany)
- The Parkdale Theatre
- Union Bank of Canada
- Imperial Bank of Canada
- Scholes Hotel
- Odeon Theatre
- The Parkdale Mansions
- Refer to map for other existing buildings

Events and themes from the densification and annexation period include:

1885 – The Parkdale Train Station is constructed at Queen and Dufferin Streets

1885 – 1912: Burying of Garrison Creek and filling Garrison Creek Ravine

1887 – Queen Street West subway is completed

1889 – Parkdale is annexed by the City of Toronto

1889 – Twenty-three acres of the Provincial Lunatic Asylum property are sold for development