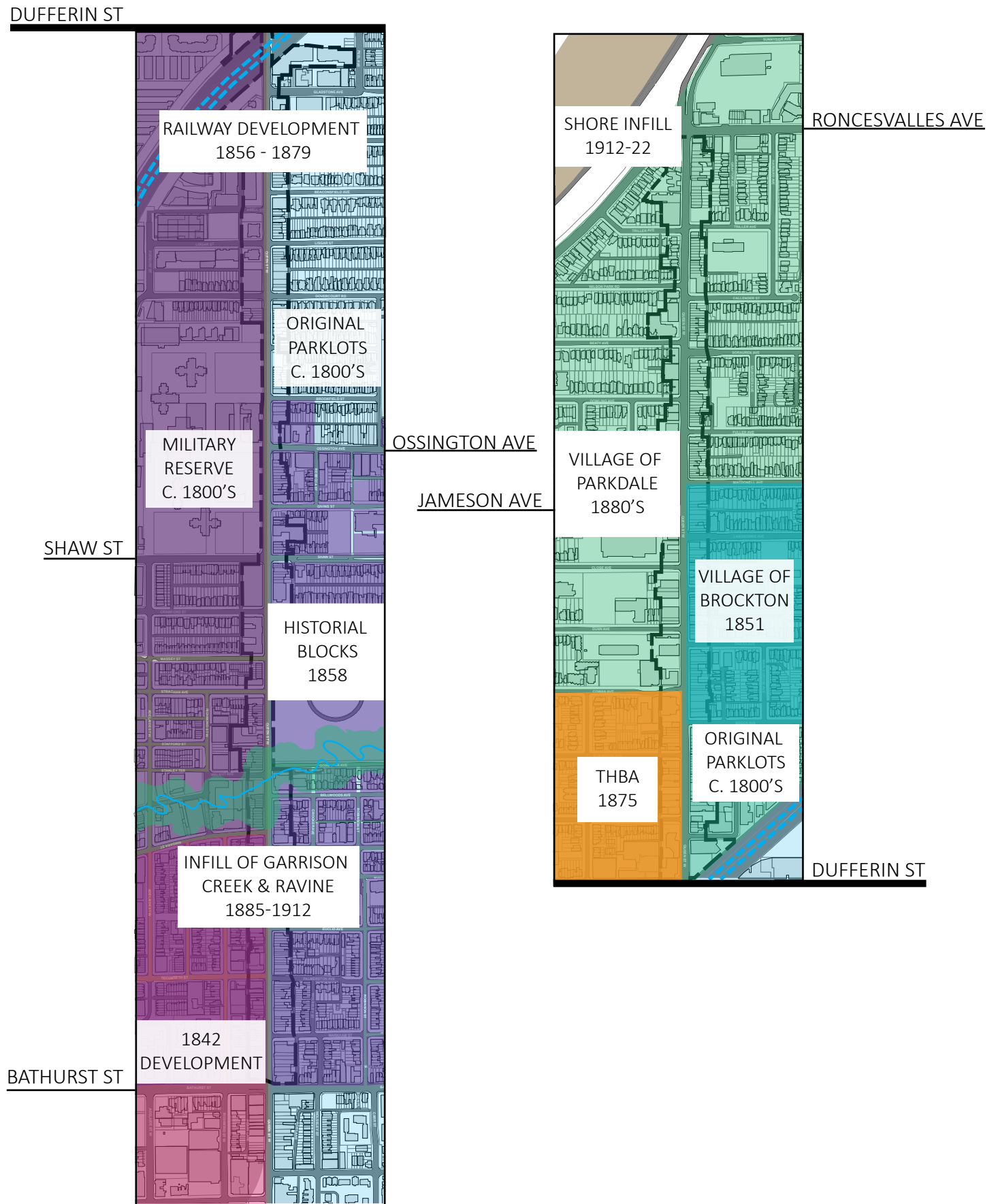


Figure 252 (Map of historic themes and events in the Study Area, General Overview)



Residential and Commercial Decline (1930s – 1970s)

Although most of the built form was already constructed in the 19th and early 20th century, the West Queen West Study Area contains Dynamic Districts that are constantly changing, growing, and in continuous use. Evolving from a suburban to urban environment, the many residents of Parkdale and West Queen West moved to the outskirts of the City, leading to large-scale demolition in the Parkdale area which would later be replaced by high-rise residential buildings or more modern commercial storefronts. Between 1953 and 1967, the City approved the development of forty-eight high-rise (eight to twenty-three-storey) apartment buildings in South Parkdale. Most single family residences in and around the Study Area were converted into multi-residential units with the growing settlement. In the 1970s, large-scale deinstitutionalization of CAMH (formerly the Provincial Lunatic Asylum) patients were released under the outpatient policy where many settled in Parkdale. The area soon after became known for its crime, drugs, and poverty, which led to another period of economic decline. The minor gaps in the Study Area's streetscape were slowly filled in with vernacular style commercial spaces.

The surviving buildings from this period include:

- The Parkdale Library
- Police Station No. 6
- 602 Queen Street West
- 1288 Queen Street West
- Refer to map for other existing buildings

Events and themes from the residential and commercial decline period include:

1920s- 1940s – Transition of Parkdale from a wealthy suburb to an economically unstable neighbourhood
 1950s- 1960s – Increasing conversion of former single-family residences to multi-residential properties
 1950s – 1960s –large-scale demolition in Parkdale
 1970s – Large-scale deinstitutionalization of the Provincial Asylum

Revitalization (1980's – Present)

At a time when the housing market was low, settlement of the creative class and people migrating to Canada brought new life to an area that was in decline. Gentrification beginning in the 1980s was undertaken by the enterprising artists and the creative class which assisted in enacting municipal policies designed to promote economic and social revitalization. The City of Toronto created a bottom-up process of gentrification by enacting municipal laws on building safety aimed at replacing single-occupancy rooming houses in Parkdale. Catalysts for this change included the creation of the Parkdale Village Arts Collective (PVAC) in the 1990s, and the revitalization of the Drake Hotel in the 2000s. The result is a changing and socially diverse urban neighbourhood currently struggling with economic, social, and demographic transformation.

The surviving buildings from this period include:

- Former Museum of Contemporary Canadian Art (MOCCA Art Gallery)
- Parkdale Community Health Centre
- Refer to map for existing buildings

Events and themes from the revitalization period include:

1994 – Parkdale Village Arts Collective (PVAC) founded



Figure 253 (1032 Queen St. W., c.1971-1984, City of Toronto Archives, Fonds 1526, File 70, Item 108)

THEMATIC ANALYSIS

History of the West Queen West Study Area can be understood through a number of lenses or themes. In this section, the themes that were comprehensively detailed in Chapter 02: *History and Evolution* of the Study Area are brought forward, summarized and categorized according to the *Parks Canada Thematic Framework*. Using the typological and character analysis, examples of extant built forms and landscapes illustrating each theme follow their respective description.

