

## **Inclusion on the City of Toronto's Heritage Register - Properties within the West Queen West and Parkdale Main Street Areas**

**Date:** November 9, 2020

**To:** Toronto Preservation Board  
Toronto and East York Community Council

**From:** Senior Manager, Heritage Planning, Urban Design, City Planning

**Wards:** Ward 4 - Parkdale-High Park; Ward 9 - Davenport; Ward 10 - Spadina-Fort York

### **SUMMARY**

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This report recommends that City Council include 325 properties identified in Recommendations 1 and 2 of this report on the City of Toronto's Heritage Register.

The properties are all located within the West Queen West and Parkdale Main Street Areas and were identified through the Queen Street West Planning Study, which resulted in the Official Plan Amendment No.445 (Site and Area Specific Policy No. 566) that was adopted by City Council in September 2020. OPA 445 was developed through a collaborative consultation process alongside the West Queen West HCD Study, to ensure that the OPA 445 and future HCD Plans function in a co-ordinated manner to support a vibrant, livable, walkable and sustainable main street in the West Queen West and Parkdale Main Street Areas.

The West Queen West Area is an important historic main street in Toronto, and has an historic context that reflects the western expansion of the growing city and the irregular subdivision and development of the privately-owned park lots to the north and the publicly-owned Garrison Reserves to the south. The street has maintained a strong sense of place and character, functioning as both a main street as well as an arts and design district.

The Parkdale Main Street Area is an important civic and commercial centre with an historic context that reflects the rapid growth and development of the Town of Parkdale with the construction of the North Parkdale Station and supports the present-day community of Parkdale as it continues to support diverse main street activities and a distinct sense of place for the neighbourhood.

The properties being recommended for inclusion on the City's Heritage Register were initially identified as contributing to the cultural heritage value of the area during the

West Queen West Heritage Conservation District Study (HCD) report which was accepted by the Toronto Preservation Board in June 2017 and endorsed for the preparation of the West Queen West Heritage Conservation District Plan and the Parkdale Main Street Heritage Conservation District Plan. The HCD Plans are currently under development by City Planning and we anticipate their release in Q1 2021.

The multiple-listing process is an efficient and effective practice to recognize properties that are believed to be of cultural heritage value and which provide people with a sense of place in their neighbourhood. All of the recommended listed properties meet one or more of the provincial criteria for determining cultural heritage value or interest for designation under Part IV of the Ontario Heritage Act, which the City applies when assessing properties for inclusion on the City's Heritage Register.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. This allows the municipality time to decide whether to move forward with designation of the property under Part IV of the Ontario Heritage Act.

## **RECOMMENDATIONS**

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The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the following two hundred and fifteen properties within the West Queen West Area on the City of Toronto's Heritage Register:

- 592 Queen Street West
- 600 Queen Street West
- 606 Queen Street West
- 616 Queen Street West
- 620 Queen Street West
- 626 Queen Street West
- 632 Queen Street West
- 634 Queen Street West
- 636 Queen Street West
- 638 Queen Street West
- 640 Queen Street West
- 644 Queen Street West
- 646 Queen Street West
- 648 Queen Street West
- 650 Queen Street West
- 650 1/2 Queen Street West
- 673 Queen Street West
- 675 Queen Street West
- 676 Queen Street West
- 678 Queen Street West

- 680 Queen Street West
- 682 Queen Street West
- 684 Queen Street West
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- 693 Queen Street West
- 694 Queen Street West
- 695 Queen Street West
- 696 Queen Street West
- 697 Queen Street West
- 698 Queen Street West
- 699 Queen Street West
- 700 Queen Street West
- 701 Queen Street West
- 702 Queen Street West
- 703 Queen Street West
- 703A Queen Street West
- 704 Queen Street West
- 705 Queen Street West
- 706 Queen Street West
- 708 Queen Street West
- 710 Queen Street West
- 712 Queen Street West
- 715 Queen Street West
- 717 Queen Street West
- 719 Queen Street West
- 720 Queen Street West
- 721 Queen Street West
- 722 Queen Street West
- 723 Queen Street West
- 724 Queen Street West
- 726 Queen Street West
- 728 Queen Street West
- 730 Queen Street West
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- 777 Queen Street West
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- 781 Queen Street West
- 783 Queen Street West
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- 799 Queen Street West
- 801 Queen Street West
- 803 Queen Street West
- 805 Queen Street West
- 807 Queen Street West
- 809 Queen Street West
- 811 Queen Street West
- 813 Queen Street West
- 815 Queen Street West
- 819 Queen Street West
- 821 Queen Street West
- 823 Queen Street West
- 825 Queen Street West
- 827 Queen Street West
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- 888 Queen Street West
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- 890 Queen Street West
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- 895 Queen Street West
- 900 Queen Street West
- 907 Queen Street West
- 913 Queen Street West
- 915 Queen Street West
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- 921 Queen Street West
- 922 Queen Street West
- 923 Queen Street West
- 925 Queen Street West
- 927 Queen Street West
- 929 Queen Street West
- 934 Queen Street West
- 935 Queen Street West
- 936 Queen Street West
- 940 Queen Street West
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- 998 Queen Street West
- 1018 Queen Street West
- 1024 Queen Street West
- 1026 Queen Street West
- 1030 Queen Street West
- 1048 Queen Street West
- 1068 Queen Street West
- 1070 Queen Street West
- 1072 Queen Street West
- 1074 Queen Street West
- 1078 Queen Street West
- 1080 Queen Street West
- 1082 1/2 Queen Street West
- 1084 Queen Street West
- 1086 Queen Street West
- 1086 1/2 Queen Street West
- 1092 Queen Street West
- 1094 Queen Street West
- 1098 Queen Street West
- 1100 Queen Street West
- 1112 Queen Street West
- 1114 Queen Street West
- 1116 Queen Street West
- 1118 Queen Street West
- 1120 Queen Street West
- 1122 Queen Street West
- 1128 Queen Street West
- 1130 Queen Street West
- 1132 Queen Street West
- 1134 Queen Street West
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- 1160 Queen Street West
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- 1186 Queen Street West
- 1190 Queen Street West
- 1192 Queen Street West
- 1194 Queen Street West
- 1196 Queen Street West
- 1198 Queen Street West
- 1200 Queen Street West

