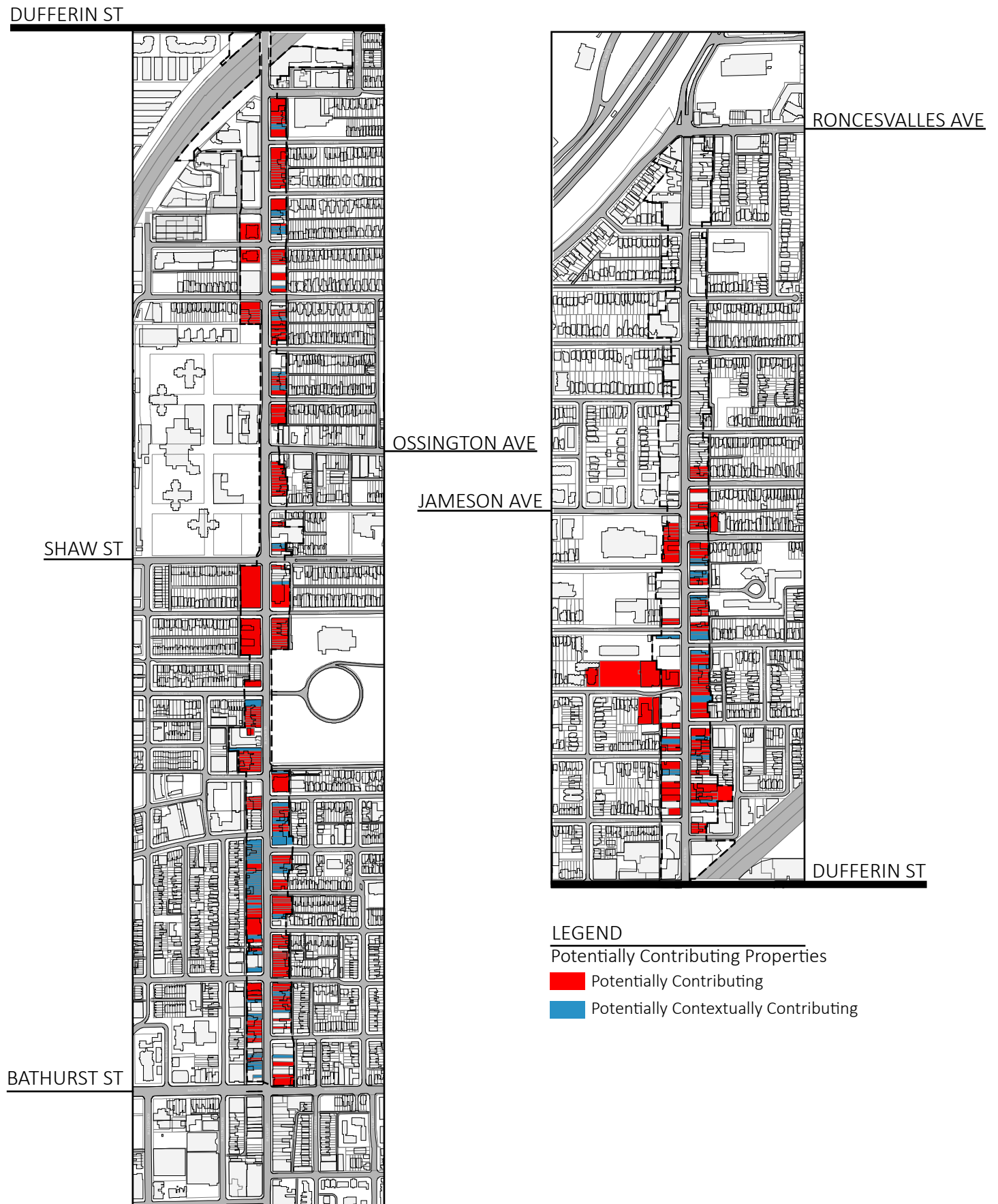


Figure 264 (Map of Potentially Contributing and Contextually Contributing Properties)



The western portion of the Study Area, beyond Macdonell Avenue, was excluded from the boundaries. Its history and physical character are more closely associated with those of a residential district immediately north and south. The development history is distinct from the predominant commercial character of the other two boundaries. On the south side of the street, the building typologies are more predominantly residential with differing setbacks from the street and fewer retail openings at grade. The north side has predominantly two-storey storefronts including a section of ones built in the 1960s. The area as a whole developed later than the rest of the Study Area. Buildings that merit individual listing or Part IV Designation under the Ontario Heritage Act from this Character Sub-Area have been outlined in the *recommendations for inclusion on the City of Toronto's Heritage Register* at the end of this chapter. This area is recommended for further study as a Parkdale Residential HCD, which should extend both north and south of the original Study Area Boundaries.

The Parkdale Main Street boundary has two extensions beyond the Study Area: the civic buildings down Cowan Avenue to Melbourne Avenue, and the civic building on the western side of Lansdowne Avenue, just north of Queen Street West. The boundary was extended in these locations because the building heights, materials and uses align with the character of the Parkdale Main Street, as well as reinforce the area as being the Village's Main Street. These additional buildings were also designed by architects who have completed other projects in the Study Area. The five new property additions are already included on the City of Toronto's Heritage Register and represent the historic relationship between Cowan Avenue and Queen Street West and contribute to the understanding of the public realm and functions that supports a Village's Main Street.

CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

The buildings that best exemplify the overall themes and periods of significance in the West Queen West Study Area were mapped and reviewed. These buildings illustrate the history, evolution, physical character, and significant typologies and uses of the district.

The buildings that contribute to the character of West Queen West and Parkdale Main Street include:

- listed and designated buildings;
- commercial storefronts;
- warehouses;
- civic institutions;
- religious institutions;
- theatres; and
- landmark buildings, such as the Gladstone Hotel.

In addition to the built form of the district, the street grid and property lot divisions have also been identified as a contributing feature to its cultural heritage value. The block patterns and difference in property size between the north and south streetscapes are distinctive and unique – and as such, a considered to be an important character-defining feature of the district. The lack of alignment between the north-south streets on either side of Queen Street West also contributes to the overall character of the area.

Two categories of properties were identified:

1. Contributing:
 - Contributing properties that add to the overall cultural heritage values, character, and integrity of the district, and also possess architectural merit and design value in itself;
 - Contextual contributing properties that add to overall cultural heritage values, character, and integrity of the district, but do not necessarily possess design value in itself;
2. Non-Contributing:
 - Non-Contributing properties do not add to the overall cultural heritage values, character, and integrity of the district. Their demolition would not negatively impact the cultural heritage value of the district.

Please refer to *Appendix D* for a list of Contributing and Non-Contributing Properties.

OBJECTIVE FOR HCD PLANS

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

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

West Queen West HCD

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



Figure 265 (Facade Details, c.1971-1984, Harvey R. Naylor, City of Toronto Archives, Fonds 1526, File 70, Item 105)



Figure 266 (Queen St. W. at Jameson Ave, 1920, Digital Archives, Toronto Public Library)

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

Parkdale Main Street HCD

1. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, public realm, and archaeological resources.
2. Conserve the legibility of the District's periods of significance that expresses the evolution of the Parkdale Main Street from 1850s to present.
3. Conserve and enhance the legibility of the historic Village Main Street and its amenities, and the civic core on Cowan Avenue.
4. Conserve and enhance the District's contributing properties, Part IV designated properties and listed properties.
5. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.
6. Ensure that new development and additions conserve and enhance the cultural heritage value of the District particularly with respect to the historic scale, form and massing of its contributing properties and the public realm.
7. Ensure that archaeological resources are protected.
8. Encourage high quality architecture in the design of new development, additions and alterations that is complementary to the District's cultural heritage value.



Figure 267 (Cowan Ave. Police Station, 1931, Department of Public Works, City of Toronto Archives, Series 372, Subseries 1, Item 1063)

9. Conserve and enhance the District's human scale built form that supports and enhances the pedestrian main street experience.
10. Conserve and enhance the identified views and vistas.
11. Conserve and enhance the relationship to the Queen Street Subway.
12. Ensure harmony of materials between new and old, including type, colour, scale, finish and details.
13. Conserve and enhance the well-defined and articulated streetwalls of the District.
14. Conserve and enhance the fine grain built form at grade.
15. Conserve the size and scale of at-grade retail to acknowledge and support the diversity of shops and retail activity that reflect and support the cultural and economic diversity of the District.
16. Protect shadow-sensitive heritage properties from new net shadows.
17. Conserve, support and enhance the social, cultural and community values of the District.
18. Ensure development and alterations adjacent to the District conserve the District's cultural heritage value.

RECOMMENDATIONS FOR INCLUSION ON THE HERITAGE REGISTER

The Study Area currently includes twenty buildings that are listed in the City of Toronto's Heritage Register, sixteen buildings that are designated under Part IV of the Ontario Heritage Act, seven buildings (1032-1046 Queen Street West) with intention for Part IV Designation of the Ontario Heritage Act, and one building that is designated under Part V of the Ontario Heritage Act included in the Queen Street West HCD. The decision to extend boundaries to include Cowan Lansdowne Avenues will add two properties listed on the City's Heritage Register, and three properties with Part IV Designation.

By analyzing the built form survey and thematic history, a number of significant buildings were identified that are recommended for Listing and Part IV Designation. Please Refer to *Appendix E* for a list of properties recommended for inclusion on the City of Toronto's Heritage Register.

Figure 269 (Queen St. W., 1911, City of Toronto Archives, Fonds 1231, File 231, Item 960)

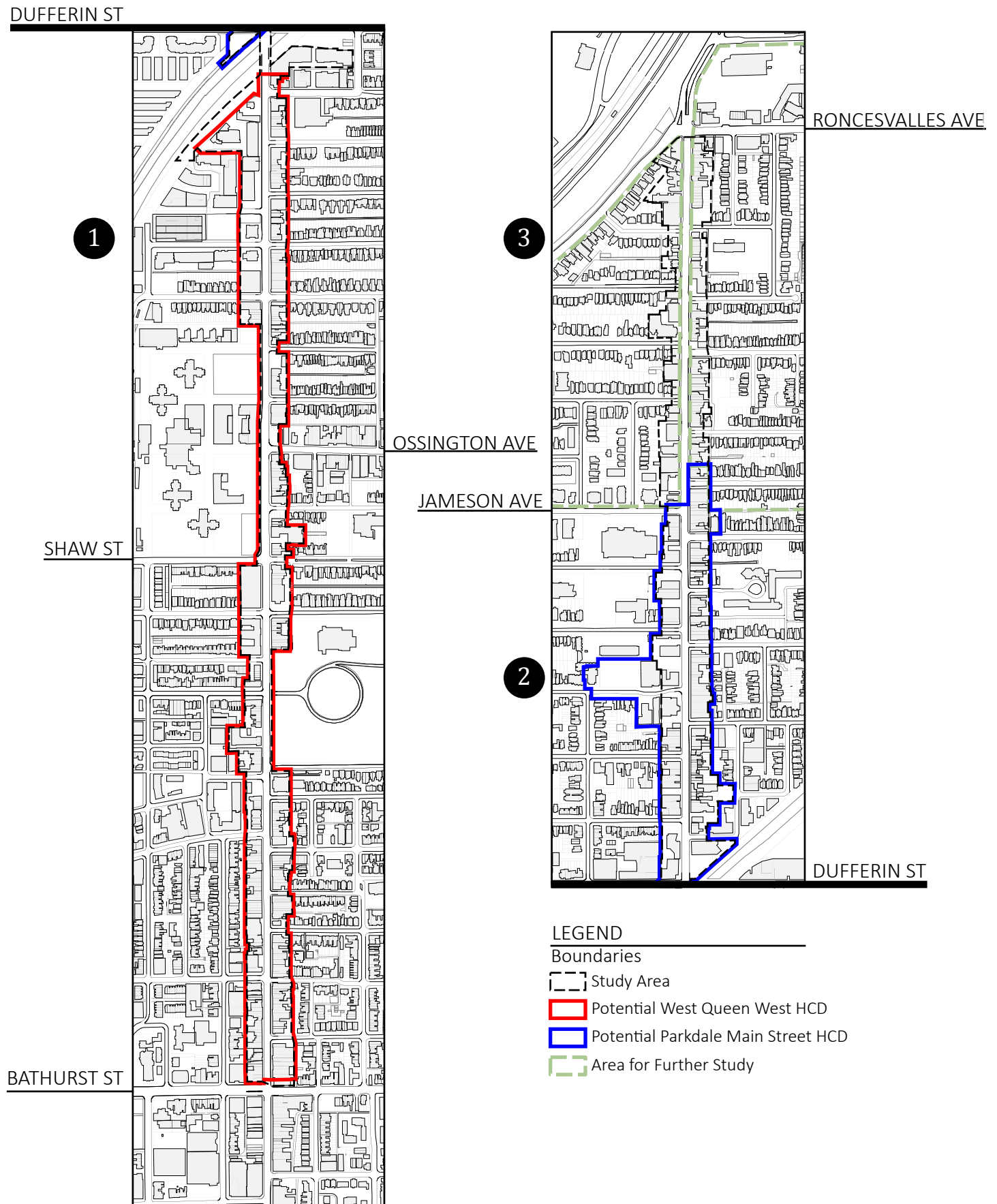


Figure 268 (Cowan Ave. Fire Station, c.1920, Alexandra Studio, City of Toronto Archives, Fonds 1257, Series 1057, Item 753)



9. POLICY CONTEXT

Figure 270 (Map of Proposed Boundaries of Potential HCD Plans)



1.0 INTRODUCTION

This following section will provide an overview of the current planning policy and zoning by-law framework as it pertains to the lands identified as of the West Queen West part HCD Study Area. This review has been undertaken to assist in the study's identification and assessment of the cultural heritage value and attributes for the Study Area and potential conservation of these attributes under Part V of the *Ontario Heritage Act* (OHA). During the process of the West Queen West HCD Study, it was determined that the Study Area be subdivided into three different heritage areas Figure 270), including:

1. **West Queen West HCD** – this area is bounded by Dufferin Street to the west and Bathurst Street to the east;
2. **Parkdale Main Street HCD** – this area is approximately bounded by Jameson Avenue to the west and Dufferin Street to the east; and,
3. **Recommended Area for Inclusion on the City of Toronto's Heritage Register** – this area is approximately bounded by Roncesvalles Avenue to the west and Jameson Avenue to the east.

This overview that follows takes into consideration the overall boundary of the 3.5 kilometre stretch of Queen Street West Study Area which is comprised of the three identified areas above. The review of policy documents include the Provincial Policy Statement (PPS), the Greater Golden Horseshoe Growth Plan (The Growth Plan) and the provisions of the Ontario Heritage Act (OHA) at the provincial level and the City of Toronto Official Plan (OP) and the Zoning By-law (ZBL) at the municipal level.

In addition to these core policy documents, there are supplementary guidelines and policy documents that are applicable to the HCD Study Area boundary, including the Garrison Common North Secondary Plan and the Avenues and Mid-Rise Buildings Study. The review of these documents will conclude with a discussion noting potential conflicts with, or changes required to the OP and ZBL with respect to the proposed HCD designations of the study.