Settlement

The Study Area originated with the development plan for the Garrison Reserve, the survey of the Park Lots, the western road out of the City (Lot/Dundas Streets), and later saw the western expansion of the City. First established in 1793 as the Town of York (and soon after designated capital of Upper Canada), Toronto's rapid expansion was due in part to the migration pressures of the Loyalists. The area's later commercial and industrial growth continued to attract large migrant populations to the city as a whole. The area also represents an example of the urbanization of early suburban developments as Parkdale was annexed, incorporated, then densified by the City of Toronto.

Themes and Buildings Related to Settlement include:

- Allocation of the Garrison Reserve land south of Queen Street West
- Construction of Lot Street and the western route out of the city
- Surveyed plan of the original Park Lots
- Toronto House Building Association land purchase and subdivisions
- Development of the railways

Government

As the capital of Upper Canada, the district was the northern border of the new capital's western fortification. The government's presence in the Study Area was largely secluded to the land south of Queen Street West between Dufferin Street and Bathurst Street, known as the Garrison Reserve, which acted as the western fortification of the City in the early 19th century. Civic institutions were not planned, but built when needed with the growing population. These included Parkdale's City Hall, as well as a police station, libraries, fire hall, hydroelectric building, telephone exchange, banks, and churches. Most of the early government buildings remain.

Themes and Buildings Related to Government include:

- Allocation of the Garrison Reserve land south of Queen Street West
- Postal Station C
- Carnegie and Parkdale Libraries
- Police Station No. 6
- Parkdale Fire Hall (connected to the former Curling Club, now Masaryk Hall)
- Churches: Euclid Avenue Methodist Church; Dale Presbyterian Church (Currently St. Nicholas Ukrainian Catholic Church); St. Mark's Anglican Church; Cowan Avenue Methodist Church; and Our Lady of Lebanon (Originally known as the Church of the Epiphany)
- Banks: Metropolitan Bank; Union Bank of Canada; and Imperial Bank of Canada
- Toronto Hydro-Electric Commission



Figure 254 (No. 1 Plan of the Town and Harbour of York Upper Canada, 1833, E. T. Ford)

Building Social and Community Life

Early social and community institutions played a large role in the Study Area's development. CAMH is constructed on the former grounds of the Lunatic Asylum, which had controlled fifty acres of land after the Military granted the land to the Province and had become one of the major anchors in the area. An institution providing mental health services has in fact continuously occupied the site. During the 1970s a large number of patients were released from the facility and settled in low-rent accommodations that became known for crime, drugs, and poverty. This led to small-scale protests in the 1990s that attempted to stop prostitution and the addition of housing for the criminally insane.

Diagonally across to the former Provincial Lunatic Asylum, a Royal Charter by Queen Victoria granted the construction of Trinity College in the centre of present day Trinity Bellwoods Park. The asylum and the college created an institutional hub in the area.

The earliest surviving churches in the area are located down Cowan Avenue: the Anglican Church of the Epiphany, St. Mark and St. Johns Polish National Catholic Cathedral, both constructed in 1887. The number of Anglican families rose from 40 to 320 in the matter of seven years, creating the need for an additional church.

The communities in the Study Area have always been active and proactive. When development in the area around Garrison Creek led to the pollution of its waters as it was being used as an open sewer, the residents in proximity to the creek called upon the City to address the problem. As a result, the first Garrison Sewer was built in 1885 to bury Garrison Creek between College Street and the lakeshore. It was the largest project of its kind in Toronto. When Parkdale was incorporated into the City of Toronto, the community swiftly enacted by-laws to maintain their bucolic, suburban lifestyle. Similarly, when traffic congestion at the intersection of Queen Street West and Dufferin Street became overwhelming due to railway development, the Parkdale community funded the original Queen Street Subway. Other community organizations in the area include the Great Hall, which was originally designed as a YMCA, later used by a large Polish population housing a weekly newspaper focusing on issues relating to Polish Canadians, and finally today as a historic venue.

Themes and Buildings Related to Social and Community Life include:

- Establishment of the Garrison Creek Sewer
- The adjacent property of the Provincial Lunatic Asylum (now CAMH)
- The adjacent open space of Trinity Bellwoods Park
- Parkdale Fire Hall (connected to the former Curling Club, now Masaryk Hall)
- Odeon and Parkdale Theatre
- Metropolitan Music School
- Parkdale Curling Club (now Masaryk Hall)
- Carnegie and Parkdale Library
- The Great Hall (former YMCA)
- Churches: Euclid Avenue Methodist Church; Dale Presbyterian Church (Currently St. Nicholas Ukrainian Catholic Church); St. Mark's Anglican Church; Cowan Avenue Methodist Church; and Our Lady of Lebanon (Originally known as the Church of the Epiphany)
- Development of the railways
- Florence Booth House

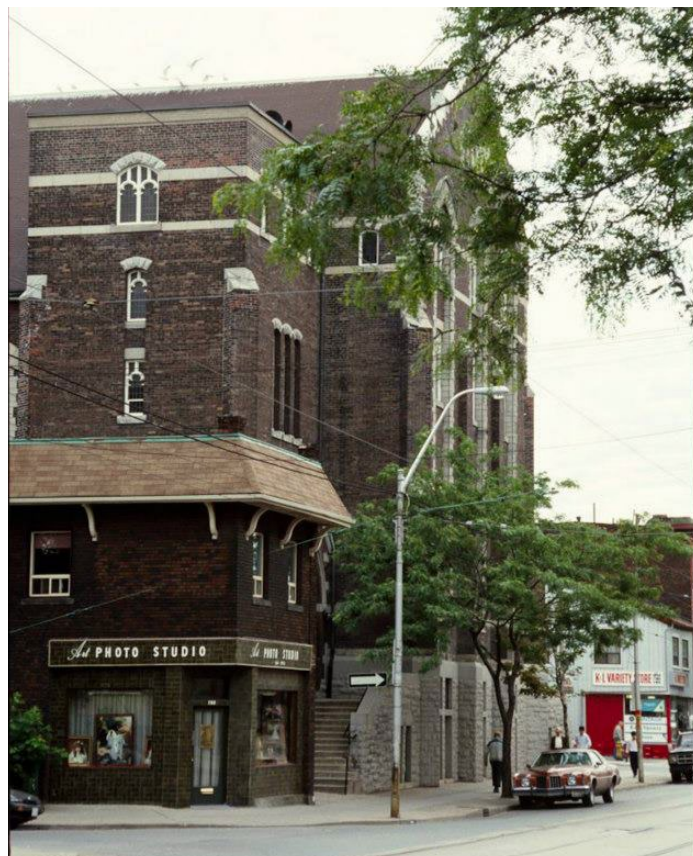


Figure 255 (Corner of Gore Vale Ave. and Queen St. W., c.1971-1984, City of Toronto Archives, Series 1465, File 183, Item 9)