2. City Council include the following one hundred and ten properties within the Parkdale Main Street Area on the City of Toronto's Heritage Register:

- 1233 Queen Street West
- 1239 Queen Street West
- 1255 Queen Street West
- 1263 Queen Street West
- 1265 Queen Street West
- 1267 Queen Street West
- 1273 Queen Street West
- 1274 Queen Street West
- 1275 Queen Street West
- 1276 Queen Street West
- 1277 Queen Street West
- 1278 Queen Street West
- 1280 Queen Street West
- 1281 Queen Street West
- 1292 Queen Street West
- 1294 Queen Street West
- 1296 Queen Street West
- 1318 Queen Street West
- 1320 Queen Street West
- 1326 Queen Street West
- 1328 Queen Street West
- 1330 Queen Street West
- 1332 Queen Street West
- 1334 Queen Street West
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- 1340 Queen Street West
- 1342 Queen Street West
- 1344 Queen Street West
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- 1349 Queen Street West
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- 1358 Queen Street West
- 1360 Queen Street West
- 1366 Queen Street West
- 1374 Queen Street West
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- 1378 Queen Street West
- 1380 Queen Street West
- 1382 Queen Street West
- 1384 Queen Street West
- 1384 1/2 Queen Street West
- 1386 Queen Street West
- 1387 Queen Street West
- 1388 Queen Street West
- 1390 Queen Street West
- 1392 Queen Street West
- 1395 Queen Street West
- 1398 Queen Street West
- 1399 Queen Street West
- 1400 Queen Street West
- 1402 Queen Street West
- 1405 Queen Street West
- 1406 Queen Street West
- 1407 Queen Street West
- 1412 Queen Street West
- 1418 Queen Street West
- 1420 Queen Street West
- 1422 Queen Street West
- 1424 Queen Street West
- 1426 Queen Street West
- 1427 Queen Street West
- 1428 Queen Street West
- 1430 Queen Street West
- 1432 Queen Street West
- 1434 Queen Street West
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- 1472 Queen Street West



- 1474 Queen Street West
- 1476 Queen Street West
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- 1484 Queen Street West
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- 1497 Queen Street West
- 1498 Queen Street West
- 1500 Queen Street West
- 1502 Queen Street West
- 1504 Queen Street West
- 1506 Queen Street West
- 1526 Queen Street West
- 1528 Queen Street West
- 1533 Queen Street West
- 1558 Queen Street West
- 1605 Queen Street West
- 1609 Queen Street West
- 1616 Queen Street West
- 1618 Queen Street West
- 1621 Queen Street West
- 1704 Queen Street West
- 1706 Queen Street West
- 1708 Queen Street West
- 1710 Queen Street West
- 1712 Queen Street West
- 1714 Queen Street West
- 1716 Queen Street West
- 1718 Queen Street West
- 1730 Queen Street West
- 1734 Queen Street West
- 85 Wilson Park Road

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

## **DECISION HISTORY**

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On March 31, 2015, City Council authorized a revised West Queen West boundary for study as a potential Heritage Conservation District that extended the study area to Bathurst Street to the east and Roncesvalles Avenue to the West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

On June 22, 2017, the Toronto Preservation Board accepted the Heritage Conservation District Study and endorsed the preparation of the West Queen West Heritage Conservation District Plan and the Parkdale Main Street Heritage Conservation District Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB24.2>

At the City Council meeting held on July 16, 2019, City Council adopted the City-wide Heritage Survey Feasibility Study, and approved the phase implementation of the Toronto Heritage Survey as outlined in the report (June 6, 2019).

At the same City Council meeting, City Council requested the Chief Planner and Executive Director, City Planning to prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.11>

On March 12, 2020, Toronto and East York Community Council held a statutory public meeting and recommended City Council to adopt the proposed amendments to the City's Official Plan (Official Plan Amendment No. 445) in the form of a new Site and Area Specific Policy No. 566 to guide development and public initiatives. This decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.5>

On September 30, 2020, City Council adopted, with amendments, recommendations of the Supplementary Report. This report included revisions to draft Official Plan Amendment No. 445 (Site and Area Specific Policy No. 566) adopted by Toronto and East York Community Council on March 12, 2020. This decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.5>

## **BACKGROUND**

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### **Heritage Planning Framework**

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic

areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in

order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>  
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

[https://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](https://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)

## **COMMENTS**

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Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The key goal of a heritage survey of a study area, also known as a cultural heritage resources assessment, is to achieve an informed and timely identification of properties with cultural heritage value in tandem with a Planning Study.