2.0 PLANNING POLICY OVERVIEW

2.1 Ontario Heritage Act

The Ontario Heritage Act (OHA) enables the province and municipalities to conserve, protect and manage heritage properties and districts and archaeological sites. Municipalities are conferred powers to identify, and designate properties of cultural heritage or interest in the municipality, either individually under Part IV or as included within a heritage conservation district of cultural heritage value or interest under Part V of the Act. In addition, Part V of the Act indicates that once a heritage conservation district plan is adopted for a given area its policies and objectives shall have precedence should there be a conflict with the in force municipal by-law and it affects the designated district. Section 41.2(1) of the OHA states that:

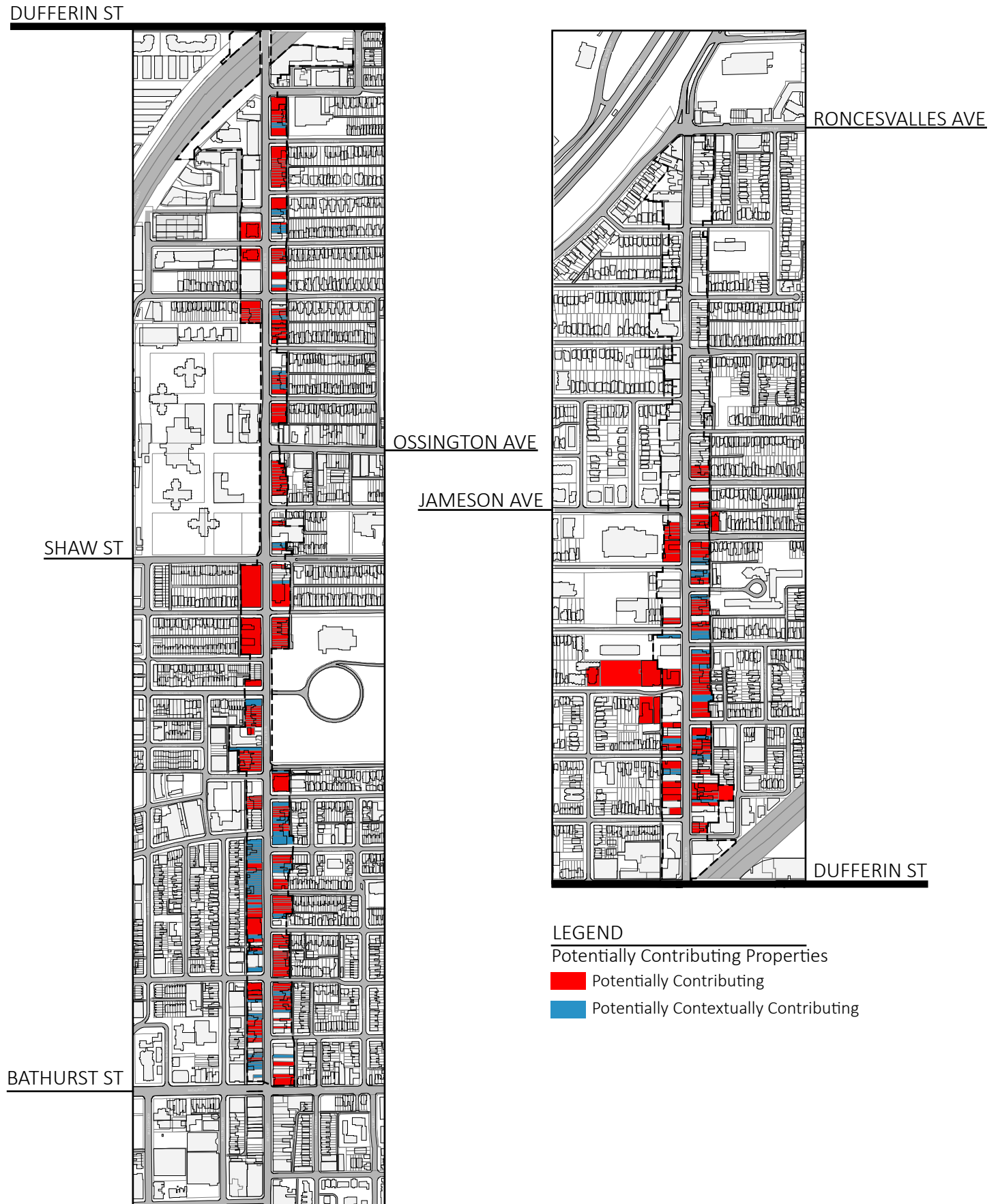
"...if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,

- a. *carry out any public work in the district that is contrary to the objectives set out in the plan; or*
- b. *pass a by-law for any purpose that is contrary to the objectives set out in the plan."*

Adopting a heritage conservation district plan(s) in the Study Area under Part V of the OHA provides for heritage protection and allows the municipality to deny demolition permits, to guide change through the development review process on protected properties and to control property alterations through a heritage permit system. The study has identified two districts within the Study Area boundary, the West Queen West HCD (abutting the existing Queen West HCD to the east) and the Parkdale Main Street HCD, for consideration at the Plan phase to support the conservation and maintenance of their cultural heritage and physical character.

The stretch of the Study Area between Roncesvalles Avenue and Jameson Avenue has been identified as an area that is more suitable for individual property Listing and Part IV Designation as outlined in the OHA. The municipality may designate a property where it has determined that it is of cultural heritage value or interest. Designation also gives the municipality the authority to protect these properties from demolition or alteration. (Figure 271) in this study indicates a number of properties that are contributing and could be considered candidate properties for inclusion on the City of Toronto's Heritage Register.

Figure 271 (Map of Potentially Contributing and Contextually Contributing Properties)



2.1 Provincial Policy Statement (2014)

The current *Provincial Policy Statement* (PPS) provides policy direction on matters of provincial interest related to land use planning and development that is of provincial interest and administered under the authority of Section 3 of the *Planning Act*. The Study Area is within what the PPS defines as a “Settlement Area” that requires efficient use of land, services and infrastructure, a mix of land uses and support for transit and active transportation. The PPS also requires that settlement areas meet minimum targets for intensification and redevelopment. Although such policies may have an impact in the form of potential development pressure in the Study Area, Section 2.6 provides more pertinent policies with respect to Cultural Heritage and Archaeology, noting that:

“2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved; and

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

The PPS provides policy support to protect and conserve cultural landscapes. The term *Conserved* is defined as “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*”. The West Queen West HCD Study conforms to the Province’s cultural heritage objectives through the determination of what significant heritage landscapes should be considered for an HCD Plan.

2.2 Growth Plan for the Greater Golden Horseshoe, 2006 (June, 2013 Consolidation)

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) was prepared under the Places to Grow Act, 2005 and came into effect on June 16, 2006. It is a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in this region through to 2031. The Growth Plan identifies intensification areas and growth centres that dictate where the region’s growing population and employment should be accommodated through increased density. The Study Area boundary is within what the Growth Plan identified as a Built-Up Area.

With respect to the Study Area the Growth Plan indicates that Built-Up Areas accommodate future growth in Section 2.2.2.1 by:

“..directing a significant portion of new growth to the built-up areas of the community through intensification.”

The Growth Plan also recognizes the importance of natural, built, and cultural heritage to the economic prosperity and quality of life in the province and encourages policies that support heritage conservation in Section 4.2.4.1, noting:

“Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:

- a. Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified.”*

Finally, it is important to note that in 2015, the Province initiated a review of the Growth Plan, along with the other Provincial planning documents. A new draft Growth Plan for the Greater Horseshoe was prepared in May, 2016 and is currently in review. This document has a new section, 4.2.7 *Cultural Heritage Resources*, which restates that cultural heritage resources will be conserved as per the policies of the PPS especially in strategic growth areas.

Given the coordinated policies of both the Growth Plan and the PPS to direct growth to areas such as the WQW HCD Study Area while conserving heritage resources, the two proposed HCDs could provide context sensitive policies to address potential new development or redevelopment at the Plan phase.

2.3 City of Toronto Official Plan (June, 2015 Office Consolidation)

The City of Toronto's Official Plan is intended to ensure that the City evolves, improves, and realizes its full potential in areas such as land use development, transit, and the environment. It provides a vision that encourages appropriate growth and intensification supported by quality architecture and urban design and transit.

The most recent Official Plan consolidation of policies is in effect as of June 2015. The most relevant policies of the Official Plan applicable to the Study Area are the 'Avenues' (Section 2.2 and 2.2.3), Healthy Neighbourhoods (Section 2.3.1.), heritage conservation (Section 3.1.5), land use designations – Neighbourhoods, Mixed Use Areas, Regeneration Areas, and Employment Areas (Sections 4.1, 4.5, 4.7 and 4.6 respectively), and built form (Section 3.1.2).

2.3.1 Growth Management Strategy

Chapter 2 Shaping the City outlines the City's growth management strategy with emphasis on integrated land use and transportation policies. It acknowledges that the existing urban structure poses challenges to growth and renewal while noting that attracting more residents and jobs to the City is vital to its growth and future. It further suggests that appropriate growth management can be realized through:

"The principles that follow for steering growth and change to some parts of the City, while protecting our neighbourhoods and green spaces from development pressures, are the first layer of a sound planning process for shaping the City's future."

The growth management strategy integrates land use and transportation by directing growth to what the Official Plan identifies on Map 2, Urban Structure as *Downtown, Centres, Avenues, and Employment Districts* and that are supported by transit services and transportation infrastructure.

The extent of the Study Area boundary along Queen Street West is identified as *Avenues* (Figure 272).



Figure 272 (West Queen West HCD Study Area within Urban Structure Excerpt)

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors notes that:

"...Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents."

The Official Plan further recognizes that Avenues differ and that there is no "one size fits all" approach for reurbanizing and that change will occur incrementally over time. With particular relevance to Queen Street West in the Study Area it also notes that *"Some of the Avenues already serve as 'main streets' that are focal points for the local community..."*, already have mixed-use zoning in place, and *"...will be a low priority for Avenue reurbanization studies."* The West Queen West Study Area corridor already performs the function of a "main street", it is zoned Commercial Residential for mixed-use development (see sections 2.5 and 2.6 below) and the City is undertaking a Planning Study for the area (West Queen West Planning Study).

Given the Official Plan's objective for directing growth to Avenues such as the Queen Street West areas nominated as HCDs (West Queen West and Parkdale Main Street HCDs), the Plan will need to temper intensification objectives with guidelines for sensitive built form height, massing and transition. The Study Area between Roncesvalles Avenue and Jameson Avenue has been identified as an area more suitable for individual property designation and listing and will need to be addressed through the West Queen West Planning Study which could adopt similar development guidelines to the HCDs and/or bolster them with area specific policies and zoning by-laws.

Furthermore, although the Study Area concentrates on the Queen Street West corridor, consideration should be given to the adjacent *Neighbourhoods* residential uses that abut the Study Area. Section 2.3.1 *Healthy Neighbourhoods* indicates that a *"cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood."* With respect development policies, as they relate to *Mixed Use Areas* such as the Study Area, section 2.3.1.2 states:

"Developments in Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods will:

- a. be compatible with those Neighbourhoods;*
- b. provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those Neighbourhoods;*
- c. maintain adequate light and privacy for residents in those Neighbourhoods; and*
- d. attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods."*

This policy further reinforces the need for the nominated HCDs to include guidelines with respect to transition between development on Queen Street West and the adjacent stable neighbourhood areas.

2.3.2 Heritage Conservation

Section 3.1.5 of the Official Plan provides policies pertaining to Heritage Conservation. It recognizes that as Toronto continues to grow and intensify it must *“be balanced with the ongoing conservation of our significant heritage properties, Districts, and Areas”* and that the City will use available regulatory tools to promote conservation. Amongst the general heritage conservation policies outlined the direction of including non-designated properties on the Heritage Register as well as HCDs is of interest to the Study Area as the properties between Roncesvalles and Jameson Avenues, identified as potential heritage properties, will need to be included. The Official Plan provides directives with respect to identifying and evaluating cultural heritage value of both individual properties and HCDs for inclusion on the Heritage Register (3.1.5.2) and to provide protection of these features under the OHA (3.1.5.3). With respect to this study, the Official Plan notes in Section 3.1.5.14:

“Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.”

For the broader requirements of HCDs Section 3.1.5.30 through 3.1.5.33 provides specific policies pertaining to Heritage Conservation Districts. These sections outline the policies for both HCD Studies and Plans and requiring a Heritage Impact Assessment to protect protection of existing heritage properties or districts from adjacent development.

Section 3.1.5.30 indicates that potential HCDs should be identified and evaluated for cultural heritage value and where deemed significant should be designated and conserved. As noted in previous sections, the WQW HCD Study has identified two districts having significant cultural heritage, the West Queen West and the Parkdale Main Street HCDs, for designation.

Section 3.1.5.31 outlines the process for HCD Studies and Plans, with respect to their relationship to the Official Plan and zoning by-law. It notes that directions regarding conservation of HCDs may include the identification of changes to the Official Plan and zoning by-law that may be required to realize conservation objectives.

Section 3.1.5.32 provides for the assessment of any development, site alteration, and municipal works within or adjacent to HCDs, through the requirement of a Heritage Impact Assessment *“to ensure that the integrity of the districts’ heritage values, attributes, and character are conserved.”*

Section 3.1.5.33 further reinforces that:

“Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.”

The Official Plan heritage conservation policies noted above were strengthened as a result of Official Plan Amendment No.199 (OPA 199). The OPA was adopted by Council in April, 2013 and was approved by the Ministry of Municipal Affairs and Housing (MMAH) in June, 2013. After being appealed in 2014, City staff reached a tentative settlement on all outstanding matters related to OPA 199 on February 6, 2015.

OPA 199 provided a vision for the conservation of heritage resources in Toronto that transcends the simple preservation of individual buildings and integrates heritage into the daily experience of the City. The general heritage policies covered a wide array of heritage properties including: individually significant buildings and structures, properties that are a part of a heritage conservation district and cultural heritage landscapes. The proposed policies have been incorporated in the Official Plan and provide that potential HCDs will be identified, evaluated, designated and conserved, where they are assessed to have cultural heritage value. Furthermore, these policies require that all developments, site alterations and public works, within or adjacent to HCDs, be evaluated and only approved if they are in accordance with the HCD Plan.

With respect to this study and its identification of two HCDs within the Study Area boundary, the Official Plan heritage conservation policies and the most recent amendment policies’ inclusion of cultural heritage landscapes (e.g. main streets such as Queen Street West) provide for further enhanced protection for heritage properties and HCDs.

2.3.3 Land Use Designations

A review of the Official Plan's Land Use Designations schedule (Map 18) within the WQW HCD Study Area boundary (Figure 273) indicates that the majority of the Study Area is designated Mixed Use Areas. In addition, it includes a Regeneration Areas designation on the south side of Queen Street West from Dufferin Street moving eastward to the CAMH facilities (just east of Dovercourt Road) and an Employment Areas designation for a small pocket of light industrial uses at the northeast corner of Noble Street and Queen Street West, just south of the Canadian National Rail (CNR) line.

i) Mixed Use Areas

The majority of the Study Area is designated as Mixed Use Areas and permits a range of land uses including mixed use commercial/residential, single-use residential and commercial and institutional use buildings as well as parks and open spaces. The Official Plan also contains policies to guide development in Mixed Use Areas with the objective of creating a balance of uses that reduce automobile dependency while creating vibrant and pedestrian friendly streets for the local community (Section 4.5.2).

The policies for the Mixed Use Areas designation also speak to building form and massing. New buildings or development will provide massing transition to address adjacent lower scale grade-related residential neighbourhoods, which may have different building scale and intensity, through setbacks and stepping down of heights. Finally, to ensure the finer grain of activity and uses that is envisioned for Mixed Use Areas, the policies prohibit the development of large-scale, stand-alone retail stores.

These policies are appropriate and supportive of the character that has developed along the Study Area. Given the recommendation for the two HCDs there will need to be consideration of what appropriate overall heights, setbacks and massing relationships for existing buildings and adjacent Neighbourhoods residential uses.



Figure 273 (West Queen West HCD Study Area within Land Use Map 18 Excerpt)

ii) Regeneration Areas

The Queen West Triangle, bounded by Queen Street West, the Dufferin Street and east to Dovercourt Road to the boundary of the Centre for Addiction and Mental Health (CAMH) lands is designated as *Regeneration Areas*. This area has undergone extensive re-development over the past decade. It has been an area of transition and change that is generally comprised of new mixed use development and former light industrial sites.

Section 4.7 of the Official Plan provides policies that pertain to Regeneration Areas. Regeneration Areas are intended to provide unique areas of the City a wide range of permitted uses to help attract investment, adaptive re-use of buildings, encourage new construction, environmental remediation, and streetscape improvements. The uses may include commercial, residential, light industrial, parks and open space, institutional, and live/work uses that are urban in terms of character and form. As per the Mixed Use Areas the development of large-scale, stand-alone retail stores in Regeneration Areas is not permitted.