Expressing Intellectual and Cultural Life

The intellectual and cultural life within the Study Area is closely interwoven with the development of economies, community, and social life. The architectural design in West Queen West resembles that of other areas in Toronto with unique takes on styles that have created vernacular sub-styles. The Study Area in general has maintained most of its original fabric. Many of the buildings designed in the area were done by architects whose work can be found all over the City. Refer to Chapter 06: *Character Analysis*, for more information on architects.

The artistic culture of the area wasn't as prevalent until the latter half of the 20th century where the confluence of social backgrounds, as well as the affordability of the area, led to an influx of the creative-class and, as a result, the emergence of its designation as an "Art and Design District." Enterprising artists and the creative class have managed to help gentrify West Queen West through municipal policies designed to promote social and economic revitalization. Today, the Study Area is home to numerous artists, studios, and art galleries. Historically, one of the only institutions that promoted the arts was the Metropolitan School of Music located in Parkdale.

Themes and Buildings Related to Intellectual and Cultural Life include:

- Metropolitan School of Music
- City of Toronto municipal policies for a bottom-up approach to gentrify the area
- Parkdale Village Arts Collective (PVAC)
- The Drake Hotel's revitalization
- The Gladstone Hotel's involvement in the art community
- Gallery 1313 (Formerly Police Station No. 6)



Figure 256 (Gladstone House, Corner of Gladstone Ave. and Queen St. W., 1952, Digital Archive, Toronto Public Library)

Development of Economies

The economic development in the Study Area began in the 1830s when John Farr opened the door to his brewery, and later continued to flourish during the westward expansion period. West Queen West has housed a number of industrial productions including the Farr Brewery; the Bains Brewery, which transported products internationally; the John Abel factory that produced steam engines for agricultural work; York Knitting Mills factory; and the Patterson Chocolate Factory.

The development of commerce in the Study Area moved steadily until the completion of construction on the railways, when the pace of construction of commercial spaces, accommodations, and places of entertainment began to rapidly increase. Parkdale was the last train stop prior to Union Station, creating a market and a popular stop for the people passing through the area. The advancement of infrastructure on Queen Street West, including the Queen Street Subway and the Street Train, allowed the area to evolve quickly, and small commercial retail stores have assisted the area in becoming the popular stretch it is today.

Themes and Buildings Related to Developing Economies include:

- The westward expansion to Niagara Street
- Streetcar service
- Mass amounts of commercial space
- Hotels: The Drake Hotel; The Gladstone Hotel; The Parkdale Hotel; and Scholes Hotel (Ocean House Hotel)
- The Parkdale Train Station



Figure 257 (Window Display of Ladies and Gentleman's Shoes, 1344 Queen St. W., 1913, City of Toronto Archives, Fonds 1034, Item 812)

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE

West Queen West HCD

HISTORICAL AND ASSOCIATIVE VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	Yes	<p>The extant fabric and streets reflect the different periods of evolutions.</p> <ol style="list-style-type: none"> <p>Toronto's Early Development (c.1800 – 1839) The development patterns reflect the early development of Toronto. Queen Street itself was the principal western route out of the city and marked the northern boundary of the military Garrison reserve. The street grid and lot configurations: the street alignment, the fine grain lots on the north side and in the eastern half, and the coarse grain lots on the south side of the western half, reflect the different development patterns of the Park Lots to the north and the Garrison reserve to the south.</p> <p>The area is associated with the founding of Trinity College on the Gore Vale estate (now Trinity Bellwoods Park), and with John Farr and the early breweries and industry that started on Garrison Creek.</p> <p>Westward Development (1839 – 1855) The early city survey and designation of commercial and residential lots up to Niagara Street, the establishment of the Provincial Lunatic Asylum and the original Trinity College site and the early industrial development along Garrison Creek represent a significant push in the westward growth of the city.</p> <p>The area is associated with John Abell and the early industrial development in the western triangle of the area.</p> <p>Railway Development (1856 – 1879) The railway development, including the early streetcars western expansion, marked an increase in visitors, hotels, services and commercial development at the western end of the district, as well as increased industrial development in the triangle lands. The railway served to both divide in space, but connect with shared services the village of Parkdale and West Queen West.</p> <p>Densification (1880 – 1930s) Most of the extant buildings on Queen Street represent this period. The railway development triggered and a population migrating westward encouraged this period of rapid intensification. Development was further supported by the construction of the Queen Street Wet subway, the burying of Garrison Creek and the sale of large pieces of the Provincial Asylum Lands.</p> <p>Residential and Commercial Decline (1930s – 1970s) The larger economic depression and the later deinstitutionalization of the Provincial Asylum and the influx of patients in the neighbourhood's residential areas led to a general commercial decline of the area and localized pockets of demolition.</p>

6. Revitalization (1980s – Present)

The opening of the Drake Hotel and the lower rents from the previous period of decline spurred an influx of the creative-class which continues today. The Museum of Contemporary Canadian Art relocated to the area in 2005, and although it has recently moved, its presence reinforced the artistic presence in the area. The district is now a vibrant hub of creative retail, restaurant and services.

Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area

Yes

Certain properties have been identified as having archaeological potential.

Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community

No

The development of the area is the result of gradual subdivision and lot creations from individual Park Lot owners rather than a formally planned process.

CONTEXTUAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Possesses a character that defines, maintains or supports the area's history and sense of time and place</i>	Yes	<p>The density of fine grain historic commercial buildings creates a streetscape with a highly defined sense of time and place. Most of the buildings fall within a period of construction from 1880s to 1920s, and their style, form and material palette is representative of historic Main Street development patterns.</p> <p>The pedestrian experience of the street is highly defined by continuous streetwalls of low buildings with a rhythm of narrow storefronts with recessed entrances, strong datum of sign bands, and continuous views of the sky.</p>
<i>Contains resources that are interrelated by design, history, use and/or setting</i>	Yes	<p>The commercial storefronts and cultural buildings reinforce the active and historic Main Street character and are built within a narrow period of development; however, two of most significant resources in the area, CAMH and Trinity Bellwoods Park, are not located within the boundary.</p>
<i>Is defined by, planned around, or is a landmark</i>	Yes	<p>The area is defined by Trinity Bellwoods Park and its Trinity Community Recreation Centre within, by CAMH as a historic and critical centre for mental health, by the railway lines and Queen Street Subway, and by the density of its historic fine grain commercial storefronts that create its strong and coherent character.</p> <p>It is also defined by its adjacency and connection to both the Parkdale village area to its west, and the Queen West HCD commercial main street to its east.</p>

DESIGN AND PHYSICAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique, representative or early collection of a style, type, expression, materials, or construction method</i>	Yes	<p>The district represents an important period of main street commercial development in the western expansion of the city of Toronto. The majority of the buildings were constructed in the late 19th and early 20th century resulting in a consistency of construction methods, architectural styles, details and materials.</p> <p>The buildings provide examples of the commercial architecture typologies of the period including the more vernacular 2-storey constructions with either flat or gabled roofs, the 3-4 storey buildings with more elaborate detailing, and the 3-storey mansard roofed buildings with their rounded windows and dormers.</p> <p>The commercial Italianate style dominates the area with pockets of Second Empire and vernacular commercial buildings.</p> <p>The buildings are all constructed to the front and side property lines and have similar proportions as well as solid to open window ratios. They share a tripartite configuration with large open storefront base at grade, brick upper stories with regular window bays, and an expressed roofline of cornices parapet and mansard roofs.</p> <p>The buildings also share materiality and detailing: the predominant use of brick with articulated with polychromatic patterns, projecting string courses that accentuate the windows and floor lines, corbeled courses to create the bays and detail the cornices and parapets. The ground floor storefronts are marked with the deep sign bands that create a continuous and strong datum line, and the recessed entrances and display windows generate a distinctive rhythm and articulation of the sidewalks.</p>
<i>Has a rare, unique, or representative layout, plan, landscape, or spatial organization</i>	Yes	<p>The area presents the development of Queen Street from its origins as Lot Street, the northern edge of the town of York and the principal western artery out of the city up Ossington Avenue and towards Dundas Street.</p> <p>The street and block patterns are unique and reflect the original development of the area. North of Queen Street West, the original Park Lots property lines defined regular blocks and provided the north-south streets with an additional street bisecting each Park Lot. Every property owner developed their lands independently and at different times. The resulting streets and lanes immediately north of Queen Street West are disconnected with no continuous east-west streets. The lack of a parallel network north of Queen Street is further compounded by Trinity Bellwoods Park and reinforces the importance of Queen Street as the principal east-west artery and Main Street.</p> <p>The Park Lots street blocks bordering Queen Street were subdivided into narrow relatively regular lots that were built up with no setbacks from the property line creating a consistent rhythm along the north side of the street from Bathurst to Dufferin Streets.</p>

The development of the south side of Queen Street reflects a different historic evolution and has two distinctive parts. Initially set aside for the military Garrison reserve, no development and construction was allowed within the original artillery range of Fort York. Once permission was given to develop the Garrison lands, the eastern half of the district was developed as part of the western expansion of the city initially up to Niagara Street and then to the Massey Street. While the street blocks are longer, the individual property lot divisions reflect the commercial lot developments on the north side of the street as well as the historic character of Queen Street east of Bathurst.

On the other hand, the character of the south side of the western half of the area is defined by larger lots that favoured industrial uses. The long stretch of land originally between Abell and Massey Streets was bestowed in 1839 to the Provincial Lunatic Asylum which still exists today as CAMH (Centre for Addiction and Mental Health). Their lands were reduced in size when the eastern and western ends were given over to be subdivided and large lots created along Queen Street. The subdivision allowed a localized alignment of the streets north and south of Queen Street. The lands to the west, confined in a triangle between early rail development, the institution and Queen Street West were larger industrial lots. These coarse grain lots between Massey Street and the CAMH lands on the east and Dufferin Street and the tracks on the west define the western character of the south side of the street.

Displays a consistently high degree of overall craftsmanship or artistic merit

Yes

The craftsmanship is evident in the detailing of the brick work, cornices, parapets and roof, windows, and storefronts.

The brick work detailing includes the use of polychromatic designs, projecting string courses, corbelled projections, expressed quoins and party walls, decorative patterns and carved elements. Masonry accents and details also punctuate various elevations.

The expressed and projecting cornices with elaborate corbels and brackets, corbeled brick work create strong streetwall datum lines. Articulated parapets further reinforce the streetwall and rhythm of the narrow properties widths.

The mansard roofs of the Second Empire buildings are expressed with patterned polychromatic slate tiles, profiled cornices, decorative dormers with elaborately carved trims and gables.

The windows are mostly rectangular and vertical in proportions with either flat or arched lintels. More elaborate bay and oriel windows punctuate the streetscape.

The narrow storefronts exemplify the Italianate and Edwardian styles, framed with pilasters, deep projecting hoods and ornate brackets and sign bands, with recessed entrances and display windows with high bases.

SOCIAL AND COMMUNITY VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within the district</i>	Yes	<p>CAMH, while not within the boundary, plays an important role in the evolution of the area and its role in the community.</p> <p>The Great Hall, the Queen and Lisgar (Carnegie) library – now the Theater Centre, Postal Station C, and the Drake and Gladstone Hotels have, since their inception, been focal points for entertainment, recreational and civic activities. The revitalization of the Drake Hotel, the Theater Centre and Great Hall brought on by the newly established creative class reinforce and sustain cultural activities. St. Nicholas Ukrainian Catholic Church and the former Euclid Methodist Church were the historic religious anchors. Trinity Bellwoods Park and the open spaces of the CAMH site provide important green and open spaces. Strong community activism has marked the neighbourhood and helped create its identity as West Queen West.</p>
<i>Is historically and/or functionally linked to a cultural group, or organized movement or ideology that is significant to a community plays a historic or ongoing role in the practice of recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community</i>	No	<p>The district is not linked to a single group or community. Its associations have changed over time, but its members have remained active. Historically, the residents advocated successfully for the burial of Garrison Street. Today, the area has welcomed a large creative community that animate the commercial life of Queen Street.</p> <p>The area also has a strong history linked to the Polish immigrant community that had established itself in the area starting in the late 19th century and intensifying in the 1940s.</p>

NATURAL AND SCIENTIFIC VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique or representative collection of significant natural resources</i>	No	Trinity Bellwood Park, the open spaces of CAMH and the now buried Garrison Creek contribute to the overall character and evolution of the area.
<i>Represents, or is a result of, a significant technical or scientific achievement</i>	Yes	The burying of Garrison Creek was the first attempt at such a large undertaking in Toronto. The remaining trace of the creek is the change grade at the intersection of Gore Vale Avenue and Queen Street.