The 325 heritage properties identified through the Queen Street West Planning Study, which resulted in the Official Plan Amendment No.445 (Site and Area Specific Policy No. 566) are not currently listed on the City's Heritage Register and have no heritage protection. Properties on the City's Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies should the property be subject to redevelopment.

### **Queen Street West Planning Study**

At its meeting of March 12, 2020, Toronto and East York Community Council held a statutory public meeting, and adopted the recommendations of Queen Street West Planning Study. On September 30, 2020, City Council adopted, with amendments, the recommendations of the Planning Study Supplementary Report. This report recommended revisions to draft Official Plan Amendment No. 445 (Site and Area

Specific Policy No. 566) previously adopted by Toronto and East York Community Council. In addition, the Supplementary Report provided an update regarding the West Queen West and Parkdale Main Street HCD Plans and Multiple Listing report.

As stated in the Supplementary Report, the OPA 445 was developed through a collaborative consultation process alongside the West Queen West HCD Study, to ensure that the OPA 445 and future HCD Plans function in a co-ordinated manner to support a vibrant, livable, walkable and sustainable main street in the West Queen West and Parkdale Main Street Areas. The OPA 445 policies are designed to maintain and enhance the overall character of Queen Street West as a commercial main street, by achieving a built form that would reinforce the general scale, massing and proportions of the existing streetwall, while providing additional direction to conserve heritage resources through careful consideration and design solutions.

Draft Historic Context Statements for West Queen West and Parkdale Main Street along with primary address lists of the built heritage resources within these Areas were provided in the Queen Street West Planning Study report.

### **West Queen West and Parkdale Main Street Heritage Conservation Districts**

The West Queen West HCD Study and its recommendations were endorsed by the Toronto Preservation Board on June 22, 2017. As a result of the character and policy analysis, and community consultation of the HCD Study, two HCD Plan areas were recommended: the West Queen West HCD extending between Bathurst Street and Dufferin Street; and the Parkdale Main Street HCD extending between Dufferin Street and Jameson Avenue/Macdonell Avenue.

The properties and features of the proposed West Queen West and Parkdale Main Street HCDs that help to create a coherent sense of time and place were identified as contributing properties and are being recommended for inclusion on the City's Heritage Register. These properties convey the overall cultural heritage value of the proposed HCDs. They illustrate the history, evolution, physical character, and significant typologies and uses of the proposed HCDs.

Additionally the HCD Study identified a number of properties between Jameson Avenue/Macdonell Avenue and Roncesvalles that merit inclusion on the City's Heritage Register and recommended them for further heritage evaluation.

### **Community Consultation**

As part of the West Queen West HCD Study, City Planning staff initiated a working group to benefit from local expertise, to offer knowledge, views and ideas for consideration, and to provide the study team with an opportunity to vet information and ideas before bringing it to the broader community. The working group met in July and October of 2016. A separate working group, though with some common members to the original group, was convened to assist with the Queen Street West Planning Study.

Following the June 19, 2017 community meeting at which the conclusions of the HCD Study were presented, City Planning staff advised that a working group would be

reconvened to assist with the completion of the Planning Study and the HCD Plans. This Working Group was comprised of area residents, members of local Business Improvement Areas (BIA), Residents Associations and Historical Societies, land owners, business owners, and representatives from the local Councillors' offices, including a number of participants from previous working groups. The Working Group was convened to contribute local experience to the HCD Plans and Planning Study review in advance of City Planning Staff making any final recommendations to City Council. They assisted City Planning staff in guiding the process and outcomes of the Planning Study and the HCD Plans and in developing OPA 445, draft policies and recommendations.

The group met on seven occasions over 2018 and 2019 and discussed a wide range of matters, including the cultural heritage values and heritage attributes of the proposed HCDs and potential built heritage resources within the study area.

On October 17, 2019, a community consultation meeting was held for the Planning Study and HCD Plans at the Parkdale public library. The purpose of this meeting was to provide an update on progress developing the HCD Plans and present a draft of the proposed policy direction (draft OPA 445), and combined an open house format and presentation with Q&A period. At this meeting, a draft map of built heritage resources, including the heritage potential properties identified through the heritage study and properties which are currently on the Heritage Register, was presented to the public. Additionally, meetings with the West Queen West BIA and Parkdale Village BIA were held on October 30, 2019 and February 3, 2020, respectively, to present and discuss the draft recommendations.

City Planning received comments from the Working Group and the community members on the draft list of built heritage resources identified for inclusion on the Heritage Register. Their input helped City staff gain a better understanding of the historic context of the West Queen West and Parkdale Main Street Areas which assisted the identification of potential heritage properties. Their input has greatly informed the content and recommendations of this report.

## **Historic Context Statements**

The historic context statement approach builds upon work completed for the HCD Study and the ongoing West Queen West and Parkdale Main Street HCD Plans. Historic Context Statements for West Queen West and Parkdale Main Street Areas provide detailed descriptions of the historic context, evolution and building types that provide the foundational character for these Areas, and inventory the location, date of construction and status of properties that support each Area's historical context. The address list includes all properties that support the Historic Context Statement. This method meets the requirements of the Ontario Heritage Act and the City's Official Plan and provides sufficient information to communicate the reasons for listing on the City's Heritage Register.

Historic Context Statements provide an understanding of the themes and periods of development within a study area. They also relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value. The

Historic Context Statements for West Queen West and Parkdale Main Street Areas are found in Attachments 1 and 4 of this report.