These lands are at the western end of the proposed West Queen West HCD and eastern end of the Parkdale Main Street HCD recommended boundaries and there are a limited number of contributing properties identified in the Regeneration Areas portion of the Study Area. Noting this and that redevelopment has either already occurred or is currently underway, will require the HCD at the Plan Phase to provide guidelines for the unique development transitions that may need to be addressed along this portion of the HCD. The Plan will need to take into consideration some of the strategies and policies that would otherwise be developed by a Secondary Plan for Regeneration Areas.

iii) Employment Areas

The *Employment Areas* designation is a small pocket of remnant light industrial uses at the northeast corner of Noble Street and Queen Street West, just south of the CNR and would be located at the eastern edge of this study's proposed Parkdale Main Street HCD. Within the Study Area boundary, the Employment Area consists of properties on the south side located at 1205 and 1209 Queen Street West and on the north side located at 1258 and 1266 Queen Street West.

The Official Plan notes in Section 4.6.1 that "*Employment Areas are places of business and economic activity*" could include a broad range of employment uses such as offices, manufacturing, warehousing, distribution, research and development facilities, media facilities, parks, and hotels. As per the Mixed Use Areas and Regeneration Areas the development of large-scale, stand-alone retail stores is not permitted. Given the limited extent of these particular employment designated properties and the surrounding context the employment uses that do occur and are likely to occur are those that complement Queen Street West activities and potential office employment uses.

2.3.4 Site and Area Specific Policies

Chapter 7 Site and Area Specific Policies outlines area specific policies that address a “unique historic conditions for approval that must be recognized for particular development sites” and to provide direction on land use. A review of the Official Plan’s Site and Area Specific Policies schedule (Map 29) indicated that Site and Area Specific Policies 154 and 156 were within the WQW HCD Study Area boundary. Policy 154 (Figure 274) includes the properties at the east edge of the proposed Parkdale Main Street HCD which is designated as Employment Areas. The policy notes:

“A mix of employment and residential uses are permitted provided that:

- a) if the property is designated Employment Areas, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area;”*

Policy 156 (Figure 275) includes the properties at the northwest and northeast corners of Queen Street West and Ossington Avenue which are designated as Mixed Use Areas. The policy affecting these two lots notes:

“A limited range of light industrial uses that are compatible with residential uses are permitted.”

The Site and Area Specific Policies for both 154 and 156 do not suggest a potential conflict with the proposed WQW HCD and the Parkdale Main Street HCD as they emphasize compatibility with residential uses. Both suggest the provision of light industrial uses which could be accommodated at grade and be in keeping with the predominant commercial and residential mixed uses along the corridor. It should also be noted these properties have not been identified as contributing properties in the Study Area.

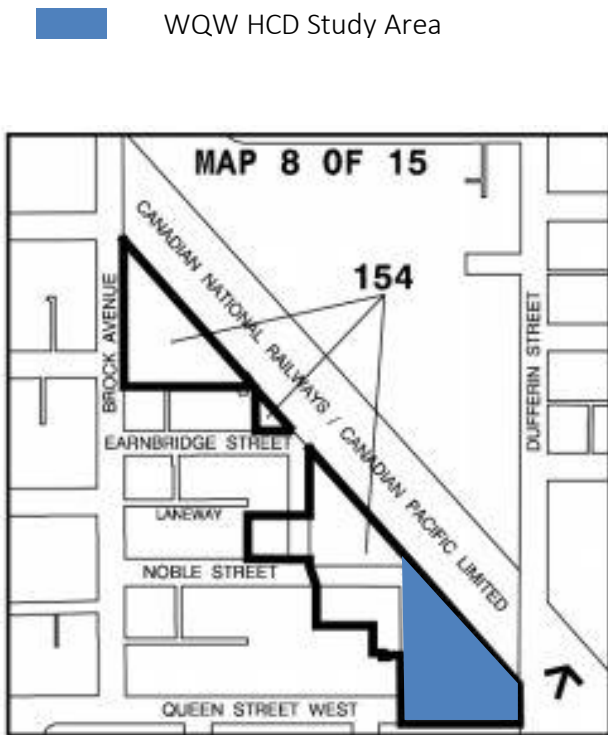


Figure 274 (Site Specific Policy Area #154)

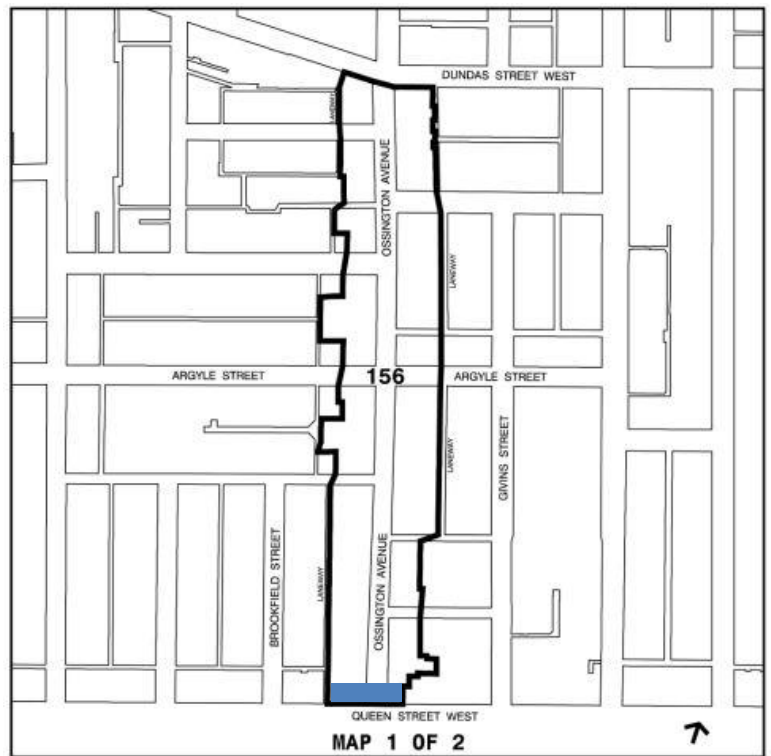


Figure 275 (Site Specific Policy Area #156)

2.4 Garrison Common North Secondary Plan (Policy 6.14)

The Garrison Common North Secondary Plan (Policy 6.14) applies to the area bounded by Queen Street West to the north to the CNR Lines to the south (north of the Gardiner Expressway) from Bathurst Street to the east and Dufferin Street. The Secondary Plan’s northern boundary intersects with the extent of the recommended West Queen West HCD, along the south side of Queen Street West. Interestingly, although the Official Plan identifies the same south side of Queen Street West as an Avenue (see Figure 272 in section 2.3.1), the Avenues and Mid-Rise Buildings Study (see section 3.1) has excluded this portion of Queen Street West from its performance standard guidelines. The portions of the Secondary Plan intersecting the Study Area are designated as Regeneration Areas or Mixed Use Areas (see 2.3.2 i and ii above). Although the Secondary Plan has site specific policies for other areas within its boundary it provides only general policy criteria for the portions that intersect with the West Queen West HCD, which do not include heritage specific policies.

The general policies that may be applicable with respect to the recommended West Queen West HCD include those pertaining to industry and built form. Speaking to the unique character of the area, it suggests that policies allow for the creation and continuation of industrial uses that are compatible with existing neighbouring residential uses and encourage re-use for non-industrial employment uses (Section 4. Industry).

The policies regarding built form (Section 3. Urban Structure Built Form) indicate that mid-rise building will be permitted along Queen Street West, that retail uses be included to animate the street, and that a range of dwelling types be provided including grade-related residential units. To ensure that the objectives of the recommended West Queen West HCD, at the Plan phase, the maximum mid-rise height will need to be defined, as no maximum height has been provided in the Secondary Plan. In addition, to maintain the general character of a mixed use corridor, grade-related dwelling units should be prohibited.

Given that the Secondary Plan is silent or not more descriptive with respect to policies for the portion, on the south side of Queen Street West, intersecting the recommended West Queen West HCD more specific or descriptive guidelines at the HCD Plan phase will be required to ensure appropriate built form transitions and relationships, within this unique portion of the recommended HCD; in particular, those between new, existing and recently completed developments. In addition, the current West Queen West Planning Study being prepared by the City will provide an opportunity to include such requirements in the planning framework that it proposes for the Study Area.



Figure 276 (Proposed West Queen West HCD within Zoning By-Law Map)

2.5 City of Toronto Zoning By-law No. 569-2013

The new City-wide Zoning By-law No. 569-2013 was enacted by City Council on May 9, 2013. The new by-law was subject to a number of appeals to the OMB and many of those appeals have been cleared in an iterative process and portions of the new by-law are in effect up to the amendments of September 30, 2016. However, there are still numerous appeals to the OMB and therefore the new city-wide zoning by-law is not yet in force throughout the City. Until all the appeals have been resolved both the new and the former Zoning By-law No. 438-86 should be considered. With respect to the Study Area, the proposed HCDs, and Area for Individual Designation, the new zoning by-law has the following zoning composition:

- **West Queen West HCD** (Dufferin to Bathurst) – from Dufferin Street to Shaw Street the properties on the south side of Queen Street West and a few on the north side are not included in the new zoning by-law while the remaining properties on the north side are zoned as Commercial Residential (CR). All the properties from Shaw Street to Bathurst are included in the new zoning by-law and are zoned Commercial Residential (CR) (Figure 276);
- **Parkdale Main Street HCD** (west of Jameson to Dufferin)- with the exception of the properties at the eastern edge of this proposed boundary (1205, 1258, and 1266 Queen West) and Noble Street that are not included in the new zoning by-law and the Residential zoned properties on Cowan Avenue (Masaryk-Cowan Community Centre, Masaryk Park, St. Johns Polish National Catholic Cathedral, and Parkdale Library / Community Information Centre), the remaining properties are all zoned as Commercial Residential (CR) (Figure 277); and
- **Recommended Area for Inclusion on the City of Toronto’s Heritage Register** – (Roncesvalles to Jameson) – with the exception of the property located at the northwest corner of Callender Street (MCR – ZBL 438-86) that is not included in the new zoning by-law and the Residential zoned property of Our Lady of Lebanon Parish on Beaty Avenue, the remaining properties are all zoned as Commercial Residential (CR) (Figure 278).

With the exception of the properties that have not been included in the new zoning by-law, the remaining properties are predominantly zoned Commercial Residential (CR) which is supportive of the mixed-use character of the Queen Street corridor. The zoning requirements typically mirror those of the former Zoning By-law No. 438-86. The heights and total densities permitted for properties within the Study Area have remained the same between Zoning By-law 569-2013 and Zoning By-law No. 438-86.

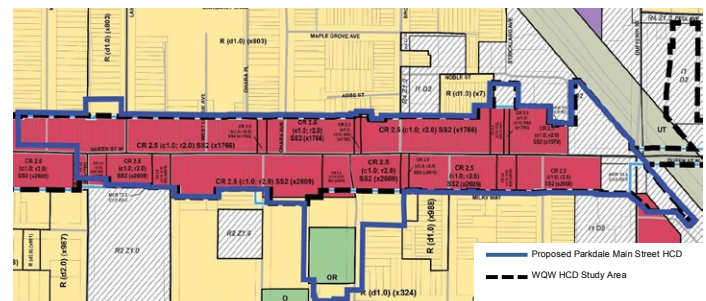


Figure 277 (Proposed Parkdale Main Street HCD within Zoning By-Law Map)

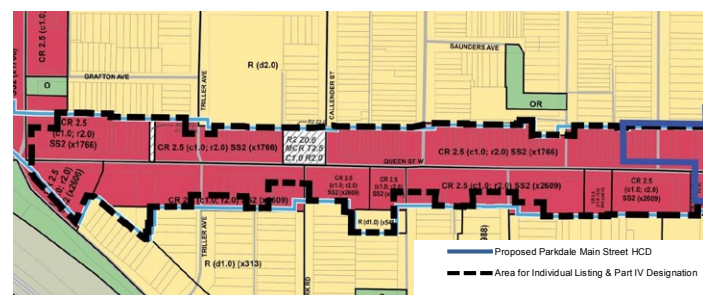


Figure 278 (Area for Recommendations of Inclusion on the City of Toronto’s Heritage Register within Zoning By-Law Map)

2.6 Former City of Toronto Zoning By-law No. 438-86

The Former Toronto Zoning By-law No. 438-86, as amended, was enacted in 1986, is still in effect in the City where the new Zoning By-law has been appealed and must be considered in concert with Zoning By-law 569-2013 until all appeals have been cleared. The full extent of the Study Area is zoned Mixed-Use (MCR) except for the Industrial (I1) properties at the east edge of the proposed Parkdale Main Street HCD and abutting the CNR Line, the Residential (R2) zoned properties on Cowan Avenue (Masaryk-Cowan Community Centre and St. Johns Polish National Catholic Cathedral), Open Space (G) zoned (Masaryk Park), and the Residential (R4) zoned properties at Noble Street.

The MCR zoning is consistent with the mixed use zoning is consistent with the Commercial Residential zoning in the new Zoning By-law 569-2013. This zone permits a wide range of residential, institutional, retail, office and other non-residential uses which supports the uses outlines Official Plans Mixed Use Areas designation. The maximum densities and heights permitted within the Study Area are consistent with only a slight variation demarcated by the CNR Line. West of the rail line from Dufferin Street to Roncesvalles Avenue, which includes the proposed Parkdale Main Street HCD, a maximum density of 2.5 FSI and height of 14.0m is permitted. East of the rail line to Bathurst Street, which is the proposed West Queen West HCD, the maximum density is increased to 3.0 FSI and height to 16.0m. The majority of the existing buildings in the Study Area generally adhere to these densities and height and are up to 3.5 storeys in height.

The areas where heights and densities are exceeded, are mostly in those areas designated by the Official Plan as Regeneration Areas along the western portion of the proposed West Queen West HCD and they are not included in new zoning by-law. To ensure appropriate development transitions to designated heritage properties or identified contributing properties, at the Plan phase of the proposed West Queen West HCD, special attention to policies and guidelines for this particular area will be required. Comparatively the proposed Parkdale Main Street HCD and the Area for Individual Listing and Part IV Designation, east of Jameson Avenue, are much more in keeping with the height and density permitted by the zoning by-law.

With respect to the Area for Individual Listing and Part IV Designation, the only properties that exceed the permitted density and height are properties that have been identified as contributing properties for heritage consideration. In addition, Section 8 (3), Part 1 – Density indicates the following exception:

“6. Exception: Buildings on designated property in MCR districts

....a building in an MCR district which has been designated by the Corporation under Part IV of the Ontario Heritage Act, R.S.O. 1990, or a predecessor or successor thereof, may be used for any purpose permitted in such district without complying with the maximum residential gross floor area or non-residential gross floor area permitted by regulations...”

Properties that are to be designated under Part IV of the OHA in the Area for Individual Listing and Part IV Designation and are under this exception will need to be protected so as not to have this exception used to add additional height through adaptive re-use of the heritage property and to maintain the current height of such buildings as their maximum or provide guidelines that introduce setbacks to added density/height to maintain the current rooftop datum line on the building and transitions to adjacent residential uses.

3.0 URBAN DESIGN GUIDELINES

3.1 Avenues and Mid-Rise Buildings Study (AMBS)

In July 2010, City Council adopted the mid-rise building performance standards of the Avenues and Mid-Rise Buildings Study was prepared to demonstrate how targeted intensification on Avenues, as identified in the Official Plan, could be realized through appropriately designed and scaled mid-rise buildings. An addendum to the mid-rise building performance standards, consolidating City staff recommendations, was adopted by Council on June 8, 2016. The study provides performance standards for the design of mid-rise buildings that aim to ensure appropriate mid-rise built form for the Avenues, sensitive building transitions, and compatibility with adjacent residential neighbourhoods. The Avenues and Mid-Rise Buildings Study applies to 'Avenues' that are designated in the Official Plan as Mixed-Use Areas, Employment Areas, Institutional Areas and Regeneration Areas and targeted for growth.

With the exception of the south side of Queen Street West from Dufferin to Bathurst Streets the remaining extent of the Study Area is identified as an Avenue pertinent to the study and as per the Official Plan. The excluded area is comprised of the Regeneration Area (see Official Plan, 2.2.3 ii), the CAMH lands and the Mixed Use Areas (see

Official Plan, 2.2.3 i), designated properties from Shaw Street eastward to Bathurst Street (Figure 279). Such areas are typically excluded due to their being part of a Secondary Plan area, having an Avenue Study completed or underway, or could have been subject to other City-led studies that have resulted in Official Plan Amendments and/or new Zoning By-laws. The area excluded coincides with the Garrison Common North Secondary Plan, is within the Regeneration Area, and the City initiated West Queen West Planning Study Area.