DISTRICT INTEGRITY – West Queen West HCD

VISUAL, FUNCTIONAL, OR HISTORICAL COHERENCE

<i>Criterion</i>	<i>Significance</i>
<i>Reflected in the consistency or resource related to the cultural heritage values and character of the district. It can be determined by analyzing resources in a district to understand if there are common thematic, architectural or associative characteristics that unify, relate to, and communicate the cultural heritage values of the district</i>	<p>The district displays a high level of coherence. Visually, the buildings share their design sensibilities: fine grain rhythm of low rise contiguous structures, storefronts at grade with recessed entrances and strong sign bands, brick upper floors with decorative details, mostly rectangular windows, and expressed and articulated parapets or mansard roofs. Landmark buildings contribute to the overall heritage character in their uses, their materials and details.</p> <p>Functionally and historically, the district is a Main Street in character and usage. It includes various retail (stores, restaurants, hotels), cultural (theaters and art galleries) and institutional (churches and community centres) uses that work together to support the local community and create its unique street life and experience.</p>

AUTHENTICITY

<i>Criterion</i>	<i>Significance</i>
<i>A district should retain most of its original or appropriate materials, layout and structures related to its identified values. Where alterations and infills exist they are generally sensitive, compatible and reinforce the cultural heritage values of the district</i>	The district demonstrates a high level of authenticity. The unaligned street grid is a direct reflection of the historical evolution and development of the lands to the north and south of the street. The majority of the buildings come from tight period of construction from 1880s to 1920s. The commercial storefront buildings share their fine grain low scale configuration and tripartite design. In general, infill buildings are compatible with the area, while the more recent coarse grain buildings at the south western end of the area are more incongruous.

Parkdale Main Street HCD

HISTORICAL AND ASSOCIATIVE VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	Yes	<p>The area has a direct association with the village of Parkdale that was created in 1875 when the Toronto House Building Association purchased the lands to the north and south of Queen Street West and the subsequent survey and subdivision to create large suburban residential lots south of Queen, and more modest ones north. The area was promoted as a bucolic picturesque village with access to Lake Ontario and clean water. The village was incorporated in 1879 and annexed into Toronto in 1889. The marketing of the village contrasted it from the village of Brockton located to its immediate northwest and whose southern boundary also bordered Queen Street West. Founded in 1851 on the Park Lots of Lucy Brock, the village was incorporated in 1881, and then annexed into Toronto in 1885. While the commercial core of Brockton was closer to Dundas Street, Parkdale evolved and focused at Queen Street West.</p> <p>The annexations into Toronto, the continued railway development and construction of the Queen Street Subway contributed to an increase in the densification and urbanization of the area prompting the residents wanting the bucolic character to move away. The resulting drop in property values increased the areas attractiveness to immigrant communities with the Polish and more recently the Tibetan and Roma communities.</p> <p>The deinstitutionalization of the Provincial Asylum, in the 1970s, led to the settlement in the subdivided large houses of south Parkdale by large numbers of patients, and to an increase in crimes in the area, and its further decline. Since the 1980s, spurred on by various community and arts organization such as the Parkdale Village Arts Collective, the area is being revitalized.</p>
<i>Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area</i>	Yes	<p>The area has evolved considerably, and no longer provides a direct reflection of the history of a specific community. There are however properties with significant archaeological potential that can yield information about the history of past communities.</p>
<i>Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community</i>	No	<p>Although the area was planned by the Toronto House Building Association, their influence lies more in the residential areas lying to the north and south of Queen Street West. The lack of street grid alignment stems from this early development, and the large coarse blocks speak to the mass demolition in the 1950s-60s.</p>

CONTEXTUAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Possesses a character that defines, maintains or supports the area's history and sense of time and place</i>	Yes	<p>The density of fine grain historic commercial buildings creates a streetscape with a highly defined sense of time and place. Most of the buildings fall within a period of construction from 1880s to 1920s, and their style, form and material palette is representative of historic Main Street development patterns.</p> <p>The pedestrian experience of the street is highly defined by continuous streetwalls of low buildings with a rhythm of narrow storefronts with recessed entrances, strong datum of sign bands, and continuous views of the sky.</p> <p>The concentration of civic buildings around and down Cowan Avenue reinforces the historic core and centre of the village of Parkdale.</p> <p>The Edwardian residential buildings with their commercial storefronts speak to the early densification of the community and its increase in popularity as it transitioned from a suburban village to an urban centre.</p>
<i>Contains resources that are interrelated by design, history, use and/or setting</i>	Yes	<p>The civic building grouping around and down Cowan Avenue expresses the importance of the area as a civic centre.</p> <p>The density of commercial buildings speaks to the strong Main Street character and history of the street as the principal commercial artery and eastern connection to Toronto.</p>
<i>Is defined by, planned around, or is a landmark</i>	Yes	<p>The area is defined by the Queen Street Subway to the east and the collection of civic buildings at its centre, which provide strong visual and organizational cues.</p>