A historic context statement was finalized for the West Queen West and Parkdale Main Street Areas, and as a part of the review of the heritage survey, building types that are characteristic and support the historic context were identified, including descriptions of common attributes of each building type that may warrant conservation. Properties were subsequently evaluated against the context statement and building types in order to confirm that they support the area's historic context. The properties being recommended for inclusion within this report have all been determined to have contextual value, at minimum. Properties may have additional values, which will be determined through further evaluation.

### **Historic Context Listings: West Queen West Area**

The West Queen West Area is an important historic main street in Toronto, and has an historic context that reflects the western expansion of the growing city and the irregular subdivision and development of the privately-owned park lots to the north and the publicly-owned Garrison Reserves to the south. The street has maintained a strong sense of place and character as both a functioning main street as well as an arts and design district.

The historic context of West Queen West Area is supported by buildings that can be classified as building types prevalent within main street contexts across the City of Toronto. These building types reflect the history of development along Queen Street West, having been adaptively reused to serve new purposes as the community has changed over time. It is predominantly defined by main street commercial building types, as well as banks, hotels and residential buildings that have been adapted for commercial use. The West Queen West Area includes 215 heritage potential properties (109 buildings or building rows/blocks).

### **Historic Context Listings: Parkdale Main Street Area**

The historic context of Parkdale Main Street Area is supported by a range of building types that are prevalent within main street contexts across the City of Toronto. These building types reflect the history of development, commerce and community life within the former Town of Parkdale, with many being adaptively reused to serve new purposes as the community has changed over time. It is predominantly defined by the prevalence of main street commercial building types, as well as banks, a small number of pre-war walk-up apartment buildings, hotels and residential buildings that have been adapted for commercial use. The Parkdale Main Street Area includes 110 heritage potential properties (90 buildings or building rows/blocks).

Properties that support the Historic Context Statements of West Queen West and Parkdale Main Street Areas are found in Attachments 1 and 4 of this report. In addition, maps showing the context supporting properties in these Areas are appended as Attachments 3 and 6. This report recommends that City Council include 325 properties identified in the West Queen West and Parkdale Main Street Areas on the City's Heritage Register.



## **Descriptive Listings**

The descriptive approach is a second method through which properties may be recommended for inclusion on the Heritage Register. This approach provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and likewise satisfies direction found within the City's Official Plan to make use of Provincial criteria.

The use of descriptive listings is similar to the existing method employed within previous multiple listing reports, whereby each property is individually reviewed to determine whether it may have cultural heritage value, taking into consideration the property's age, design, and any known histories and associations. A short description of the property's design and appearance will be prepared, which will include its primary address, estimated date of construction, and any historical information that may be pertinent.

The descriptive approach provides a more detailed description of each property than the historic context approach in those situations where a prevailing context has not been identified, or where the property is believed to have cultural heritage value that relates more specifically to its individual characteristics. The additional information provided in these instances will help to better specify those features and attributes that may warrant conservation should the property be further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

2 descriptive listings have been prepared for the West Queen West and Parkdale Main Street Areas. These can be found in Attachments 2 and 5.

## **Heritage Survey Verification**

In preparation of this report, City staff further reviewed the properties identified for inclusion on the Register for changes since the first draft map of built heritage resources was presented to the public in October 2019. Properties that have been evaluated through the course of a development application or for which planning approval has been provided for alteration/demolition have been removed from the list, and all properties have been reviewed to ensure they are listed by their primary address. During this review, five properties were identified as having been omitted from the supplementary report address list, although they have been identified as contributing to the proposed HCDs. The following addresses have subsequently been added to the list of identified heritage properties and are included in the recommendations to this report:

- 770 Queen Street West
- 1274, 1276, 1278, 1280 Queen Street West

The final list of properties recommended for inclusion on the Heritage Register includes 325 properties, identified in Recommendations 1 and 2 of this report.

## **City of Toronto's Heritage Register**

The municipal register is an important tool in planning for the conservation of heritage properties. The former City of Toronto began listing properties on the Heritage Inventory

in 1973, with the inaugural set of 490 properties found within the old City of Toronto boundaries recognized for architectural, historical and/or contextual reasons. In the following decades, the surrounding municipalities of Scarborough, North York, York and Etobicoke which now form the amalgamated City of Toronto adopted their own lists of heritage properties; following amalgamation, these lists were combined and additional properties have been added over the years.

## **Inclusion on the City's Heritage Register**

Although a municipality is not required to consult with property owners or the public before including non-designated properties in the municipal register under the Ontario Heritage Act, property owners are always notified and invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also a second opportunity for owners and the public to share concerns (in person or writing) when Community Council considers the matter at their meeting.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the OHA following this action. City Council has a fixed period of time to designate the property in order to halt the demolition of a listed property. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a planning application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

When a property is listed it does not necessarily mean that it will be subsequently "designated," which is legally binding and requires owners to seek heritage approval for alterations and additions. Designation generally happens within one of three scenarios:

- a property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation
- a listed property is included within a planning application and a Heritage Impact Assessment (HIA) is submitted. The subsequent evaluation directs appropriate conservation measures and designation within the planning approval process
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests a further staff evaluation and designation, as appropriate

## **CONCLUSION**

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City staff reviewed all properties within the West Queen West and Parkdale Main Street Areas to ensure that properties of cultural heritage value or interest were appropriately identified and evaluated. This included both properties that are already listed on the Heritage Register, as well as additional properties to be assessed further. The latter properties include those which would be considered as contributing within the boundaries of the proposed HCD Plans (i.e. context supporting properties), as well as individual properties located outside the proposed HCD Plan boundaries but within the Queen Street West Planning Study boundary, specifically those properties between Jameson/Macdonell and Roncesvalles Avenues.