Of particular relevance to the West Queen West HCD Study Area are the AMBS sections 2.2 determining building heights on avenues, 2.3.1 concerning character areas, and 3.0 which outlines the performance standards for mid-rise buildings proposed on avenues.

Section 2.2 indicates that maximum building height will be determined by and match the street right-of-way widths. In Map 3 of this section it indicates that the extent of Queen Street West, in the Study Area, has a 20 metre right-of-way which would translate into a maximum building height of 20 metres, or approximately 6 storey mixed-use

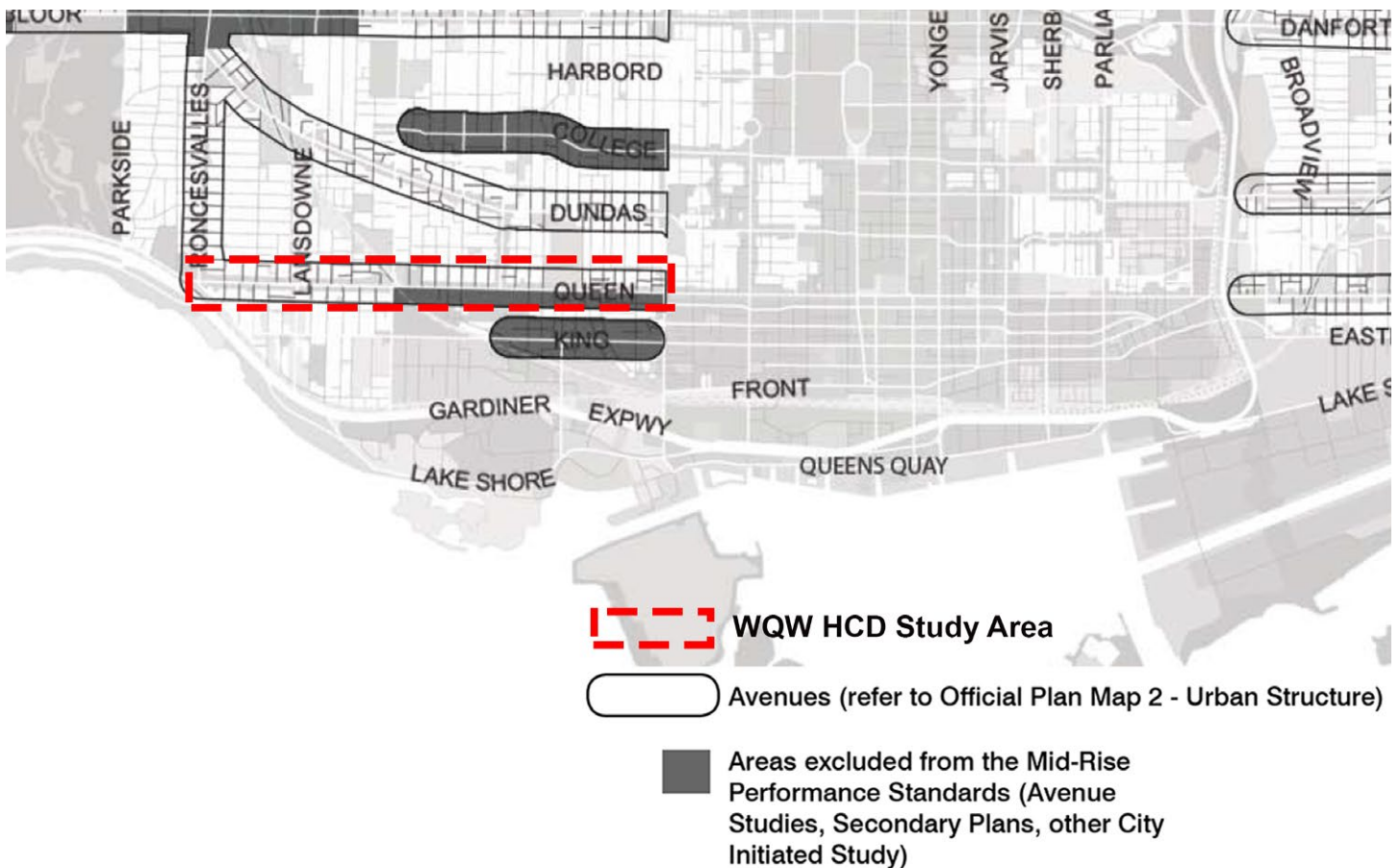


Figure 279 (WQW HCD Study Area within Map 1 Extract from Avenues and Mid-Rise Buildings Study)

buildings within the HCD Study Area. Although the heights proposed appear modest it will be important to establish at the HCD Plan Phase whether those maximum heights are appropriate for the recommended West Queen West HCD and Parkdale Main Street HCDs. For the area west of the proposed Parkdale Main Street HCD, will need to consider how the allowable 6 storey height will be integrated into the existing streetscape and transition to the adjacent proposed HCD. For example it may be desirable to ensure that new buildings or additions be stepped back above the third storey to maintain a continuous datum along Queen Street West and maintains its streetwall character. This will be especially significant for development and additions of identified heritage properties that require individual designation.

Section 2.3.1 highlights character areas along Avenues that include heritage buildings, HCDs, buildings of cultural significance, where adjacent to significant buildings and neighbourhoods of historical significance and require special consideration during redevelopment and intensification of properties. The HCD Study Area was not identified as a Character Area in Map 4 of this section and only indicates Roncesvalles Avenue as a Character Area. Given that the study recommendation of a West Queen West HCD and Parkdale Main Street HCD, at the Plan phase it should be recommended that the AMBS be updated to include the Study Area on Map 4 and Appendix A: Character Study. This will ensure that Performance Standards 19A through 19G, which are most relevant to the heritage properties in the Study Area will be considered in the review of new development and redevelopment.

Section 3.0 provides numerous performance standards and guidelines for mid-rise built form along Avenues providing standards for minimum and maximum heights, angular planes, continuous streetwall, building articulation, for heritage properties, HCDs and character areas. Of particular relevance to this study are the following:

- **Performance Standards 1, 2 and 3** provide maximum and minimum building heights as well as minimum ground floor heights. These standards appear to be appropriate for development in the Study Area, however, this should be confirmed at the Plan phase especially with respect to how the maximum height of 20.0m should be articulated or stepped back to appropriately address Queen Street West.
- **Performance Standards 4A through 4C** provide front façade guidelines with respect to angular plane, façade step-backs and continuous façade alignment. The standards concerning step-back (4B) may not sufficiently address the requirement that may be desired for heritage properties such as deeper step-backs or that it should occur at a lower level than the 80% (16.0m) height of the building. The allowance that a minimum 75% of the building façade be built to the setback line (4C) may be problematic where it may be more appropriate in the Study Area that approximately 100% of the façade may be more desirable.
- **Performance Standard 7A** provides criteria for creating a minimum sidewalk zone of 4.8m. A large portion of the Study Area either may not be able to accommodate or may not be desirable to accommodate this requirement where it affects the historical streetscape character of Queen Street West.
- **Performance Standard 15** speaks to façade design and articulation to ensure animated and pedestrian scaled facades with architectural articulation and rhythm along street frontages which is in keeping with streetscape desired for the WQW Study Area.
- **Performance Standards 19A through 19G** are the most relevant to WQW HCD Study Area as it provides performance standards specifically related to HCDs, heritage properties and adjacencies, and considerations with respect to fine grained street fabric, cornice datum lines, vertical building additions and built form massing and material compatibility.

Although the AMBS is not a statutory policy document, the allowance for a 20.0m building height is in conflict with the zoning height allowance which ranges from 14.0m to 16.0m heights. At the proposed Plan phase, the West Queen West HCD and Parkdale Main Street HCD will need to include their own district specific built form guidelines tailored to their heritage character which would take precedent over these performance standards. However, the AMBS 20.0m heights are applicable and very important with respect to the Area for Individual Listing and Part IV Designation west of the Parkdale Main Street HCD to Roncesvalles Avenue and could provide a potential conflict. In addition, this area has been excluded from the AMBS Character Study areas and should be included as a character area to ensure that the performance standards are applied to redevelopment and new development in this part of Queen Street West.

4.0 CONCLUSION – POLICY AND GUIDELINE FRAMEWORK POTENTIAL CONFLICTS

The preceding policy (Official Plan, Zoning By-Laws, and Secondary Plan) and guideline (AMBS) review has indicated some potential conflicts that need to be considered at the Plan phase of the proposed West Queen West and Parkdale Main Street HCDs and the western portion of the Study Area that has been identified as an Area for Individual Listing and Designation under Part IV of the OHA. The following is a summary noting potential conflicts for the two proposed HCDs as they relate to the policy and guideline framework that is applicable to the Study Area. These potential conflicts and any amendments to them will need to be addressed at the Plan phase of the HCDs and in consultation with City staff.

4.1 Official Plan & Zoning By-Law Designations Conflicts

Potential conflicts or areas of further consideration in terms of policy framework and zoning by-laws, as it relates to the proposed HCD areas and the remaining area not nominated, are as follows:

4.1.1 West Queen West HCD

This proposed West Queen West HCD includes predominantly Mixed Use Areas on the extent of north side and from Shaw Street to Bathurst Street on the south side of Queen Street West. It also includes Regeneration Areas from the CNR line to the west to the western boundary of the CAMH facilities (just east of Dovercourt Road).

The Official Plan indicates that growth, residential and employment intensification, shall be directed to Mixed Use Areas and along Avenues such as Queen Street West, as well as to Regeneration Areas with an accompanying Secondary Plan. While Mixed Use Areas in this proposed HCD have a complimentary Zoning By-law that limit the height to 16.0m, the Regeneration Areas designation can potentially be more permissive in terms of height and density to permit a wide range of uses and to help attract investment.

Noting that there are a limited number of contributing properties identified in the Regeneration Areas portion of the Study Area and that redevelopment has either already occurred or is currently underway, at the Plan phase, the HCD will need to provide guidelines for the unique development transitions that may need to be addressed in this part of the HCD.

In addition, the current zoning map still refers to Zoning By-law 438-86 and in the implementation of the HCD it will be imperative that zoning be amended so as to not only reflect support for the Official Plan designation but to also reflect the objectives of the West Queen West HCD.

Finally, the Garrison Common North Secondary Plan intersects the proposed HCD on the south side in the Regeneration Areas and Mixed Use Areas but it does not provide specific policies with respect to this portion of the HCD. It does, however, generally promote mixed-use mid-rise development but does not indicate a maximum height and that a range of dwelling types be provided including grade-related units. The lack of specificity and the potential impact of not providing height maximums and allowing grade-related residential dwelling units could pose a potential conflict with the objectives of the HCD.

4.1.2 Parkdale Main Street HCD

This proposed Parkdale Main Street HCD is predominantly Mixed Use Areas designation from west of Jameson Avenue to Dufferin Street with the exception of employment lands at the eastern edge of the proposed HCD boundary and the residential zoned properties on Noble Street and Cowan Avenue (Masaryk-Cowan Community Centre, Masaryk Park, St. Johns Polish National Catholic Cathedral, and Parkdale Library / Community Information Centre).

As noted earlier, the Official Plan directs growth and intensification to Mixed Use Areas such as Queen Street West. The Mixed Use Areas in this proposed HCD have a complimentary Zoning By-law that limits height to 14.0m. Although, these heights are maintained in both the new and older Zoning By-law, there will be development pressure to increase height and density based on the objectives of the Official Plan's growth management strategy. At the Plan phase for the Parkdale Main Street, as per the West Queen West HCD, there will be a need to address the potential conflict between appropriate HCD height/density objectives and to temper intensification objectives of the Official Plan for Avenues and the height allowances for them noted in the AMBS.

4.1.3 Recommended Area for Inclusion on the City of Toronto's Heritage Register

The Area for Individual Listing and Designation is predominantly a Mixed Use Areas designation from Roncesvalles Avenue to Jameson Avenue with the exception of the Residential zoned property of Our Lady of Lebanon Parish on Beaty Avenue.

In the stretch of the Study Area between Roncesvalles Avenue and Jameson Avenue, identified as an area more suitable for individual Listing and Part IV Designation, there is potential for development pressure to occur. Based on the Official Plan's direction of growth to Avenues, such pressure could potentially impact the contributing heritage properties identified in the area and their adjacent context.

The City, as part the West Queen West Planning Study, will need to consider special area policies that could compliment the built form massing and heights that may be established for the proposed HCDs. At a minimum, this portion of the Study Area should be included in the Avenues and Mid-Rise Buildings Study's map and character study appendix to ensure performance standards are applicable to potential development in this area.

4.2 Avenues and Mid-Rise Buildings Study (AMBS) Conflicts

Although it is understood that guidelines established under the OHA for the proposed West Queen West and Parkdale Main Street HCDs would take precedence over current non-statutory guidelines such as the AMBS's performance standards, there is still a conflict presented for the Area for Individual Listing and Designation.

The AMBS does not include any portion of the West Queen West Study Area as a Character Study area in Appendix A. To ensure that there is no potential conflict between the heritage objectives of properties designated under Part IV of the OHA and those of avenue intensification in the Official Plan, the AMBS should be updated to include the Area for Individual Designation on Map 4 and Appendix A: Character Study. This will ensure that Performance Standards 19A through 19G, which are most relevant to the contributing heritage properties in the Study Area will be considered and applied in the review of new development and redevelopment of properties.

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Appendix B: Table of Property Survey Data

<i>Property Address</i>	<i>Ward</i>	<i>Neighbourhood</i>	<i>Current Use</i>	<i>Date of Construction</i>	<i>Height (Storeys)</i>	<i>Description of Architectural Style</i>	<i>Architect/Designer</i>	<i>Current Heritage Status</i>
186 COWAN AVE	14	South Parkdale	Institutional	1887	2	Gothic Revival	Smith and Gemmell	Designated Part IV
201 COWAN AVE	14	South Parkdale	Institutional	1887	1	Gothic Revival		Designated Part IV
207 COWAN AVE	14	South Parkdale	Residential	1899	1		W.J. Carmichael	Listed
212 COWAN AVE	14	South Parkdale	Vacant					Under Study
220 COWAN AVE	14	South Parkdale	Institutional	1898	3	Edwardian Classical		Designated Part IV
194 DOWLING AVE	14	South Parkdale	Residential	1912	3	Edwardian Classical	Stanley A. P. Waggett	Designated Part IV
2 B FENNINGS ST	19	Trinity Bellwoods	Commercial	1940	2	20th Century Vernacular		Under Study
1 B GIVINS ST	19	Trinity Bellwoods	Residential	2008	3	Contemporary		Under Study
1 C GIVINS ST	19	Trinity Bellwoods	Residential	2008	3	Contemporary		Under Study
1 D GIVINS ST	19	Trinity Bellwoods	Residential	2008	3	Contemporary		Under Study
1 E GIVINS ST	19	Trinity Bellwoods	Residential	2008	3	Contemporary		Under Study
10 LANSLOWNE AVE	14	Roncesvalles	Residential	1889	3	Edwardian Classical	W.H. Rutcliffe	Listed
2 OSSINGTON AVE	19	Trinity Bellwoods	Mixed-use	2013	3	Contemporary		Under Study
11 PEEL AVE	18	Little Portugal	Residential	2015	10	Contemporary	Tact Architecture	Under Study
85 WILSON PARK RD	14	South Parkdale	Residential	1922	3	Edwardian Classical		Under Study
588 QUEEN ST W	19	Trinity Bellwoods	Institutional	1901	2	Edwardian Classical	Darling and Pearson	Designated Part V
592 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Italianate		Under Study
594 QUEEN ST W	19	Trinity Bellwoods	Commercial	1973	3	20th Century Vernacular		Under Study
598 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1973	2	20th Century Vernacular		Under Study
600 QUEEN ST W	19	Trinity Bellwoods	Commercial	1940	2	Art Deco	Jay Isadore English	Under Study
604 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	2	20th Century Vernacular		Under Study
606 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1910	2	20th Century Vernacular		Under Study
610 QUEEN ST W	19	Trinity Bellwoods	Commercial	1983	3	Contemporary		Under Study
614 QUEEN ST W	19	Trinity Bellwoods	Commercial	1939	1	Contemporary		Under Study
616 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1951	2	20th Century Vernacular		Under Study
620 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	2	Italianate		Under Study