DESIGN AND PHYSICAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique, representative or early collection of a style, type, expression, materials, or construction method</i>	Yes	<p>The area is representative of late 19th and early 20th century commercial and apartment building construction. The Italianate, Second Empire and vernacular buildings share a consistency in materials and composition. The buildings are mostly 2-3-storey tripartite construction with a storefront at grade, brick upper stories with regular window bays, and an expressed roofline of cornices, parapets or mansard roofs. They are constructed to the front and side property lines with similar solid to void ratios.</p> <p>The buildings also share materiality and detailing: the predominant use of brick with polychromatic patterns, projecting string courses that accentuate the windows and floor lines, corbeled courses to create the bays, and details at the cornices and parapets. The ground floor storefronts are marked with the deep sign bands that create a continuous and strong datum line, and the recessed entrances and display windows generate a distinctive rhythm and articulation of the sidewalks.</p> <p>The later Edwardian apartment buildings share the classical tripartite configuration. Their rusticated stone bases, with either limited windows or storefronts, have brick upper floors with stone with classical detailing, bay windows and prominent projecting cornices.</p>
<i>Has a rare, unique, or representative layout, plan, landscape, or spatial organization</i>	Yes	<p>The area is an extension of Lot Street (now Queen Street West). The street grid is the result of the subdivision of the Village of Brockton (created on the Park Lots of the Brock family), and the subdivision of the lands purchased by the Toronto House Building Association to the north and south of Queen Street West. The area was marketed as “Parkdale” as a picturesque area with clean water and lake access. The suburban character of the settlement was promoted and protected following the incorporation of the village of Parkdale in 1879. Queen Street West became its commercial and civic focal point and provided the main access east to the City of Toronto. The Queen Street Subway was constructed to facilitate that access under the rail tracks. The ease of access to the city, the suburban quality of life, and the train station providing the last stop before Union Station, increased the desirability of the area. Most of the lots from Dufferin Street to Lansdowne Avenue were constructed in the late 19th and early 20th century. The densification and intensification resulted in a gradual population exodus as the areas bucolic character was lost. The period of decline resulted in large scale demolition of blocks on the south side of the street allowing the present day coarse grain lots, as well as the high-rise residential constructions in the residential areas to the north and south.</p> <p>The area’s decline was further compounded by the deinstitutionalization of the Provincial Asylum patients and the conversion of the large suburban dwellings into multi-residential units.</p> <p>While the bucolic and picturesque character of the area at large has been eroded, Queen Street West and Cowan Avenue have retained the Main Street and Civic character of a previous independent Village.</p>

<i>Displays a consistently high degree of overall craftsmanship or artistic merit</i>	Yes	<p>The craftsmanship is evident in the detailing of the brick work, cornices, parapets and roof, windows, and storefronts.</p> <p>The brick work detailing includes the use of polychromatic designs, projecting string courses, corbelled projections, expressed quoins and party walls, decorative patterns and carved elements. Masonry accents and details also punctuate various elevations.</p> <p>The expressed and projecting cornices with elaborate corbels and brackets, corbeled brickwork create strong streetwall datum lines. Articulated parapets further reinforce the streetwall and rhythm of the narrow properties widths.</p> <p>The mansard roofs of the Second Empire buildings are expressed with patterned polychromatic slate tiles, profiled cornices, and decorative dormers with elaborately carved trims and gables.</p> <p>The windows are mostly rectangular and vertical in proportions with either flat or arched lintels. More elaborate bay and oriel windows punctuate the streetscape.</p> <p>The narrow storefronts exemplify the Italianate and Edwardian styles, framed with pilasters, deep projecting hoods and ornate brackets and sign bands, with recessed entrances and display windows with high bases.</p> <p>The Edwardian buildings also include stone accents and detailing including rusticated bases, pilasters and coins.</p>
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SOCIAL AND COMMUNITY VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within the district</i>	Yes	<p>The community is very active and maintains a strong presence through various organizations such as the Sunnyside Historical Society.</p> <p>The public library and Masaryk Hall Community Centre have, since their inception, been focal points for civic activities. The Parkdale Village Arts Collective and the Gallery 1313 (in Police Station No. 6) reinforce and sustain cultural activities. The Anglican Church of the Epiphany St. Mark's and the St. John's Polish National Catholic Cathedral are the historic religious anchors. Masaryk Park and the Parkdale amphitheater provide important green and open spaces. Strong community activism has marked the neighbourhood and helped create its identity as Parkdale Village. The area also welcomed a significant Tibetan community migration that has helped shaped its present character. The area also maintains strong links to CAMH.</p>
<i>Is historically and/or functionally linked to a cultural group, or organized movement or ideology that is significant to a community plays a historic or ongoing role in the practice of recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community</i>	No	<p>The area is associated with the villages of Brockton and particularly, Parkdale. More recently it is strongly associated with the Tibetan immigrant community.</p>

NATURAL AND SCIENTIFIC VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique or representative collection of significant natural resources</i>	No	
<i>Represents, or is a result of, a significant technical or scientific achievement</i>	No	The Queen Street Subway was a significant improvement to road safety and allowed for increased rail traffic and vehicular and pedestrian traffic by segregating the two.

DISTRICT INTEGRITY – Parkdale Main Street HCD

VISUAL, FUNCTIONAL, OR HISTORICAL COHERENCE

<i>Criterion</i>	<i>Significance</i>
<i>Reflected in the consistency or resource related to the cultural heritage values and character of the district. It can be determined by analyzing resources in a district to understand if there are common thematic, architectural or associative characteristics that unify, relate to, and communicate the cultural heritage values of the district</i>	<p>The district displays a high level of coherence. Visually, the buildings share their design sensibilities: fine grain rhythm of low rise contiguous structures, storefronts at grade with recessed entrances and strong sign bands, brick upper floors with decorative details, mostly rectangular windows, and expressed and articulated parapets or mansard roofs. Landmark and civic buildings contribute to the overall heritage character in their uses, their materials and details.</p> <p>Functionally and historically, the district is a Main Street in character and usage. It includes various retail (stores, restaurants), cultural (library and art galleries) and institutional (churches and community centres) uses that work together to support the local community and create its unique street life and experience..</p>

AUTHENTICITY

<i>Criterion</i>	<i>Significance</i>
<i>A district should retain most of its original or appropriate materials, layout and structures related to its identified values. Where alterations and infills exist they are generally sensitive, compatible and reinforce the cultural heritage values of the district</i>	The district demonstrates a high level of authenticity particularly on the north side of the street. The unaligned street grid is a direct reflection of the historical evolution and development of the lands to the north and south of the street. The majority of the buildings come from a tight period of construction spanning from the 1880s to 1920s. The commercial storefront buildings share their fine grain low scale configuration and tripartite design. In general, infill buildings are compatible with the area, while the more recent coarse grain buildings at the south western end of the area are more incongruous. The civic centre is strongly expressed in the buildings and programmes on Cowan Avenue.

*Figure 258 (Columbia Hotel, Queen St. W. at
Ossington Ave., 1955, Digital Archive, Toronto
Public Library)*



8. RECOMMENDATIONS



Figure 259 (Queen St. W. at Bathurst St., c.1971-1985, Harvey R. Naylor, City of Toronto Archives, Fonds 1526, File 70, Item 86)

GENERAL RECOMMENDATIONS

Following historical research and evaluation of the West Queen West HCD Study Area, it is recommended that the City proceed with the preparation of two HCD plans as proposed:

- **West Queen West (Bathurst to Dufferin)**

The proposed West Queen West HCD's cultural heritage value lies in its historical, design, contextual, community and social value as representative of the continued westward development of the City of Toronto, and as an important late 19th and early 20th century commercial streetscape. The proposed boundary is defined by Bathurst Street to the east and Dufferin Street to the west.