Following research and evaluation, it has been determined that the properties included in Attachments 1 and 4 of the report have cultural heritage value and warrant inclusion on the City's Heritage Register.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

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Attachment 1 – West Queen West Area Historic Context Statement and Properties of Cultural Heritage Value  
Attachment 2 – Listing Statement for 770 Queen Street West  
Attachment 3 – West Queen West Area Context Supporting Properties Map  
Attachment 4 – Parkdale Main Street Area Historic Context Statement and Properties of Cultural Heritage Value  
Attachment 5 – Listing Statement for 1239 Queen Street West  
Attachment 6 – Parkdale Main Street Area Context Supporting Properties Map

West Queen West Area is an historic main street to the west of downtown Toronto that spans from Bathurst Street to Dufferin Street, and is representative of the western expansion of Toronto in the mid to late 19th century. The street has served as the main street for diverse communities that have lived in the adjacent neighbourhoods for decades, and continues to be an important gathering place with a well-defined sense of place.

Queen Street West was an important historic route in Toronto, serving as the first major east-west concession line between the original Town of York to the south, and park lots to the north. The stretch of Queen Street west of Bathurst Street separated the government-owned Garrison Reserve to the south – centered on Fort York - and the privately-owned Park Lots to the north. This early land division was a determining factor in the development of Queen Street West throughout the 19th century and that remains evident today.

Prior to European colonial settlement, an important Indigenous route traversed this stretch of Queen. Garrison Creek served as an important indigenous waterway that provided fresh water and a reliable food source, flowing with an abundance of salmon. Garrison Creek historically flowed through present-day Trinity Bellwoods Park and continued adjacent to Niagara Street towards Lake Ontario. Although the creek was filled in by the late 19th century, traces of it remains visible in the depression of Queen Street West at Gore Vale Avenue. Further west, present-day Queen Street intersects with Ossington Avenue, a colonial replacement of an indigenous trade route that followed Ossington Avenue north and then west on Dundas Street West. Historic names for this road include Governor's Road and Dundas Road.

Following European settlement and land surveying, development along Queen Street West was gradual and reflected western expansion from the Town of York. The earliest development along the street included home industries such as John Farr's brewery on Garrison Creek, as well as a concentration of commercial development at the gateway to the Blue Bell Village at the junction with Ossington Avenue. These local industries and commercial development were eventually integrated into the City as it continued to expand its limits westward throughout the 19th century. The prevailing pattern of long and narrow, small-scale buildings with narrow lot frontages on the north side of the street are reflective of the ad hoc subdivision of park lot properties, while the wide lot frontages to the south are reflective of the later development within the Garrison Reserve lands as the government initially allocated the land to state institutions.

A prominent feature of Queen Street West is the long-standing presence of an institution for mental health. The Garrison Reserve lands were an area reserved exclusively for military use up until the 1830s when a large portion of the lands were dedicated to the "Provincial Lunatic Asylum" (1839), which has since evolved into its current iteration as the Centre for Addiction and Mental Health (CAMH) in the same location. The reserve lands also included the Crystal Palace (1858) on the Agricultural Show Grounds, the Central Prison (1877) and the Mercer Reformatory for Women

(1880). Another important institution that has influenced the context of West Queen West is Trinity College, a private college built on the north side of Queen Street West within present-day Trinity Bellwoods Park and that was demolished in the 1950s, after the relocation of the college to the University of Toronto campus in the 1920s.

Queen Street West is representative of historic main street commercial development in Toronto in the late 19th and early 20th century, with most of the buildings built within a period of construction from the 1880s to 1920s. This was a significant period of growth, driven by the introduction of the railways and the construction of the Queen Street Subway (underpass at Dufferin Street) in the mid-1850s, the sale of large portions of the Provincial Asylum Lands, the opening of the Toronto Street Railway along Queen Street from Yonge Street to Dundas Street (today's Ossington Avenue) in 1861, and the replacement of Garrison Creek and ravine with an underground sewer system starting in 1885. The collection of historic main street commercial buildings along Queen Street defines a continuous street wall of low-rise buildings, articulated by a rhythm of narrow storefronts with recessed entrances, and a strong datum line of cornices and sign bands. Along Queen Street West are prominent gathering places and gateways that reflect distinct local identities and neighbourhood development related to historic villages, civic institutions and industry, including the gates at Strachan Avenue into Trinity Bellwoods Park, the Great Hall at Dovercourt and the Gladstone Hotel at Gladstone Avenue.

The prevailing main street commercial building types include a variety of architectural styles of the period, including Italianate, Second Empire, Edwardian and vernacular. The buildings range from 2-4 storeys with a variety of roof profiles - including gabled, mansard roofs with rounded windows and dormers and flat roofs with decorative parapets that establish the pedestrian-scale of the street. The prevailing material is brick cladding with some clapboard clad buildings and with the upper stories often displaying polychrome patterns, projecting string courses that accentuate windows and articulate floor heights, and corbeled courses that decorate cornices and parapets. Storefronts come in a variety of designs, from historic to contemporary, and greatly contribute to the historic context of the street by creating a rhythm of recessed entrances and display windows with a fine grain character.