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<i>Property Address</i>	<i>Ward</i>	<i>Neighbourhood</i>	<i>Current Use</i>	<i>Date of Construction</i>	<i>Height (Storeys)</i>	<i>Description of Architectural Style</i>	<i>Architect/Designer</i>	<i>Current Heritage Status</i>
622 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	2	20th Century Vernacular		Under Study
624 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	2	20th Century Vernacular		Under Study
626 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	Italianate		Under Study
630 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	19th Century Vernacular		Under Study
632 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Italianate		Under Study
634 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
636 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Second Empire		Under Study
638 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
640 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Second Empire		Under Study
642 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study
644 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Second Empire		Under Study
646 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Second Empire		Under Study
648 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Second Empire		Under Study
650 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Second Empire		Under Study
650.5 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Italianate		Under Study
652 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
654 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
655 QUEEN ST W	19	Niagara	Commercial	1945	1	20th Century Vernacular		Under Study
656 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
657 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
659 QUEEN ST W	19	Niagara	Commercial	1951	1	20th Century Vernacular		Under Study
660 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
662 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	4	Italianate		Designated Part IV
663 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
664 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
665 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study

<i>Property Address</i>	<i>Ward</i>	<i>Neighbourhood</i>	<i>Current Use</i>	<i>Date of Construction</i>	<i>Height (Storeys)</i>	<i>Description of Architectural Style</i>	<i>Architect/Designer</i>	<i>Current Heritage Status</i>
666 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
667 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
668 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
669 QUEEN ST W	19	Niagara	Mixed-use	1879	3	Italianate		Under Study
670 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
671 QUEEN ST W	19	Niagara	Mixed-use	1879	3	Italianate		Under Study
672 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1891	3	Italianate		Designated Part IV
673 QUEEN ST W	19	Niagara	Mixed-use	1879	2.5	19th Century Vernacular		Under Study
674 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	20th Century Vernacular		Under Study
675 QUEEN ST W	19	Niagara	Mixed-use	1899	2.5	19th Century Vernacular		Under Study
676 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Second Empire		Under Study
677 QUEEN ST W	19	Niagara	Mixed-use	1899	3	Contemporary		Under Study
678 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Second Empire		Under Study
679 QUEEN ST W	19	Niagara	Mixed-use	1899	3	Contemporary		Under Study
680 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Second Empire		Under Study
682 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Second Empire		Under Study
684 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Second Empire		Under Study
685 QUEEN ST W	19	Niagara	Mixed-use	1919	2	20th Century Vernacular		Under Study
686 QUEEN ST W	19	Trinity Bellwoods	Commercial	1964	1	Contemporary		Under Study
687 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
689 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
690 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1945	2	20th Century Vernacular		Under Study
691 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
692 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	19th Century Vernacular		Under Study
693 QUEEN ST W	19	Niagara	Mixed-use	1889	2.5	Second Empire		Under Study
694 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study

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<i>Property Address</i>	<i>Ward</i>	<i>Neighbourhood</i>	<i>Current Use</i>	<i>Date of Construction</i>	<i>Height (Storeys)</i>	<i>Description of Architectural Style</i>	<i>Architect/ Designer</i>	<i>Current Heritage Status</i>
695 QUEEN ST W	19	Niagara	Mixed-use	1889	2.5	Second Empire		Under Study
696 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study
697 QUEEN ST W	19	Niagara	Mixed-use	1889	2.5	Second Empire		Under Study
698 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study
699 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
700 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study
701 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
702 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study
703 A QUEEN ST W	19	Niagara	Mixed-use	1899	2	19th Century Vernacular		Under Study
703 QUEEN ST W	19	Niagara	Mixed-use	1899	2	19th Century Vernacular		Under Study
704 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study
705 QUEEN ST W	19	Niagara	Commercial		2	19th Century Vernacular		Under Study
706 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1870	3	Italianate		Under Study
707 QUEEN ST W	19	Niagara	Mixed-use	1909	2	Contemporary		Under Study
708 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Italianate		Under Study
709 A QUEEN ST W	19	Niagara	Mixed-use	1909	2	Contemporary		Under Study
709 QUEEN ST W	19	Niagara	Mixed-use	1909	2	Contemporary		Under Study
710 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Italianate		Under Study
711 QUEEN ST W	19	Niagara	Mixed-use	1964	2	20th Century Vernacular		Under Study
712 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Italianate		Under Study
714 QUEEN ST W	19	Trinity Bellwoods	Commercial	1879	2	Contemporary		Under Study
715 QUEEN ST W	19	Niagara	Mixed-use	1909	2	20th Century Vernacular		Under Study
716 QUEEN ST W	19	Trinity Bellwoods	Commercial	1899	2	Contemporary		Under Study
717 QUEEN ST W	19	Niagara	Mixed-use	1899	2	Italianate		Under Study
718 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	2	Contemporary		Under Study
719 QUEEN ST W	19	Niagara	Mixed-use	1899	2	Italianate		Under Study

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720 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
721 QUEEN ST W	19	Niagara	Mixed-use	1929	3	Second Empire		Under Study
722 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
723 QUEEN ST W	19	Niagara	Institutional	1924	1	Edwardian Classical		Under Study
724 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
726 QUEEN ST W	19	Trinity Bellwoods	Commercial	1889	3	Italianate		Under Study
728 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
730 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
732 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1882	3	19th Century Vernacular	David B. Dick	Under Study
735 QUEEN ST W	19	Niagara	Commercial	1909	2	20th Century Vernacular		Under Study
739 QUEEN ST W	19	Niagara	Commercial	1960	2	20th Century Vernacular		Under Study
740 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1939	2	20th Century Vernacular		Under Study
744 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
745 QUEEN ST W	19	Niagara	Commercial	1909	2	20th Century Vernacular		Under Study
746 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
749 QUEEN ST W	19	Niagara	Mixed-use	1899	2	19th Century Vernacular		Under Study
750 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
751 QUEEN ST W	19	Niagara	Mixed-use	1909	3	20th Century Vernacular		Under Study
752 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
753 QUEEN ST W	19	Niagara	Mixed-use	1909	3	Italianate		Under Study
754 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
756 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
757 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Second Empire		Under Study
758 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
760 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study
762 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study

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<i>Property Address</i>	<i>Ward</i>	<i>Neighbourhood</i>	<i>Current Use</i>	<i>Date of Construction</i>	<i>Height (Storeys)</i>	<i>Description of Architectural Style</i>	<i>Architect/Designer</i>	<i>Current Heritage Status</i>
764 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	3	Italianate		Under Study
765 QUEEN ST W	19	Niagara	Institutional	1909	3.5	Romanesque Revival	George Miller	Under Study
766 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
770 QUEEN ST W	19	Trinity Bellwoods	Institutional	1913	1	Gothic Revival	Herbert G. Paull	Under Study
775 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
777 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
779 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
780 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1929	2	20th Century Vernacular		Under Study
781 QUEEN ST W	19	Niagara	Mixed-use	1889	3	19th Century Vernacular		Under Study
783 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
785 QUEEN ST W	19	Niagara	Mixed-use	1889	3	19th Century Vernacular		Under Study
787 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
789 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
791 QUEEN ST W	19	Niagara	Mixed-use	1879	2	19th Century Vernacular		Under Study
793 QUEEN ST W	19	Niagara	Commercial	1879	2	19th Century Vernacular		Under Study
795 QUEEN ST W	19	Niagara	Commercial	1879	2	19th Century Vernacular		Under Study
797 QUEEN ST W	19	Niagara	Commercial	1879	2	19th Century Vernacular		Under Study
799 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
801 QUEEN ST W	19	Niagara	Industrial	1889	2	19th Century Vernacular		Under Study
803 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
805 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
807 QUEEN ST W	19	Niagara	Industrial	1889	2	19th Century Vernacular		Under Study
809 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
811 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
813 QUEEN ST W	19	Niagara	Mixed-use	1889	2	Italianate		Under Study
815 QUEEN ST W	19	Niagara	Mixed-use	1889	2	Italianate		Under Study

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819 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
821 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
823 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
825 QUEEN ST W	19	Niagara	Mixed-use	1889	3	19th Century Vernacular		Under Study
827 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
829 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
831 QUEEN ST W	19	Niagara	Commercial	1889	2	19th Century Vernacular		Under Study
833 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
835 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
837 QUEEN ST W	19	Niagara	Mixed-use	1889	2	19th Century Vernacular		Under Study
839 QUEEN ST W	19	Niagara	Mixed-use	1988	3	Contemporary		Under Study
841 QUEEN ST W	19	Niagara	Mixed-use	1988	3	Contemporary		Under Study
843 QUEEN ST W	19	Niagara	Mixed-use	1988	3	Contemporary		Under Study
845 QUEEN ST W	19	Niagara	Mixed-use	1988	3	Contemporary		Under Study
847 QUEEN ST W	19	Niagara	Mixed-use	1988	3	Contemporary		Under Study
849 QUEEN ST W	19	Niagara	Mixed-use	1988	3	Contemporary		Under Study
851 QUEEN ST W	19	Niagara	Mixed-use	1988	3	Contemporary		Under Study
859 QUEEN ST W	19	Niagara	Mixed-use	1919	2	20th Century Vernacular		Under Study
861 QUEEN ST W	19	Niagara	Mixed-use	1919	2	20th Century Vernacular		Under Study
863 QUEEN ST W	19	Niagara	Mixed-use	1919	2	20th Century Vernacular		Under Study
865 QUEEN ST W	19	Niagara	Mixed-use	1919	2	20th Century Vernacular		Under Study
867 QUEEN ST W	19	Niagara	Mixed-use	1919	2	20th Century Vernacular		Under Study
869 QUEEN ST W	19	Niagara	Mixed-use	1919	2	20th Century Vernacular		Under Study
870 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
871 QUEEN ST W	19	Niagara	Vacant					Under Study
872 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study

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873 QUEEN ST W	19	Niagara	Commercial	1964	2	20th Century Vernacular		Under Study
874 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
875 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
876 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
877 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
878 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
881 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
882 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
883 QUEEN ST W	19	Niagara	Mixed-use	1899	3	Italianate		Under Study
884 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
886 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
887 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
888 QUEEN ST W	19	Trinity Bellwoods	Commercial	1889	3	Italianate		Under Study
889 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
890 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
892 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
893 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
894 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
895 QUEEN ST W	19	Niagara	Mixed-use	1889	3	Italianate		Under Study
897 QUEEN ST W	19	Niagara	Vacant	1899	3	19th Century Vernacular		Under Study
900 QUEEN ST W	19	Trinity Bellwoods	Residential	1899	3	Edwardian Classical		Under Study
901 QUEEN ST W	19	Niagara	Residential	2003	7	Contemporary	Page and Steele	Under Study
905 QUEEN ST W	19	Niagara	Commercial	1847	2	Georgian		Designated Part IV
907 QUEEN ST W	19	Niagara	Commercial	1889	2.5	19th Century Vernacular		Under Study
913 QUEEN ST W	19	Niagara	Mixed-use	1869	2	19th Century Vernacular		Under Study
915 QUEEN ST W	19	Niagara	Mixed-use	1869	2	19th Century Vernacular		Under Study

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917 QUEEN ST W	19	Niagara	Mixed-use	1869	2	19th Century Vernacular		Under Study
919 QUEEN ST W	19	Niagara	Mixed-use	1869	2	19th Century Vernacular		Under Study
920 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
921 QUEEN ST W	19	Niagara	Mixed-use	1869	2	19th Century Vernacular		Under Study
922 QUEEN ST W	19	Trinity Bellwoods	Residential	1879	2	19th Century Vernacular		Under Study
923 QUEEN ST W	19	Niagara	Mixed-use	1869	2	19th Century Vernacular		Under Study
924 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
925 QUEEN ST W	19	Niagara	Mixed-use	1869	2	19th Century Vernacular		Under Study
927 QUEEN ST W	19	Niagara	Mixed-use	1869	2	19th Century Vernacular		Under Study
928 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1879	2	19th Century Vernacular		Under Study
929 QUEEN ST W	19	Niagara	Vacant	1899	3	19th Century Vernacular		Under Study
930 QUEEN ST W	19	Trinity Bellwoods	Commercial	1984	3	20th Century Vernacular		Under Study
934 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1909	2	Italianate		Under Study
935 QUEEN ST W	19	Niagara	Commercial	1896	3	19th Century Vernacular	David Roberts Jr.	Under Study
936 QUEEN ST W	19	Trinity Bellwoods	Commercial	1899	2	Italianate		Under Study
937 QUEEN ST W	19	Niagara	Residential	2002	3	Contemporary		Under Study
938 QUEEN ST W	19	Trinity Bellwoods	Vacant	2016		Contemporary		Under Study
939 QUEEN ST W	19	Niagara	Residential	2002	3	Contemporary		Under Study
940 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1899	3	Second Empire		Under Study
941 QUEEN ST W	19	Niagara	Residential	2002	3	Contemporary		Under Study
942 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Italianate		Under Study
943 QUEEN ST W	19	Niagara	Residential	2002	3	Contemporary		Under Study
944 QUEEN ST W	19	Trinity Bellwoods	Vacant	1889	2	Italianate		Under Study
945 QUEEN ST W	19	Niagara	Residential	2002	3	Contemporary		Under Study
947 QUEEN ST W	19	Niagara	Residential	2002	3	Contemporary		Under Study
949 QUEEN ST W	19	Niagara	Residential	2002	3	Contemporary		Under Study

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95 JOE SHUSTER WAY	14	South Parkdale	Vacant					Under Study
952 QUEEN ST W	19	Trinity Bellwoods	Institutional	1970	2.5	Modern		Under Study
955 QUEEN ST W	19	Niagara	Residential	1928	6	Contemporary	Joseph A. Thatcher	Under Study
960 QUEEN ST W	19	Trinity Bellwoods	Commercial	1919	3	20th Century Vernacular		Under Study
962 QUEEN ST W	19	Niagara	Mixed-use	1919	3	20th Century Vernacular		Under Study
964 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1995	3	20th Century Vernacular		Under Study
968 QUEEN ST W	19	Trinity Bellwoods	Residential	2008	4	Contemporary		Under Study
970 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	19th Century Vernacular		Under Study
974 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Second Empire		Under Study
978 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
980 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
982 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
984 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	19th Century Vernacular		Under Study
986 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
988 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
990 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Second Empire		Under Study
992 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
993 QUEEN ST W	19	Niagara	Residential	1907	6	20th Century Vernacular	John F. Brown	Under Study
994 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
996 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
998 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
1000 QUEEN ST W	19	Trinity Bellwoods	Commercial	1964	1	Contemporary		Under Study
1018 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1888	3	Italianate		Under Study
1024 QUEEN ST W	19	Trinity Bellwoods	Commercial	1880	4	Italianate		Under Study
1026 QUEEN ST W	19	Trinity Bellwoods	Commercial	1885	2	Italianate		Under Study
1030 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study