- **Parkdale Main Street (Dufferin to MacDonell/Jameson)**

The proposed Parkdale Main Street HCD's cultural heritage value lies in its historical, design, contextual, community and social value as the historic centre of the Village of Parkdale, prior to and following its amalgamation into the City of Toronto. The proposed boundary is defined by Dufferin Street to the east, Macdonnell/Lansdowne to the west, and including properties fronting Cowan Avenue south to Melbourne Avenue.

Additional Recommendations:

The history and physical character of the western portion of Queen Street West, between Macdonnell /Jameson and Roncesvalles, is distinct from the predominant commercial character of the proposed Parkdale Main Street HCD, and was excluded from the boundary.

A list of identified heritage potential properties in this area are recommended for inclusion on the *City of Toronto's Heritage Register*.

As this portion of Queen Street West is more closely associated with those of a residential district immediately north and south, it is also recommended for a *further study as a Parkdale Residential HCD*.

STATEMENT OF DISTRICT SIGNIFICANCE

West Queen West HCD

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

Description of Historic Place

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

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

Statement of Cultural Heritage Value

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

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

The district's evolving historic character is legible in the extant buildings and urban fabric. The district's early development encompasses the original survey of Lot Street (Queen Street West), Park Lots on the north side (c. 1800 to 1839), Garrison Reserve lands on the south, and the initial urbanization with the extension of the city's development to Niagara Street and Garrison Creek in 1842. The development patterns established in that period are still legible today. They include the street blocks created by the Park Lot lands, the subdivision of the Garrison Reserve and the continuous use of the lands between Massey and Fennings Street as an institution for mental health on the lands originally dedicated to it in 1839. The lack of north south street alignments reflects the different historical development of the north and south sides of the street. The regular blocks on the north side of the street are generated from the Park Lot property lines, while the longer and irregular blocks on the south reflect a later subdivision of the Garrison reserve. This early period also marked the gradual concentration of commercial buildings, east of Niagara, and early industrial buildings near Garrison Creek.

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

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

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

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



Figure 260 (Toronto Public Library, Queen & Lisgar Branch, Queen St. W. at Lisgar St., 1909, Digital Archives, Toronto Public Library)

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

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

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

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

Heritage Attributes

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

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

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

- the main street commercial character of the area;
- the identified views and vistas within the area; and
- the collection of landmark buildings that have historically and continue to facilitate social and community activities in the area.

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

- the building construction to the front and side lot lines;
- the predominantly low rise scale of 2 to 4 storeys;
- the ratio of the streetwall to the street;
- the distinct commercial building typologies, with their tripartite design;
- the intermediate grain industrial buildings;

- the free standing civic and landmark buildings;
- the predominant use of brick, and the overall quality of the ornamentation and detailing of masonry, including the use of polychromatic brickwork;
- the configuration of the ground floor storefronts, with their wide sign bands creating a datum line, their large display windows, raised bases and recessed entrances;
- the proportion and rhythm of windows, often set within narrow bays with arched lintels;
- the accent bay and oriel windows;
- the use of mansard roofs; and
- the expressed cornices and articulated parapets.



Figure 261 (Orange Parade on Queen St. W. near Palmerston Blvd., 1900, Ontario Archives)



Figure 262 (1280 Queen St. W., at Gwynne Ave., c.1896, Bruce Plinto, Sunnyside Historical Society)

PARKDALE MAIN STREET HCD

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

Description of Historic Place

The Parkdale Main Street District is the original civic and commercial core of the Village of Parkdale. It encompasses both sides of Queen Street from Dufferin Street and the Queen Street Subway to the east, to Jameson to the southwest, 5 properties west of Macdonell Avenue on the northwest corner and the properties on Cowan Avenue down to Melbourne Avenue. The area is bordered by the West Queen West District to the east and a more residential and mixed use section of Queen Street West to its west. The lands south and north of Queen Street include the original residential neighbourhoods and blocks that defined the Village of Parkdale.

The district's encompasses the civic centre of the area including the library, the police station (now an art gallery), the churches, and the community centre of Masaryk Hall and Park.

Statement of Cultural Heritage Value

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

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

The district's evolving historic character is legible in the extant buildings and urban fabric. The district's early development from 1800s to 1855 encompasses the initial survey of Lot Street (now Queen Street), the creation of Garrison Reserve and the Park Lots. The development of the individual Park Lots saw the creation of the Village of Brockton was developed on the north side of Queen Street. The advent of the rail in the years 1856 to 1879 greatly increased access to the area. As the last stop before Union Station, the Village of Parkdale was created and promoted as an area of picturesque qualities and clean water. The Toronto House Building Association subdivided land south and north of Queen Street into residential lots that became very popular with a rapidly growing Toronto population looking for a more bucolic setting. The street grid reflects the planned subdivision of the area by the Toronto House Building Association and the earlier Village of Brockton. Incorporated in 1879, the suburban character of the Village of Parkdale was actively promoted and protected. Queen Street West provided its commercial spine and centre, and connected it to Toronto with the construction of the Queen Street Subway. After financial difficulties, Parkdale was annexed into Toronto in 1889. This spurred a sharp increase in the development of the commercial buildings along Queen Street West. Most of the extant buildings in the district were built during a period of rapid development from the 1890s to 1920s. The area's gradual erosion of its suburban character led to an exodus of the wealthier residents. From the 1920s to 1970s, the resulting reduced property prices encouraged the settlement of migrant populations and the subdivision of large houses into multi-residence unit and rooming houses. This period of decline

resulted in localized large scale demolition which is evident in the resulting coarse grain blocks on the south side of the street. The deinstitutionalization of the Provincial Asylum compounded the decline of the area. Since the 1980s, the area has seen a revitalized development and gentrification encouraged by organizations such as the Parkdale Village Arts Collective.

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

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

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

The buildings are constructed to the front and side property lines and have similar proportions and solid to open window ratios. They share a tripartite configuration with open storefront ground floor base, brick upper stories with regular window bays, and an expressed roofline of cornices parapet and mansard roofs. Some mixed use building display a more prominent residential character with distinct residential entrances, less open storefronts at grade and bay windows and loggias at the upper levels.