West Queen West has been an important place for community and civic activity which has historically, and continues to be, anchored by landmark buildings including the Great Hall, the Carnegie Library (now Theatre Centre), and the Gladstone and Drake hotels. The adjacent neighbourhoods have been home to diverse and multicultural communities, including waves of immigration from Poland and Eastern Europe, who established social clubs, community organizations and business along the street in the postwar period. With the deinstitutionalization of the Provincial Asylum beginning in the 1960s, the surrounding neighbourhoods experienced an influx of residents who continued to receive treatment at the asylum, and the community has a history of tolerance, acceptance and embracing of mental illness.

The artistic and entrepreneurial character of West Queen West is reflective of the influx of artists to the area in the 1980s, attracted by the availability of affordable housing, studio space and storefronts and the strong sense of community. This community celebrated and built upon the historic main street character of the street, transforming

formerly derelict buildings into studios, galleries, bars and clubs, and sparking the revitalization of Queen Street West in the 90s and early 2000s. The rehabilitation of the Drake and Gladstone Hotels were equally catalysts for change, and cemented the emerging artistic identity of the street within the historic context.

West Queen West is an important historic main street in Toronto, and has an historic context that reflects the western expansion of the growing city and the irregular subdivision and development of the privately-owned park lots to the north and the publicly-owned Garrison Reserves to the south. The street has maintained a strong sense of place and character as both a functioning main street as well as an arts and design district.

## **Building Types**

The historic context of West Queen West is supported by buildings that can be classified as building types prevalent within main street contexts across the City of Toronto. These building types reflect the history of development along Queen Street West, having been adaptively reused to serve new purposes as the community has changed over time.

### **Main Street Commercial Row**

The Main Street Commercial Row type most often establishes the predominant main street character of a street, and reflects typical patterns of development along arterial roads in the 19th and through the mid-20th century. They are generally designed to accommodate retail at-grade, with residential or commercial use above and their form is long and narrow, maximizing the number of storefronts on any given block. These buildings were designed in a variety of architectural styles and vernacular interpretations, most typically with brick cladding and more rarely with clapboard siding, various rooflines and heights ranging from 1 to 4 storeys. Individual row buildings may be constructed in isolation or as a part of a larger, contiguous development consisting of multiple row buildings with shared characteristics.

#### **Common Features**

- 1-4 storeys
- public retail/commercial use at-grade with private/residential uses above
- generally one part of a row of buildings with the same or similar architectural scale, design, proportions and materials
- brick or clapboard cladding
- flat roof with parapet, gable roof, or mansard roof with dormers
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

### **Main Street Commercial Block**

The Main Street Commercial Block type is closely related to the commercial row, sharing many of the same characteristics. The primary difference is the scale and design of the commercial block, which are, in contrast, generally larger in width and height, and of a singular architectural design in which several individual units are

integrated to appear to be part of a larger building complex. Commercial blocks retain a more prominent placement on the street, often located at corners or an axis with perpendicular streets, and have architectural details that draw greater attention. They may be divided into multiple units with retail at-grade and residential or commercial above, but always have a unifying design.

### **Common Features**

- 3-5 storeys
- singular architectural design across multiple units, often with retail/commercial uses at-grade and private/residential uses above
- masonry cladding, often with detailing in brick or stone
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

### **Bank**

The design impetus characteristic of the bank building type is to convey a perception of security and wealth and reflect the stability of the bank to customers and investors. Banks constructed through to the early 20th century generally featured ground floors often clad in stone or brick with stone detailing, with smaller windows and a formal customer entrance with a smaller office entrance to the side, and were often designed in classical styles including Renaissance Revival and Beaux Arts. Modern and more contemporary bank design broke from tradition, and embraced transparency, the use of contemporary materials including glazing, steel and cast stone, and often adopted a lower profile. Most often found on main streets, banks are generally located on corner lots, or situated with high visibility.

### **Common Features**

- 1-3 storeys in height
- masonry construction, often with stone or stone detailing at the base and brick or stone cladding on the upper levels. Later banks embraced glazing, still often featuring some form of masonry or cast stone detailing
- formal primary entrances, with secondary office entrances to the side or rear
- architectural detailing in classical revival or inspired styles, including string courses, pilasters, dentillated cornices and friezes, often with the financial institution's name engraved or embossed prominently for high visibility

### **Pre-War Apartment**

The pre-war apartment building type reflects the residential intensification seen in Toronto during the first decades of the 20th century, prior to the widespread implementation of mechanical elevators and suburbanization. The pre-war apartment type is defined by street-facing articulation with a central entrance and maximum lot coverage, often with interior light wells or courtyards inserted to provide light and circulation for larger buildings. They are generally symmetrical in design, and have raised first floors with exposed basement windows into what were either service rooms or basement apartments.

## **Common Features**

- 2½-5 storeys in height
- 5 or more residential units
- brick masonry cladding, with stone or terra cotta detailing
- street-facing articulation, with a well-defined central entrance
- for larger buildings, an interior light well or courtyard

## **Theatre**

The theatre building type varies greatly depending upon context, ranging from neighbourhood movie houses to grand theatres in the centre of the city. The neighbourhood theatre was often integrated within a main street context, with a narrow street front presence defined by a central recessed ticket booth and entrance below a marquee and sign. The buildings often expanded at the rear of the property or stretched back further than adjacent buildings to accommodate screening rooms; as their popularity increased and they were being constructed in streetcar suburbs with more affordable land, their orientation switched and theatres often occupied a greater proportion of the block frontage in order to accommodate more than one screen. Theatres were generally clad in brick masonry, with detailing on the upper levels, smaller windows and often symmetrical design to draw attention to the central signboard and marquee. Theatres were designed in a variety of architectural styles, including Beaux Arts, Edwardian, Art Deco and Art Moderne.