<i>Property Address</i>	<i>Ward</i>	<i>Neighbourhood</i>	<i>Current Use</i>	<i>Date of Construction</i>	<i>Height (Storeys)</i>	<i>Description of Architectural Style</i>	<i>Architect/Designer</i>	<i>Current Heritage Status</i>
1032 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
1036 QUEEN ST W	19	Trinity Bellwoods	Commercial	1889	2	Italianate		Under Study
1038 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Italianate		Under Study
1042 QUEEN ST W	19	Trinity Bellwoods	Vacant	1889	2	Italianate		Under Study
1044 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Italianate		Under Study
1046 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Italianate		Under Study
1048 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1940	2	20th Century Vernacular		Under Study
1050 QUEEN ST W	19	Trinity Bellwoods	Vacant	1889	2	19th Century Vernacular		Under Study
1052 QUEEN ST W	19	Trinity Bellwoods	Commercial	1889	2	19th Century Vernacular		Under Study
1056 QUEEN ST W	19	Trinity Bellwoods	Commercial	1959	1	20th Century Vernacular		Under Study
1068 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
1070 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	3	Second Empire		Under Study
1072 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Italianate		Under Study
1074 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Italianate		Under Study
1075 QUEEN ST W	19	Niagara	Residential	1893	2.5	Romanesque Revival		Listed
1077 QUEEN ST W	19	Niagara	Residential	1893	2.5	Romanesque Revival		Listed
1078 QUEEN ST W	19	Niagara	Mixed-use	1889	2	Italianate		Under Study
1079 QUEEN ST W	19	Niagara	Residential	1893	2.5	Romanesque Revival		Listed
1080 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	Italianate		Under Study
1081 QUEEN ST W	19	Niagara	Residential	1893	2.5	Romanesque Revival		Listed
1082 1/2 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	19th Century Vernacular		Under Study
1082 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1889	2	19th Century Vernacular		Under Study
1083 QUEEN ST W	19	Niagara	Residential	1893	2.5	Romanesque Revival		Listed
1084 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1892	3	Italianate		Under Study
1085 QUEEN ST W	19	Niagara	Residential	1893	2.5	Romanesque Revival		Listed
1086 1/2 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1892	3	Italianate		Under Study

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1086 QUEEN ST W	19	Trinity Bellwoods	Mixed-use	1892	3	Italianate		Under Study
1088 QUEEN ST W	19	Trinity Bellwoods	Vacant	1899	2	20th Century Vernacular		Under Study
1089 QUEEN ST W	19	Niagara	Commercial	1889	4	Queen Anne Revival	Gordon and Helliwell	Designated Part IV
1090 QUEEN ST W	19	Trinity Bellwoods	Commercial	1939	1	20th Century Vernacular		Under Study
1092 QUEEN ST W	18	Little Portugal	Mixed-use	1884	4	Second Empire	George R. Harper	Under Study
1093 QUEEN ST W	18	Little Portugal	Vacant	2017	9	Contemporary		Under Study
1094 QUEEN ST W	18	Little Portugal	Mixed-use	1879	2	Italianate		Under Study
1096 QUEEN ST W	18	Little Portugal	Mixed-use	1965	2	20th Century Vernacular		Under Study
1100 QUEEN ST W	18	Little Portugal	Commercial	1899	2	Italianate		Under Study
1106 QUEEN ST W	18	Little Portugal	Commercial	1965	1	20th Century Vernacular		Under Study
1112 QUEEN ST W	18	Little Portugal	Mixed-use	1899	3	Italianate		Under Study
1114 QUEEN ST W	18	Little Portugal	Mixed-use	1899	3	Italianate		Under Study
1115 QUEEN ST W	18	Little Portugal	Institutional	1908	1	Edwardian Classical	Robert McCallum	Designated Part IV
1116 QUEEN ST W	18	Little Portugal	Mixed-use	1899	3	Italianate		Under Study
1117 QUEEN ST W	18	Little Portugal	Commercial	1902	2	Edwardian Classical	David Ewart	Listed
1118 QUEEN ST W	18	Little Portugal	Mixed-use	1899	2	Italianate		Under Study
1119 QUEEN ST W	18	Little Portugal	Vacant			Contemporary		Under Study
1120 QUEEN ST W	18	Little Portugal	Mixed-use	1899	2	Italianate		Under Study
1122 QUEEN ST W	18	Little Portugal	Mixed-use		2	Italianate		Under Study
1124 QUEEN ST W	18	Little Portugal	Mixed-use	1965	3	20th Century Vernacular		Under Study
1126 QUEEN ST W	18	Little Portugal	Mixed-use	1965	3	20th Century Vernacular		Under Study
1128 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1130 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1132 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1134 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1136 QUEEN ST W	18	Little Portugal	Mixed-use	1875	2	19th Century Vernacular		Under Study

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1138 QUEEN ST W	18	Little Portugal	Mixed-use	1875	2.5	Gothic Revival		Under Study
1140 QUEEN ST W	18	Little Portugal	Commercial	1960	1	Contemporary		Under Study
1142 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Second Empire		Under Study
1144 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Second Empire		Under Study
1150 QUEEN ST W	18	Little Portugal	Commercial	1890	3	Edwardian Classical		Under Study
1151 QUEEN ST W	18	Little Portugal	Commercial	2006	2	Contemporary		Under Study
1153 QUEEN ST W	18	Little Portugal	Commercial	1950	2	20th Century Vernacular		Under Study
1154 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1156 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1158 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1160 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1162 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1164 QUEEN ST W	18	Little Portugal	Mixed-use	1890	3	Second Empire		Under Study
1166 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Second Empire		Under Study
1168 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Second Empire		Under Study
1169 QUEEN ST W	18	Little Portugal	Mixed-use	2011	9	Contemporary	Page and steele	Under Study
1170 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Second Empire		Under Study
1172 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Second Empire		Under Study
1174 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Second Empire		Under Study
1176 QUEEN ST W	18	Little Portugal	Mixed-use	1890	4	Italianate		Under Study
1181 QUEEN ST W	18	Little Portugal	Commercial	1982	1	20th Century Vernacular		Under Study
1186 QUEEN ST W	18	Little Portugal	Mixed-use	1900	2	Edwardian Classical		Under Study
1187 QUEEN ST W	18	Little Portugal	Vacant	1982	1	20th Century Vernacular		Under Study
1190 QUEEN ST W	18	Little Portugal	Mixed-use	1889	2	19th Century Vernacular		Under Study
1192 QUEEN ST W	18	Little Portugal	Mixed-use	1889	2.5	19th Century Vernacular		Under Study
1194 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Romanesque Revival		Under Study

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1196 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Romanesque Revival		Under Study
1198 QUEEN ST W	18	Little Portugal	Mixed-use	1879	3	Romanesque Revival		Under Study
1199 QUEEN ST W	18	Little Portugal	Vacant					Under Study
1200 QUEEN ST W	18	Little Portugal	Mixed-use	1905	3	Italianate	James A. Harvey	Under Study
1204 QUEEN ST W	18	Little Portugal	Commercial	1890	5	Romanesque Revival	George Miller	Designated Part IV
1205 QUEEN ST W	14	South Parkdale	Residential	2014	8	Contemporary	Tact Architecture	Under Study
1220 QUEEN ST W	18	Little Portugal	Residential	2011	8	Contemporary	TACT architecture	Under Study
1229 QUEEN ST W	14	South Parkdale	Institutional	1998	4	Contemporary		Under Study
1233 QUEEN ST W	14	South Parkdale	Mixed-use	1879	2	Italianate		Under Study
1233 R QUEEN ST W	14	South Parkdale	Commercial	1929	1	20th Century Vernacular		Under Study
1239 QUEEN ST W	14	South Parkdale	Commercial	1909	2	20th Century Vernacular		Under Study
1249 QUEEN ST W	14	South Parkdale	Commercial	1900	3	Romanesque Revival		Listed
1255 QUEEN ST W	14	South Parkdale	Commercial	1899	2.5	Queen Anne Revival		Under Study
1257 QUEEN ST W	14	South Parkdale	Mixed-use	1919	2	20th Century Vernacular		Under Study
1258 QUEEN ST W	14	Roncesvalles	Park	2010				Under Study
1263 QUEEN ST W	14	South Parkdale	Mixed-use	1899	2	19th Century Vernacular		Under Study
1265 QUEEN ST W	14	South Parkdale	Mixed-use	1899	2	19th Century Vernacular		Under Study
1266 QUEEN ST W	14	Roncesvalles	Commercial	1965	2	20th Century Vernacular		Under Study
1267 QUEEN ST W	14	South Parkdale	Mixed-use	1879	3	Second Empire		Under Study
1273 QUEEN ST W	14	South Parkdale	Mixed-use	1899	3	Italianate		Under Study
1274 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Edwardian Classical		Under Study
1275 QUEEN ST W	14	South Parkdale	Mixed-use	1879	2	Italianate		Under Study
1276 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Edwardian Classical		Under Study
1277 QUEEN ST W	14	South Parkdale	Commercial	1939	2	20th Century Vernacular		Under Study
1278 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Edwardian Classical		Under Study
1280 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Edwardian Classical		Under Study

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1281 QUEEN ST W	14	South Parkdale	Mixed-use	1909	3	20th Century Vernacular		Under Study
1285 QUEEN ST W	14	South Parkdale	Mixed-use	2002	3	Contemporary		Under Study
1287 QUEEN ST W	14	South Parkdale	Mixed-use	2002	3	Contemporary		Under Study
1288 QUEEN ST W	14	Roncesvalles	Institutional	1995	2	Postmodern		Under Study
1289 QUEEN ST W	14	South Parkdale	Mixed-use	2002	3	Contemporary		Under Study
1290 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	2	20th Century Vernacular		Under Study
1291 QUEEN ST W	14	South Parkdale	Commercial	1892	3	Romanesque Revival		Designated Part IV
1292 QUEEN ST W	14	Roncesvalles	Mixed-use	1905	2	Italianate	Edmund Burke	Under Study
1294 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	2	19th Century Vernacular		Under Study
1296 QUEEN ST W	14	Roncesvalles	Mixed-use	1880	3	Italianate		Under Study
1300 QUEEN ST W	14	Roncesvalles	Mixed-use	1888	3	Second Empire		Listed
1302 QUEEN ST W	14	Roncesvalles	Mixed-use	1888	3	Second Empire		Listed
1303 QUEEN ST W	14	South Parkdale	Institutional	1964	1	Modern	Gordan S. Adamson Associates	Under Study
1312 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	20th Century Vernacular		Under Study
1313 QUEEN ST W	14	South Parkdale	Institutional	1932	2	Art Deco	John J. Woolnough	Listed
1314 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	20th Century Vernacular		Under Study
1316 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	20th Century Vernacular		Under Study
1318 QUEEN ST W	14	Roncesvalles	Mixed-use	1881	3	Italianate		Under Study
1320 QUEEN ST W	14	Roncesvalles	Mixed-use	1881	3	Italianate		Under Study
1322 QUEEN ST W	14	Roncesvalles	Mixed-use	1890	3	Second Empire		Under Study
1324 QUEEN ST W	14	Roncesvalles	Mixed-use	1890	3	Second Empire		Under Study
1325 QUEEN ST W	14	South Parkdale	Commercial					Under Study
1326 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Second Empire		Under Study
1328 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Second Empire		Under Study
1330 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	2.5	19th Century Vernacular		Under Study
1332 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	2.5	19th Century Vernacular		Under Study

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1334 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Second Empire		Under Study
1336 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Second Empire		Under Study
1337 QUEEN ST W	14	South Parkdale	Commercial	1969	1	20th Century Vernacular		Under Study
1338 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Edwardian Classical		Under Study
1340 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Edwardian Classical		Under Study
1342 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Edwardian Classical		Under Study
1344 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical		Under Study
1346 QUEEN ST W	14	Roncesvalles	Mixed-use	1910	3	Edwardian Classical		Under Study
1347 QUEEN ST W	14	South Parkdale	Mixed-use	1899	3	Italianate		Under Study
1349 QUEEN ST W	14	South Parkdale	Mixed-use	1898	3	Italianate	James A. Harvey	Under Study
1351 QUEEN ST W	14	South Parkdale	Mixed-use	1898	3	Italianate	James A. Harvey	Under Study
1354 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Italianate		Under Study
1357 QUEEN ST W	14	South Parkdale	Commercial	2000	1	Contemporary		Under Study
1358 QUEEN ST W	14	Roncesvalles	Commercial	1889	2	Italianate		Under Study
1359 QUEEN ST W	14	South Parkdale	Vacant					Under Study
1360 QUEEN ST W	14	Roncesvalles	Commercial	1889	2	Italianate		Under Study
1366 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	2	19th Century Vernacular		Under Study
1367 QUEEN ST W	14	South Parkdale	Commercial	1960	1	20th Century Vernacular		Under Study
1368 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Second Empire		Under Study
1369 QUEEN ST W	14	South Parkdale	Commercial					Under Study
1371 QUEEN ST W	14	South Parkdale	Commercial	1956	2	20th Century Vernacular		Listed
1372 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Listed
1374 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Italianate		Under Study
1375 QUEEN ST W	14	South Parkdale	Vacant					Under Study
1376 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Italianate		Under Study
1378 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Italianate		Under Study

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1380 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Italianate		Under Study
1381 QUEEN ST W	14	South Parkdale	Mixed-use	1906	3	Edwardian Classical	George Miller	Listed
1382 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Italianate		Under Study
1384 1/2 QUEEN ST W	14	Roncesvalles	Mixed-use	1894	3	Italianate		Under Study
1384 QUEEN ST W	14	Roncesvalles	Mixed-use	1894	3	Italianate		Under Study
1386 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Under Study
1387 QUEEN ST W	14	South Parkdale	Residential	1919	3	Edwardian Classical		Under Study
1388 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate*		Under Study
1390 QUEEN ST W	14	Roncesvalles	Commercial	1899	3	Italianate		Under Study
1392 QUEEN ST W	14	Roncesvalles	Commercial	1899	1	19th Century Vernacular		Under Study
1395 QUEEN ST W	14	South Parkdale	Residential	1906	3	Edwardian Classical	George Miller	Under Study
1398 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Italianate		Under Study
1399 QUEEN ST W	14	South Parkdale	Mixed-use	1909	3	Edwardian Classical		Under Study
1400 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Italianate		Under Study
1402 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Second Empire		Under Study
1405 QUEEN ST W	14	South Parkdale	Mixed-use	1909	3	Edwardian Classical		Under Study
1406 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	19th Century Vernacular		Under Study
1407 QUEEN ST W	14	South Parkdale	Mixed-use	1909	3	Edwardian Classical		Under Study
1408 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	3	Italianate		Listed
1410 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Listed
1412 QUEEN ST W	14	Roncesvalles	Mixed-use	1879	2	Italianate		Under Study
1414 QUEEN ST W	14	Roncesvalles	Commercial	1879	2	20th Century Vernacular		Under Study
1418 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Under Study
1420 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Under Study
1422 QUEEN ST W	14	Roncesvalles	Mixed-use	1879	3	Italianate		Under Study
1424 QUEEN ST W	14	Roncesvalles	Mixed-use	1879	3	Italianate		Under Study

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1426 QUEEN ST W	14	Roncesvalles	Mixed-use	1879	3	Italianate		Under Study
1427 QUEEN ST W	14	South Parkdale	Mixed-use	1909	3	Edwardian Classical		Under Study
1428 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical		Under Study
1429 QUEEN ST W	14	South Parkdale	Mixed-use	1908	3	20th Century Vernacular		Under Study
1430 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical		Under Study
1432 QUEEN ST W	14	Roncesvalles	Mixed-use	1879	2.5	19th Century Vernacular		Under Study
1434 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Edwardian Classical		Under Study
1435 QUEEN ST W	14	South Parkdale	Commercial	1964	1	Contemporary		Under Study
1436 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Edwardian Classical		Under Study
1437 QUEEN ST W	14	South Parkdale	Residential	1905	2.5	Edwardian Classical	James H. Galloway	Under Study
1438 QUEEN ST W	14	Roncesvalles	Mixed-use	1939	2.5	20th Century Vernacular		Under Study
1439 QUEEN ST W	14	South Parkdale	Mixed-use	1959	2	20th Century Vernacular		Under Study
1440 QUEEN ST W	14	Roncesvalles	Mixed-use	1939	2.5	20th Century Vernacular		Under Study
1446 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	20th Century Vernacular		Under Study
1450 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	2	19th Century Vernacular		Under Study
1451 QUEEN ST W	14	South Parkdale	Commercial	1959	2	20th Century Vernacular		Under Study
1452 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	2	19th Century Vernacular		Under Study
1454 QUEEN ST W	14	Roncesvalles	Mixed-use	1889	2	19th Century Vernacular		Under Study
1456 QUEEN ST W	14	Roncesvalles	Mixed-use	1879	3	Italianate		Under Study
1457 QUEEN ST W	14	South Parkdale	Institutional	1928	2	Edwardian Classical	R.E. Hart	Listed
1458 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate	James A. Harvey	Under Study
1462 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate	James A. Harvey	Under Study
1464 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical	Darling and Pearson	Under Study
1468 A QUEEN ST W	14	Roncesvalles	Mixed-use	1969	2	Modern		Under Study
1468 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical		Under Study
1472 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical		Under Study