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

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

Heritage Attributes

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

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

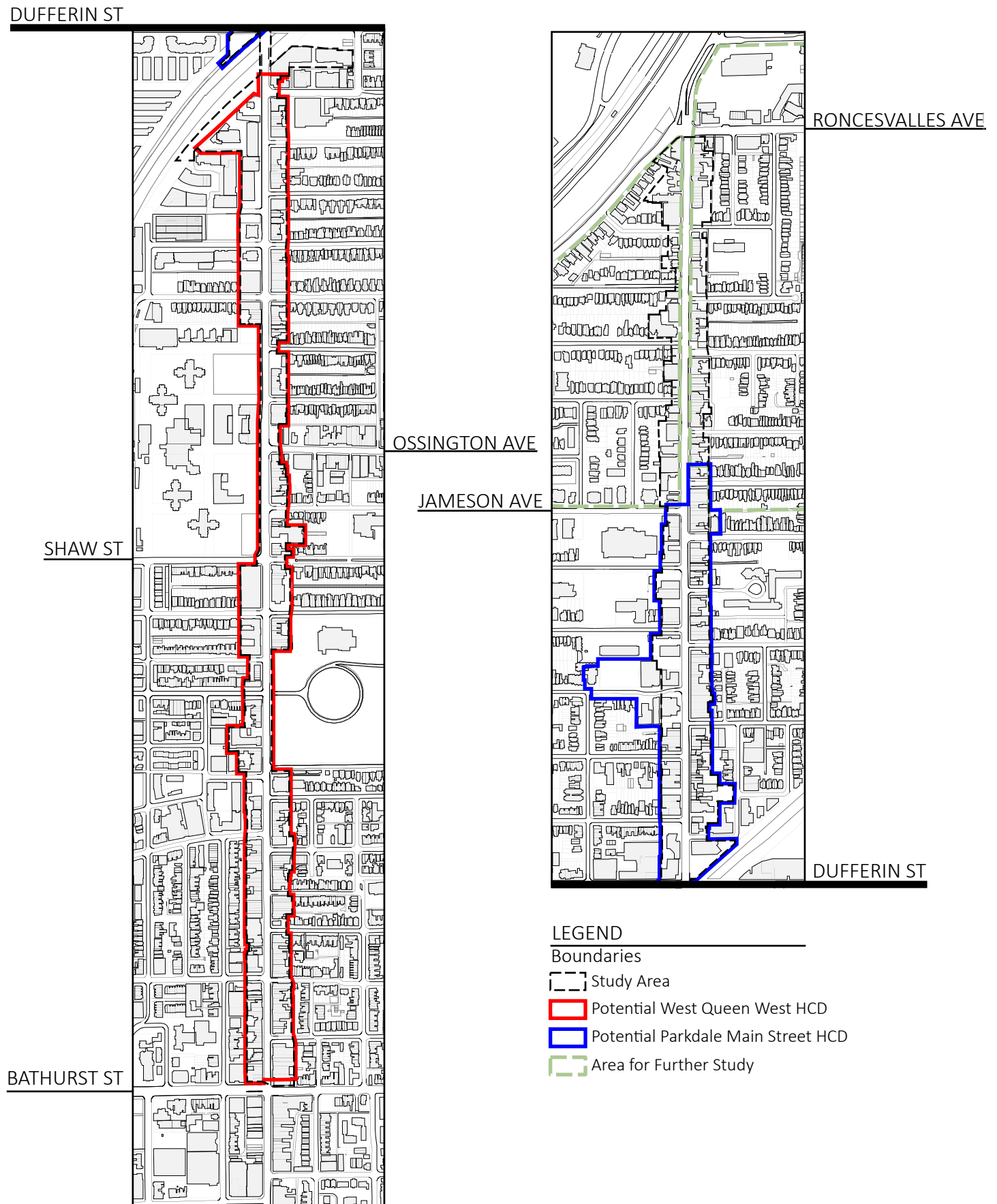
Heritage attributes that embody the *contextual, social and community values* of the district include:

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

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

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

Figure 263 (Map of Proposed Boundaries of Potential HCD Plans)



PROPOSED BOUNDARY(IES)

The results of the Character Analysis (Chapter 06) and Evaluation of Significance (Chapter 07) established that the heritage character of the area between Roncesvalles and Jameson (Character Sub-Area A) should be protected through by including properties on the Toronto Heritage Register and other planning tools; while the areas to its east be divided into two distinct HCD boundaries: Parkdale Main Street, from Jameson to Dufferin (Character Sub-Area B), and West Queen West, from Dufferin to Bathurst (Character Sub-Areas C and D). The proposed HCD boundaries and heritage analysis were developed through an iterative process. The thematic history of the neighbourhood established critical periods of development, while the mapping of the built form established the extant physical evidence of these periods. The four Character Sub-Areas were further refined by validating that the boundary encompassed the heritage attributes of the district's cultural heritage values.

The boundary for the West Queen West District, therefore, includes:

- The historic plans of Lot Street (Queen Street West), the western exit for Town of York, the Surveyed Park Lots, and the City's 1842 expansion up to Niagara Street;
- Portion of the former Garrison Reserve land, excluding the CAMH grounds;
- The area in which the Garrison Creek crossed Queen Street West;
- The historic sites of the civic and religious institutions of the City of Toronto, including the Euclid Avenue Methodist Church, the St. Nicholas Ukrainian Church, and Darling and Pearson's Canadian Imperial Bank of Canada;
- The landmark buildings that form the neighbourhood's visual identity, including the Great Hall, Postal Station C, and the Carnegie Library;
- The buildings that chart the economic development of early Toronto, including the warehouses and The Drake and Gladstone Hotels; and
- The buildings that contribute to the overall visual identity of West Queen West.

The boundary for the Parkdale Main Street District, therefore, includes:

- The historic Village of Parkdale and former border of the Village of Brockton;
- The historic sites of the civic and religious institutions of the Village of Parkdale, including St. Mark's Anglican Church, Cowan Avenue Methodist Church, Police Station No. 6, the Fire Hall, Metropolitan Bank, Union Bank of Canada, Imperial Bank of Canada, and the Toronto Hydro-Electric Commission;
- The landmark buildings that form the neighbourhood's visual identity, such as The Rhino (1249 Queen Street West)
- The cultural and educational institutions that serve the area, including the Metropolitan Music School and the Parkdale Curling Club;
- The buildings that chart the economic development of Parkdale, including the Parkdale and Scholes Hotels; and
- The buildings that contribute to the overall visual identity of Parkdale's historic Main Street.

The Study Area was partitioned into two boundaries meriting HCD Plans: West Queen West, and Parkdale Main Street. The determinant factors in how the boundaries were defined are stated above. Their different histories and themes informed the definition of the West Queen West and Parkdale Main Street boundaries. West Queen West is defined by the western expansion of the City and its land uses, whereas the Parkdale Main Street is defined by its independent growth and its being the nucleus of the Village of Parkdale.

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