## **Common Features**

- 2-4 storeys in height
- either a long and narrow or wide and shallow form
- brick masonry or stone veneer cladding, with stone or terra cotta detailing and less glazing than other main street building types
- symmetrical design, with a focus on the central marquee and sign

## **Hotel**

The hotel building type will vary in size and scale according to context and period. The neighbourhood hotel which is characteristic in West Queen West and Parkdale fit within the commercial street wall of the main street, making itself prominent as a destination through its massing which frequently included a prominent corner tower or through its materials, such as stone or a glazed terracotta which would set it apart from adjacent commercial buildings. Like the adjacent commercial row types, the main street hotel building was similarly characterized by more porous and glazed public ground floor spaces with smaller window apertures for the private rooms above. This pattern would alter when bars were included on the property main street hotels were usually located at street corners with their public rooms addressing the main street and the more private functions facing the adjacent side street.

## **Common Features**

- 2-4 storeys in height
- fit within the street wall
- typically located at on a street-corner



- prominence achieved through massing, such as towers and materials, such as stone and glazed terracotta
- public spaces face the main street and more private spaces open to the adjacent side street
- more porous and extensively glazed ground floor spaces and smaller apertures for private upper levels

### **Warehouse / Factory**

The warehouse / factory building type is a comparatively large building type, occupying a greater portion of a city block and generally 2-4 storeys in height. Its internal post-and-beam structure is indicated in the elevations with regular bays of uniformly sized window openings. Typically clad in brick, its principal, street-facing elevation is usually elaborately designed with stone trim and classical-style elements which could be featured at the entrance, the windows, string courses and roof lines.

### **Common Features**

- 2-4 storeys in height
- typically larger footprint than other building types frequently occupying a large portion of a block to allow window openings on as many sides as possible
- regular rhythm of bays on all elevations with uniformly sized window openings
- principal, main street-facing elevation has more elaborate detailing at the entrance, ground floor level, windows and cornice often in a classical style with stone or stone detailing at the base and brick or stone cladding on the upper levels
- formal primary entrances, with secondary access and loading bays on the side elevations

### **Cultural Heritage Resources**

The following properties have been evaluated and determined to meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under the Ontario Heritage Act and that the City of Toronto uses for evaluating properties for listing on the Heritage Register. The list also includes properties that are currently on the City's Heritage Register, either individually designated or listed (non-designated).

Address	Date of Construction (est.)	Building Type	Heritage Status
588 Queen Street West	1901	Bank	Designated Part V (1973); By-Law 979-2007
592 Queen Street West	1940	Main Street Commercial Row	
600 Queen Street West	1910	Theatre (adaptive reuse)	
606 Queen Street West	1951	Main Street Commercial Row	
616 Queen Street West	1899	Main Street Commercial Row	
620 Queen Street West	1879	Main Street Commercial Row	

Address	Date of Construction (est.)	Building Type	Heritage Status
626 Queen Street West	1889	Main Street Commercial Row	
632 Queen Street West	1899	Main Street Commercial Row	
634, 636 Queen Street West	1889	Main Street Commercial Row	
638 Queen Street West	1879	Main Street Commercial Row	
640 Queen Street West	1879	Main Street Commercial Row	
644, 646 Queen Street West	1899	Main Street Commercial Row	
648, 650 Queen Street West	1899	Main Street Commercial Row	
650 ½ Queen Street West	1879	Hotel	
652, 654, 656, 660, 662, 664, 666, 668, 670, 672 Queen Street West	1891	Main Street Commercial Block	Designated Part IV (1985); By-Law 703-85
669, 671 Queen Street West	1879 & 1899	Main Street Commercial Row	
673, 675 Queen Street West	1879	Main Street Commercial Row	
676, 678, 680, 682, 684 Queen Street West	1889	Main Street Commercial Row	
687, 689, 691 Queen Street West	1945	Main Street Commercial Row	
690 Queen Street West	1889	Main Street Commercial Row	
692 Queen Street West	1889	Main Street Commercial Row	
693 Queen Street West	1879	Main Street Commercial Row	
694, 696, 698, 700 Queen Street West	1889	Main Street Commercial Row	
695, 697 Queen Street West	1879	Main Street Commercial Row	
699 Queen Street West	1889	Main Street Commercial Row	
701 Queen Street West	1879 & 1870	Main Street Commercial row	
702, 704, 706 Queen Street West	1899	Main Street Commercial Row	
703, 703A, 705 Queen Street West	1899	Main Street Commercial Row	
708 Queen Street West	1899	Main Street Commercial Row	
710, 712 Queen Street West	1909	Main Street Commercial Row	