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1473 QUEEN ST W	14	South Parkdale	Mixed-use	1986	3	20th Century Vernacular		Under Study
1474 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical		Under Study
1476 QUEEN ST W	14	Roncesvalles	Mixed-use	1901	3	Edwardian Classical	Marshall B. Aylesworth	Under Study
1479 QUEEN ST W	14	South Parkdale	Residential	1919	5	Edwardian Classical		Under Study
1480 QUEEN ST W	14	Roncesvalles	Mixed-use	2000	3	Contemporary		Under Study
1482 QUEEN ST W	14	Roncesvalles	Mixed-use	1892	3	Gothic Revival	Dick and Wickson	Under Study
1484 QUEEN ST W	14	Roncesvalles	Mixed-use	1892	3	Gothic Revival	Dick and Wickson	Under Study
1486 QUEEN ST W	14	Roncesvalles	Mixed-use	1892	3.5	Gothic Revival	Dick and Wickson	Under Study
1488 QUEEN ST W	14	Roncesvalles	Commercial	1939	1	20th Century Vernacular		Under Study
1496 QUEEN ST W	14	Roncesvalles	Mixed-use	1879	4	Second Empire		Under Study
1497 QUEEN ST W	14	South Parkdale	Recreation	1929	3	Edwardian Classical		Under Study
1498 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Under Study
1500 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Under Study
1501 QUEEN ST W	14	South Parkdale	Residential	1912	3	Edwardian Classical	Stanley A. P. Waggett	Designated Part IV
1502 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Under Study
1504 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Italianate		Under Study
1506 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical		Under Study
1508 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1510 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1512 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1514 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1515 QUEEN ST W	14	South Parkdale	Institutional	1911	1	Gothic Revival	Gordon and Helliwell	Listed
1516 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1518 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1520 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1521 QUEEN ST W	14	South Parkdale	Mixed-use	1988	2	20th Century Vernacular		Under Study

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1522 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1524 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1526 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Queen Anne Revival		Under Study
1528 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Queen Anne Revival		Under Study
1530 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	20th Century Vernacular		Under Study
1531 QUEEN ST W	14	South Parkdale	Residential	1909	2.5	20th Century Vernacular		Under Study
1533 QUEEN ST W	14	South Parkdale	Mixed-use	1929	2	Edwardian Classical		Under Study
1534 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1536 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1538 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1539 QUEEN ST W	14	South Parkdale	Residential	1919	2.5	Edwardian Classical		Under Study
1540 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1541 QUEEN ST W	14	South Parkdale	Residential	1919	2.5	Edwardian Classical		Under Study
1542 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1543 QUEEN ST W	14	South Parkdale	Residential	1919	2.5	Edwardian Classical		Under Study
1544 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1545 QUEEN ST W	14	South Parkdale	Residential	1919	2.5	Edwardian Classical		Under Study
1546 QUEEN ST W	14	Roncesvalles	Commercial	1909	2	20th Century Vernacular		Under Study
1547 QUEEN ST W	14	South Parkdale	Residential	1919	2.5	Edwardian Classical		Under Study
1548 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1549 QUEEN ST W	14	South Parkdale	Residential	1919	2.5	Edwardian Classical		Under Study
1550 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular	James H. Galloway	Under Study
1551 QUEEN ST W	14	South Parkdale	Residential	1919	2.5	Edwardian Classical		Listed
1552 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular	James H. Galloway	Under Study
1553 QUEEN ST W	14	South Parkdale	Residential	1919	2.5	Edwardian Classical		Listed
1554 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular	James H. Galloway	Under Study

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1556 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular	James H. Galloway	Under Study
1558 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	Edwardian Classical		Under Study
1560 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1562 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1564 QUEEN ST W	14	Roncesvalles	Mixed-use	1991	3	20th Century Vernacular		Under Study
1568 QUEEN ST W	14	Roncesvalles	Commercial	1929	1	20th Century Vernacular		Under Study
1574 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	2	20th Century Vernacular		Under Study
1576 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	2	20th Century Vernacular		Under Study
1578 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1580 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	2	20th Century Vernacular		Under Study
1582 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	20th Century Vernacular		Under Study
1586 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	3	20th Century Vernacular		Under Study
1590 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1592 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1594 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	2	20th Century Vernacular		Under Study
1596 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1598 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1600 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1602 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1604 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1605 QUEEN ST W	14	South Parkdale	Recreation	1919	1	Art Deco	Crane and Pennington	Under Study
1606 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1608 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1609 QUEEN ST W	14	South Parkdale	Residential	1911	3	Edwardian Classical	Charles J. Gibson	Listed
1610 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1612 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study

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1614 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	3	20th Century Vernacular		Under Study
1616 QUEEN ST W	14	Roncesvalles	Mixed-use	1908	3	Edwardian Classical		Under Study
1618 QUEEN ST W	14	Roncesvalles	Mixed-use	1909	3	Edwardian Classical		Under Study
1621 QUEEN ST W	14	South Parkdale	Residential	1913	6	Edwardian Classical	Mallory and Thatcher	Under Study
1623 QUEEN ST W	14	South Parkdale	Mixed-use	1922	4	Edwardian Classical	Simpson and Young	Listed
1624 QUEEN ST W	14	Roncesvalles	Vacant	1989				Under Study
1633 QUEEN ST W	14	South Parkdale	Mixed-use	1885	2.5	Second Empire	Smith and Gemmell	Listed
1640 QUEEN ST W	14	Roncesvalles	Mixed-use	1910	2	20th Century Vernacular	Stanley A. P. Waggett	Under Study
1642 QUEEN ST W	14	Roncesvalles	Mixed-use	1910	2	20th Century Vernacular	Stanley A. P. Waggett	Under Study
1644 QUEEN ST W	14	Roncesvalles	Mixed-use	1910	2	20th Century Vernacular	Stanley A. P. Waggett	Under Study
1646 QUEEN ST W	14	Roncesvalles	Mixed-use	1910	2	20th Century Vernacular	Stanley A. P. Waggett	Under Study
1648 1/2 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1648 QUEEN ST W	14	Roncesvalles	Mixed-use	1910	2	20th Century Vernacular	Stanley A. P. Waggett	Under Study
1650 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1652 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1654 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1656 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1658 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1660 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1662 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1664 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1666 QUEEN ST W	14	Roncesvalles	Mixed-use	1919	2	20th Century Vernacular		Under Study
1668 QUEEN ST W	14	Roncesvalles	Vacant					Under Study
1684 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1686 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1688 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study

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1690 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1692 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1694 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1696 QUEEN ST W	14	Roncesvalles	Mixed-use	1964	2	Modern		Under Study
1698 QUEEN ST W	14	Roncesvalles	Mixed-use	1959	2	Modern		Under Study
1704 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Queen Anne Revival		Under Study
1706 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Queen Anne Revival		Under Study
1708 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Queen Anne Revival		Under Study
1710 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Queen Anne Revival		Under Study
1712 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Queen Anne Revival		Under Study
1714 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Queen Anne Revival		Under Study
1716 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Queen Anne Revival		Under Study
1718 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	Queen Anne Revival		Under Study
1720 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	20th Century Vernacular		Under Study
1722 QUEEN ST W	14	Roncesvalles	Mixed-use	1899	3	20th Century Vernacular		Under Study
1724 QUEEN ST W	14	Roncesvalles	Commercial	1919	1	20th Century Vernacular		Under Study
1726 QUEEN ST W	14	Roncesvalles	Commercial	1919	1	20th Century Vernacular		Under Study
1730 QUEEN ST W	14	Roncesvalles	Commercial	1912	2	Edwardian Classical	Darling and Pearson	Under Study
1734 QUEEN ST W	14	Roncesvalles	Mixed-use	1910	2.5	Edwardian Classical	Darling and Pearson	Under Study

Appendix C: Working Group Terms of Reference



West Queen West Heritage Conservation District Study Working Group

Terms of Reference, finalized July 2016

Study Purpose

In March 2015, City Council prioritized the West Queen West (WQW) Heritage Conservation District (HCD) for study as a potential HCD(s). The purpose of the WQW HCD Study is to identify and assess the cultural heritage values and attributes of the area and to determine if an area or areas within the study area merit protection under Part V of the Ontario Heritage Act. The study will recommend a strategic approach for conservation of any identified heritage values considering a range heritage policy tools including (but not limited to) HCD designation, individual property listing and/or designation on the City's Heritage Register, and urban design guidelines.

Background

In March 2016, the City retained heritage architecture firm FGMDa, along with ASI and MMM Group (the Study Team), to undertake the WQW HCD Study. The WQW HCD Study area stretches from Bathurst Street to Roncesvalles Avenue and encompasses a 3.5 kilometre stretch of Queen Street West. The Study area crosses three diverse City Wards and includes a mix of commercial, residential and institutional uses that includes a vast group of stakeholders. A key component of this approach is the establishment of an advisory committee, referred to as the Working Group, which will be comprised of representatives from a broad cross section of the community, including residents, business owners, land owners and community organizations. The Working Group will advise City staff and the Study Team by providing key local input and perspectives as well as contributing to the meaningful discussion of ideas and priorities for WQW in relation to the HCD Study.

The HCD Study findings are to be coordinated and integrated with the WQW Planning Study, initiated in 2014 to review the policy context, built-form and heritage value of the properties on Queen Street West, between Bathurst Street and Roncesvalles Avenue.

Working Group Mandate & Objectives

The WQW HCD Study Working Group is advisory in nature and will provide local expertise and advise City staff and the Study Team through two facilitated meetings. Advice and comments from the working group will inform the Study Team's development of the HCD Study findings and recommendations.

The objectives of the Working Group are to:

- Share perspectives on key issues affecting the project;
- Offer knowledge, views, and ideas for consideration within the process; and
- Provide the Study Team with a vetting of information and ideas.

Membership

The working group will be led by the Study Team, in partnership with City staff. The Working Group will be comprised of about 20 members as well as the local City Councillors and their representatives from Wards 14, 18 and 19, including:

- Members from the Planning Study Working Group;
- 1-2 additional business owners;
- 1-2 additional property owners; and

West Queen West Heritage Conservation District Study
Working Group Terms of Reference, July 2016

1 of 3

- 1-2 additional heritage/community organization representatives.

It is not generally intended that every individual interest be represented on the Working Group. The Working Group will reflect a broad cross section of the community, and it is intended that members consult with their connections within the community and bring the perspectives of their neighbors, friends and colleagues to light through informed and meaningful discussion.

Roles and Responsibilities

Working Group Members

The City asks that each Working Group member:

- Attend and participate in Working Group meetings;
- Understand the purpose of the HCD Study;
- Review all materials provided by City staff prior to each meeting so that an informed discussion can take place;
- Discuss the knowledge, information, views, opinions, perspectives, and insights on WQW as a whole and not focus on one issue or location;
- Engage in open, honest and respectful dialogue;
- Seek clarification into understanding other member's thinking and reasoning;
- Remain positive and contribute to the discussion in a meaningful way to reach a desirable outcome.

City staff and Study Team

Councillors, City staff and Study Team members will attend and assist with Working Group discussions. Andrea Bourrie, MMM Group, will be the Facilitator and Chair of all Working Group meetings.

Decision-Making

As an advisory committee, the working group is not responsible for making decisions regarding the study. This is the responsibility of City staff and City Council. Advice from the working group to the City is preferred to be a consensus but is not required – members may or may not share a common view on the advice they wish to provide the City. All participants in the process will work to identify common ground where differences of opinion occur, this feedback will be recorded and documented.

Agendas and Minutes

City staff will provide electronically circulated agendas and meeting materials not less than one week prior to each Working Group meeting. Minutes will be distributed by e-mail within two weeks following each meeting. Meeting minutes will be made available to the public and will form part of the Final Report.

Schedule of Meetings

A total of two (2) Working Group meetings will occur throughout the project as follows:

- 1) Working Group Meeting #1 will occur on July 11, 2016. The purpose of this meeting will be to:
 - Introduce the Study Team;

West Queen West Heritage Conservation District Study
Working Group Terms of Reference, July 2016

- Discuss the Working Group Terms of Reference;
- Present the results of preliminary data collection and community consultation;
- Discuss issues with respect to heritage priorities for the study area ;
- Address any other matters considered relevant; and
- Have questions answered.

2) Working Group Meeting #2 will occur (tentatively) in the week of September 26, 2016. The purpose of this meeting will be to:

- Present the results from the heritage evaluation and get feedback and input on the direction of the study recommendations;
- Address any other matters considered relevant; and
- Have questions answered.

Appendix D: Contributing and Non-Contributing Properties

WEST QUEEN WEST HCD POTENTIAL CONTRIBUTING PROPERTIES

- 592 Queen St W
- 600 Queen St W
- 606 Queen St W
- 620 Queen St W
- 626 Queen St W
- 634 Queen St W
- 636 Queen St W
- 638 Queen St W
- 640 Queen St W
- 642 Queen St W
- 648 Queen St W
- 650 Queen St W
- 650 ½ Queen St W
- 652 Queen St W
- 654 Queen St W
- 656 Queen St W
- 660 Queen St W
- 662 Queen St W
- 664 Queen St W
- 666 Queen St W
- 668 Queen St W
- 669 Queen St W
- 670 Queen St W
- 671 Queen St W
- 672 Queen St W
- 676 Queen St W
- 678 Queen St W
- 680 Queen St W
- 682 Queen St W
- 684 Queen St W
- 687 Queen St W
- 689 Queen St W
- 693 Queen St W
- 694 Queen St W
- 695 Queen St W
- 696 Queen St W
- 697 Queen St W
- 698 Queen St W
- 699 Queen St W
- 700 Queen St W
- 701 Queen St W
- 702 Queen St W
- 703 Queen St W
- 703A Queen St W
- 704 Queen St W
- 705 Queen St W
- 706 Queen St W
- 708 Queen St W
- 710 Queen St W
- 712 Queen St W
- 717 Queen St W
- 719 Queen St W
- 721 Queen St W
- 723 Queen St W
- 726 Queen St W
- 728 Queen St W
- 730 Queen St W
- 744 Queen St W
- 746 Queen St W
- 749 Queen St W
- 750 Queen St W
- 753 Queen St W
- 756 Queen St W
- 758 Queen St W
- 760 Queen St W
- 762 Queen St W
- 764 Queen St W
- 765 Queen St W
- 770 Queen St W
- 775 Queen St W
- 777 Queen St W
- 779 Queen St W
- 783 Queen St W
- 787 Queen St W
- 789 Queen St W
- 791 Queen St W
- 793 Queen St W
- 813 Queen St W
- 815 Queen St W
- 859 Queen St W
- 861 Queen St W
- 863 Queen St W
- 865 Queen St W
- 867 Queen St W
- 869 Queen St W
- 870 Queen St W
- 872 Queen St W
- 874 Queen St W
- 875 Queen St W
- 876 Queen St W
- 877 Queen St W
- 878 Queen St W
- 881 Queen St W
- 882 Queen St W
- 883 Queen St W
- 884 Queen St W
- 886 Queen St W
- 887 Queen St W
- 888 Queen St W
- 889 Queen St W
- 890 Queen St W
- 892 Queen St W
- 893 Queen St W
- 894 Queen St W
- 895 Queen St W
- 900 Queen St W
- 905 Queen St W
- 907 Queen St W
- 913 Queen St W
- 915 Queen St W
- 917 Queen St W
- 919 Queen St W
- 921 Queen St W
- 923 Queen St W
- 925 Queen St W
- 927 Queen St W
- 934 Queen St W
- 935 Queen St W
- 936 Queen St W
- 940 Queen St W
- 955 Queen St W
- 960 Queen St W
- 962 Queen St W
- 974 Queen St W
- 978 Queen St W
- 980 Queen St W
- 982 Queen St W
- 984 Queen St W
- 986 Queen St W
- 988 Queen St W
- 990 Queen St W
- 992 Queen St W
- 993 Queen St W
- 994 Queen St W
- 996 Queen St W
- 998 Queen St W
- 1018 Queen St W
- 1024 Queen St W
- 1026 Queen St W
- 1030 Queen St W
- 1032 Queen St W
- 1042 Queen St W
- 1044 Queen St W
- 1046 Queen St W
- 1048 Queen St W
- 1068 Queen St W
- 1070 Queen St W
- 1072 Queen St W
- 1074 Queen St W
- 1075 Queen St W
- 1077 Queen St W
- 1078 Queen St W
- 1079 Queen St W
- 1080 Queen St W
- 1081 Queen St W
- 1083 Queen St W

- 1084 Queen St W
- 1085 Queen St W
- 1086 Queen St W
- 1086 ½ Queen St W
- 1089 Queen St W
- 1092 Queen St W
- 1100 Queen St W
- 1112 Queen St W
- 1114 Queen St W
- 1115 Queen St W
- 1116 Queen St W
- 1117 Queen St W
- 1134 Queen St W
- 1150 Queen St W
- 1154 Queen St W
- 1156 Queen St W
- 1158 Queen St W
- 1160 Queen St W
- 1162 Queen St W
- 1164 Queen St W
- 1166 Queen St W
- 1168 Queen St W
- 1170 Queen St W
- 1172 Queen St W
- 1174 Queen St W
- 1176 Queen St W
- 1186 Queen St W
- 1194 Queen St W
- 1196 Queen St W
- 1198 Queen St W
- 1200 Queen St W
- 1204 Queen St W

West Queen West HCD Potential Contextual Contributing Properties

- 632 Queen St W
- 644 Queen St W
- 646 Queen St W
- 657 Queen St W
- 663 Queen St W
- 665 Queen St W
- 667 Queen St W
- 673 Queen St W
- 675 Queen St W
- 690 Queen St W
- 691 Queen St W
- 692 Queen St W
- 715 Queen St W
- 718 Queen St W
- 720 Queen St W
- 722 Queen St W
- 724 Queen St W
- 732 Queen St W
- 735 Queen St W
- 740 Queen St W
- 745 Queen St W
- 752 Queen St W
- 754 Queen St W
- 757 Queen St W
- 766 Queen St W
- 780 Queen St W
- 781 Queen St W
- 785 Queen St W
- 795 Queen St W
- 797 Queen St W
- 799 Queen St W
- 801 Queen St W
- 803 Queen St W
- 805 Queen St W
- 807 Queen St W
- 809 Queen St W
- 811 Queen St W
- 819 Queen St W
- 821 Queen St W
- 823 Queen St W
- 825 Queen St W
- 827 Queen St W
- 829 Queen St W
- 831 Queen St W
- 833 Queen St W
- 835 Queen St W
- 837 Queen St W
- 897 Queen St W
- 920 Queen St W
- 929 Queen St W
- 942 Queen St W
- 944 Queen St W
- 1036 Queen St W
- 1038 Queen St W
- 1082 Queen St W
- 1082 ½ Queen St W
- 1094 Queen St W
- 1128 Queen St W
- 1130 Queen St W
- 1132 Queen St W
- 1142 Queen St W
- 1144 Queen St W
- 1190 Queen St W
- 1192 Queen St W

West Queen West HCD Potential Non-Contributing Properties

- 1B Givins St
- 1C Givins St
- 1D Givins St
- 1E Givins St
- 2 Ossington Ave
- 594 Queen St W
- 598 Queen St W
- 604 Queen St W
- 610 Queen St W
- 614 Queen St W
- 616 Queen St W
- 622 Queen St W
- 624 Queen St W
- 630 Queen St W
- 655 Queen St W
- 659 Queen St W
- 674 Queen St W
- 677 Queen St W
- 679 Queen St W
- 685 Queen St W
- 686 Queen St W
- 707 Queen St W
- 709 Queen St W
- 709A Queen St W
- 711 Queen St W
- 714 Queen St W
- 716 Queen St W
- 739 Queen St W
- 751 Queen St W
- 839 Queen St W
- 841 Queen St W
- 843 Queen St W
- 845 Queen St W
- 847 Queen St W
- 849 Queen St W
- 851 Queen St W

- 871 Queen St W
- 873 Queen St W
- 901 Queen St W
- 922 Queen St W
- 924 Queen St W
- 928 Queen St W
- 930 Queen St W
- 937 Queen St W
- 938 Queen St W
- 939 Queen St W
- 941 Queen St W
- 943 Queen St W
- 945 Queen St W
- 947 Queen St W
- 949 Queen St W
- 952 Queen St W
- 964 Queen St W
- 968 Queen St W
- 970 Queen St W
- 1000 Queen St W
- 1050 Queen St W
- 1052 Queen St W
- 1056 Queen St W
- 1088 Queen St W
- 1090 Queen St W
- 1093 Queen St W
- 1096 Queen St W
- 1106 Queen St W
- 1124 Queen St W
- 1126 Queen St W
- 1136 Queen St W
- 1138 Queen St W
- 1140 Queen St W
- 1220 Queen St W

Parkdale Main Street HCD Potential Contributing Properties

- 186 Cowan Ave
- 201 Cowan Ave
- 207 Cowan Ave
- 212 Cowan Ave
- 220 Cowan Ave
- 194 Dowling Ave
- 10 Lansdowne Ave
- 1233 Queen St W
- 1249 Queen St W
- 1255 Queen St W
- 1267 Queen St W
- 1273 Queen St W
- 1274 Queen St W
- 1275 Queen St W
- 1276 Queen St W
- 1278 Queen St W
- 1280 Queen St W
- 1281 Queen St W
- 1291 Queen St W
- 1292 Queen St W
- 1296 Queen St W
- 1300 Queen St W
- 1302 Queen St W
- 1313 Queen St W
- 1318 Queen St W
- 1320 Queen St W
- 1334 Queen St W
- 1336 Queen St W
- 1338 Queen St W
- 1340 Queen St W
- 1342 Queen St W
- 1346 Queen St W
- 1349 Queen St W
- 1351 Queen St W
- 1354 Queen St W
- 1358 Queen St W
- 1360 Queen St W
- 1372 Queen St W
- 1374 Queen St W
- 1376 Queen St W
- 1378 Queen St W
- 1380 Queen St W
- 1381 Queen St W
- 1382 Queen St W
- 1384 Queen St W
- 1384 ½ Queen St W
- 1386 Queen St W
- 1387 Queen St W
- 1390 Queen St W
- 1392 Queen St W
- 1395 Queen St W
- 1398 Queen St W
- 1399 Queen St W
- 1400 Queen St W
- 1405 Queen St W
- 1407 Queen St W
- 1408 Queen St W
- 1410 Queen St W
- 1412 Queen St W
- 1418 Queen St W
- 1420 Queen St W
- 1422 Queen St W
- 1424 Queen St W
- 1426 Queen St W
- 1427 Queen St W
- 1428 Queen St W
- 1434 Queen St W
- 1436 Queen St W
- 1456 Queen St W
- 1458 Queen St W
- 1462 Queen St W
- 1464 Queen St W
- 1468A Queen St W
- 1472 Queen St W
- 1474 Queen St W
- 1480 Queen St W
- 1482 Queen St W
- 1484 Queen St W
- 1486 Queen St W
- 1496 Queen St W
- 1498 Queen St W
- 1500 Queen St W
- 1502 Queen St W
- 1504 Queen St W
- 1506 Queen St W

Parkdale Main Street HCD Potential Contextual Contributing Properties




- 1263 Queen St W
- 1265 Queen St W
- 1277 Queen St W
- 1294 Queen St W
- 1330 Queen St W
- 1332 Queen St W
- 1344 Queen St W
- 1347 Queen St W
- 1366 Queen St W
- 1368 Queen St W
- 1388 Queen St W
- 1402 Queen St W
- 1406 Queen St W
- 1430 Queen St W
- 1432 Queen St W
- 1438 Queen St W
- 1440 Queen St W
- 1450 Queen St W
- 1452 Queen St W
- 1454 Queen St W

Parkdale Main Street HCD Potential Non-Contributing Properties

- 95 Joe Shuster Way
- 1153 Queen St W
- 1169 Queen St W
- 1181 Queen St W
- 1187 Queen St W
- 1205 Queen St W
- 1229 Queen St W
- 1233R Queen St W
- 1239 Queen St W
- 1257 Queen St W
- 1258 Queen St W
- 1266 Queen St W
- 1285 Queen St W
- 1287 Queen St W
- 1288 Queen St W
- 1289 Queen St W
- 1290 Queen St W
- 1303 Queen St W
- 1312 Queen St W
- 1314 Queen St W
- 1316 Queen St W
- 1322 Queen St W
- 1324 Queen St W
- 1325 Queen St W
- 1326 Queen St W
- 1328 Queen St W
- 1337 Queen St W
- 1357 Queen St W
- 1359 Queen St W
- 1367 Queen St W
- 1369 Queen St W
- 1371 Queen St W
- 1375 Queen St W
- 1414 Queen St W
- 1429 Queen St W
- 1446 Queen St W
- 1468 Queen St W
- 1476 Queen St W
- 1488 Queen St W

Appendix E: Recommended Area for Inclusion on the City of Toronto's Heritage Register

AREA OF RECOMMENDATIONS FOR THE CITY OF TORONTO'S HERITAGE REGISTER

<i>Address</i>	<i>Information</i>	<i>Photograph</i>
85 Wilson Park Road	Date of Construction: 1922	
1479 Queen Street West	Date of Construction: 1919	
1497 Queen Street West	Date of Construction: 1929	

1526 – 1528 Queen
Street West

Date of Construction: 1909



1558 Queen Street West

The former Odeon Theatre;
Date of Construction: 1919;
Architect: Kaplan and Sprachman



1605 Queen Street West

The former Parkdale Theatre;
Date of Construction: 1919;
Architect: Crane and Pennington;
Previous Owner: J. and J. Allen



1616 – 1618 Queen Street West

Date of Construction: 1908



1730 Queen Street West

Formerly Union Bank of Canada
1912;
Royal Bank of Canada; 1925
Date of Construction: 1912
Architects: Darling and Pearson







1734 Queen Street West

Formerly Imperial Bank of Canada;
Date of Construction: 1910;
Architects: Darling and Pearson



Appendix F: Part IV Candidates in the Proposed West Queen West HCD

WEST QUEEN WEST HCD

Address	Information	Photograph
600 Queen Street West	The former New Orpheum Theatre; Date of Construction: 1940 Architect: Jay Isadore English	
676, 678, 680, 682, 684 Queen Street West	Date of Construction: 1879	
708 Queen Street West	Date of Construction: 1899	
765 Queen Street West	Formerly the Euclid Avenue Methodist Church; Date of Construction: 1865 Architect: George Miller (alterations in 1904)	

770 Queen Street West
 Formerly the Dale Presbyterian
 Church;
 Date of Construction: 1913
 Architect: Herbert G. Paull



775, 777, 779 Queen
 Street West
 Date of Construction: 1889
 Developer: James Hunter



787, 789 Queen Street
 West
 Date of Construction: 1889
 Developer: James Hunter



870, 872, 874, 876, 878,
 882, 884, 886, 888, 890,
 892, 894 Queen Street
 West
 Date of Construction: 1889



875, 877, 881, 883, 887,
 889, 893, 895 Queen
 Street West
 Date of Construction: 1889



955 Queen Street West Incorporates the former Patterson
Candy Company Factory:
Date of Construction: 1928
Architect: Joseph A. Thatcher



974, 978, 980, 982 Queen Street West Date of Construction: 1889



986, 988, 990, 992, 994, 996, 998 Queen Street West Date of Construction: 1889



993 Queen Street West The former York Knitting Mills;
Date of Construction: 1907;
Architect: John F. Brown;
Previous Owner: Gordon Mackay Ltd.



1078, 1080 Queen Street West Date of Construction: 1889



1092 Queen Street West Date of Construction: 1884
 Architect: George R. Harper
 Previous Owners: Wiggins and
 Harris



1100 Queen Street West Date of Construction: 1889



1150 Queen Street West Formerly the Cecil Hotel, now the
 Drake Hotel;
 Date of Construction: 1890



1154, 1156, 1158, 1160,
 1162, 1164 Queen Street
 West Date of Construction: 1890



1166, 1168, 1170, 1172,
1174 Queen Street West

Date of Construction: 1879



1176 Queen Street West

Date of Construction: 1890






1194, 1196, 1198 Queen
Street West

Date of Construction: 1879



Appendix G: Part IV Candidates in the Proposed Parkdale Main Street HCD

PARKDALE MAIN STREET HCD

Address	Information	Photograph
1255 Queen Street West	Date of Construction: 1899	
1318, 1320 Queen Street West	Date of Construction: 1881	
1338, 1340, 1342 Queen Street West	Date of Construction: 1899	

1346 Queen Street West Date of Construction: 1910



1349, 1351 Queen Street West Built for Robert Ross, plumber and gasfitter; Date of Construction: 1898; Architect: James A. Harvey



1374, 1376, 1378, 1380, 1382, 1384, 1384 1/2 Queen Street West Date of Construction: 1889



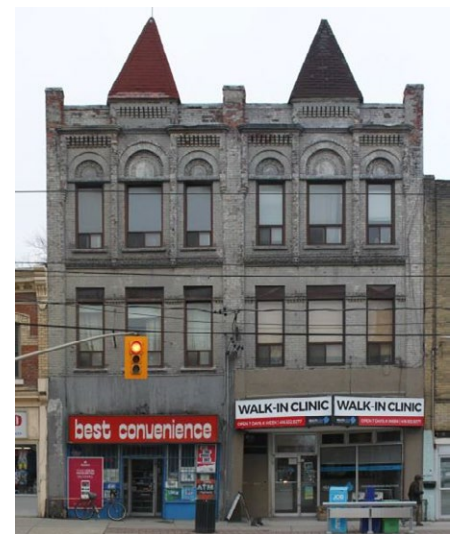
1381 Queen Street West Formerly the Sterling Bank of Canada;
 Date of Construction: 1906;
 Architect: George Miller



1398, 1400 Queen Street West Date of Construction: 1889



1408, 1410 Queen Street West Formerly the Ernest Smith Store and F.W. Hutt Store;
 Date of Construction: 1889



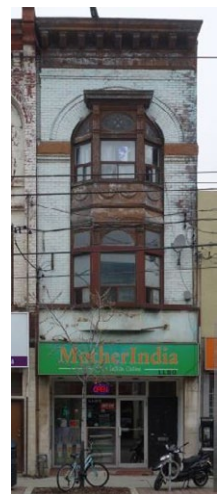
1418, 1420 Queen Street West Date of Construction: 1899



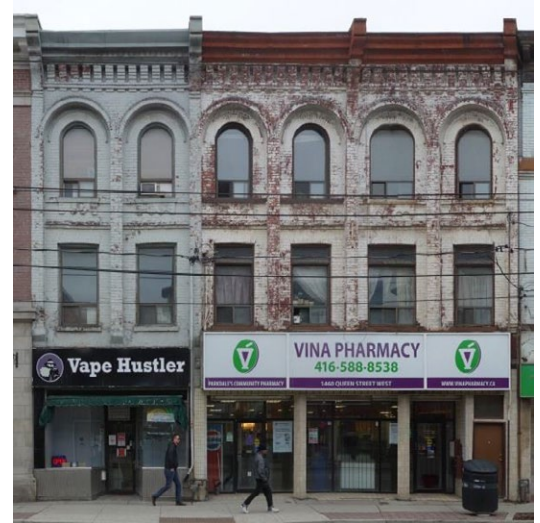
1422, 1424, 1426 Queen Street West Date of Construction: 1879



1456 Queen Street West Date of Construction: 1879



1458, 1462, 1464 Queen Street West Date of Construction: 1899



1482, 1484, 1486 Queen Street West Date of Construction: 1892; Architect: Dick and Wickson



1496 Queen Street West Formerly the Metropolitan School of Music; Date of Construction: 1879



1498, 1500, 1502, 1504
Queen Street West

Date of Construction: 1899



1506 Queen Street West

Date of Construction: 1909