Address	Date of Construction (est.)	Building Type	Heritage Status
715 Queen Street West	1899	Main Street Commercial Row	
717, 719 Queen Street West	1879	Main Street Commercial Row	
720, 722, 724 Queen Street West	1929	Main Street Commercial Block	
721 Queen Street West	1924	Main Street Commercial Row	
723 Queen Street West	1899	Institutional	
726, 728 Queen Street West	1889	Main Street Commercial Row	
730 Queen Street West	1889	Main Street Commercial Row	
732 Queen Street West	1882	Main Street Commercial Row	
735 Queen Street West	1909	Main Street Commercial Row	
740 Queen Street West	1939	Main Street Commercial Row	
744, 746, 750 Queen Street West	1889	Main Street Commercial Block	
745 Queen Street West	1909	Main Street Commercial Row	
749 Queen Street West	1899	Main Street Commercial Row	
752, 754 Queen Street West	1879	Main Street Commercial Row	
753 Queen Street West	1909	Main Street Commercial Row	
756, 758 Queen Street West	1889	Main Street Commercial Row	
757 Queen Street West	1889	Main Street Commercial Row	
760, 762, 764 Queen Street West	1879	Main Street Commercial Row	
765 Queen Street West	1909	Place of Worship (adaptive reuse)	
766 Queen Street West	1879	Main Street Commercial Row	
770 Queen Street West	1913	Place of Worship*	
775, 777, 779 Queen Street West	1889	Main Street Commercial Block	
781 Queen Street West	1889	Main Street Commercial Block	
783 Queen Street West	1889	Main Street Commercial Block	

Address	Date of Construction (est.)	Building Type	Heritage Status
785 Queen Street West	1889	Main Street Commercial Block	
787, 789 Queen Street West	1889	Main Street Commercial Block	
791, 793, 795, 797 Queen Street West	1879	Main Street Commercial Row	
799, 801, 803, 805, 807, 809, 811 Queen Street West	1889	Main Street Commercial Row	
813, 815 Queen Street West	1889	Main Street Commercial Block	
819, 821, 823, 825, 827, 829, 831, 833 Queen Street West	1889	Main Street Commercial Row	
859, 861, 863, 865, 867, 869 Queen Street West	1919	Main Street Commercial Row	
870, 872, 874, 876, 878, 882, 884, 886, 888, 890, 892, 894 Queen Street West	1889	Main Street Commercial Row	
875, 877, 881, 883, 887, 889, 893, 895 Queen Street West	1889	Main Street Commercial Row	
900 Queen Street West	1899	Warehouse/Factory	
905 Queen Street West	1847	Residential Detached	Designated Part IV (1992); By-Law 166-92
907 Queen Street West	1889	Main Street Commercial Row	
913, 915, 917, 919, 921, 923, 925, 927 Queen Street West	1869	Main Street Commercial Block	
920, 922 Queen Street West	1879	Main Street Commercial Row	
929 Queen Street West	1899	Main Street Commercial Row	
934, 936 Queen Street West	1899	Main Street Commercial Row	
935 Queen Street West	1896	Hotel	
940 Queen Street West	1899	Main Street Commercial Row	
942 Queen Street West	1889	Main Street Commercial Row	

Address	Date of Construction (est.)	Building Type	Heritage Status
955 Queen Street West	1928	Warehouse/Factory	
960, 962 Queen Street West	1919	Main Street Commercial Row	
974, 978, 980, 982 Queen Street West	1889	Main Street Commercial Row	
984 Queen Street West	1889	Main Street Commercial Row	
986, 988, 990, 992, 994, 996, 998 Queen Street West	1889	Main Street Commercial Row	
993 Queen Street West	1907	Warehouse/Factory	
1018 Queen Street West	1888	Main Street Commercial Block	
1024 Queen Street West	1880	Main Street Commercial Row	
1026 Queen Street West	1885	Main Street Commercial Row	
1030 Queen Street West	1889	Main Street Commercial Row	
1032, 1036, 1038, 1040, 1044, 1046 Queen Street West	1889	Main Street Commercial Block	Designated Part IV (2017); By-Law 1215-2017
1048 Queen Street West	1940	Main Street Commercial Row	
1068, 1070 Queen Street West	1889	Main Street Commercial Block	
1072, 1074 Queen Street West	1889	Main Street Commercial Row	
1075, 1077, 1079, 1081, 1083, 1085 Queen Street West	1893	Residential row	Listed (1973)
1078, 1080, 1082 ½ Queen Street West	1889	Main Street Commercial Block	
1084, 1086, 1086 ½ Queen Street West	1892	Main Street Commercial Block	
1089 Queen Street West	1889	Recreational Club	Designated Part IV (1985); By-Law 588-85
1092 Queen Street West	1884	Main Street Commercial Row	
1094 Queen Street West	1879	Main Street Commercial Row	
1098, 1100 Queen Street West	1899	Warehouse/Factory	
1112, 1114, 1116, 1118, 1120 Queen Street West	1899	Main Street Commercial Row	

Address	Date of Construction (est.)	Building Type	Heritage Status
1115 Queen Street West	1908	Library	Designated Part IV (2012); By-Law 1417-2012
1117 Queen Street West	1902	Post Office	Listed (1973)
1122 Queen Street West	1899	Main Street Commercial Row	
1128, 1130, 1132, 1134 Queen Street West	1890	Main Street Commercial Row	
1150 Queen Street West	1890	Hotel	
1154, 1156, 1158, 1160, 1162, 1164 Queen Street West	1890	Main Street Commercial Row	
1166, 1168, 1170, 1172, 1174 Queen Street West	1879	Main Street Commercial Block	
1176 Queen Street West	1899	Main Street Commercial Block	
1186 Queen Street West	1900	Main Street Commercial Block	
1190 Queen Street West	1889	Main Street Commercial Row	
1192 Queen Street West	1889	Main Street Commercial Row	
1194, 1196, 1198 Queen Street West	1879	Main Street Commercial Block	
1200 Queen Street West	1905	Main Street Commercial Row	
1204 Queen Street West	1890	Hotel	Designated Part IV (2005); By-Law 136-2005 369-2005

\* See Attachment 2 for Listing Statement

## LISTING STATEMENT

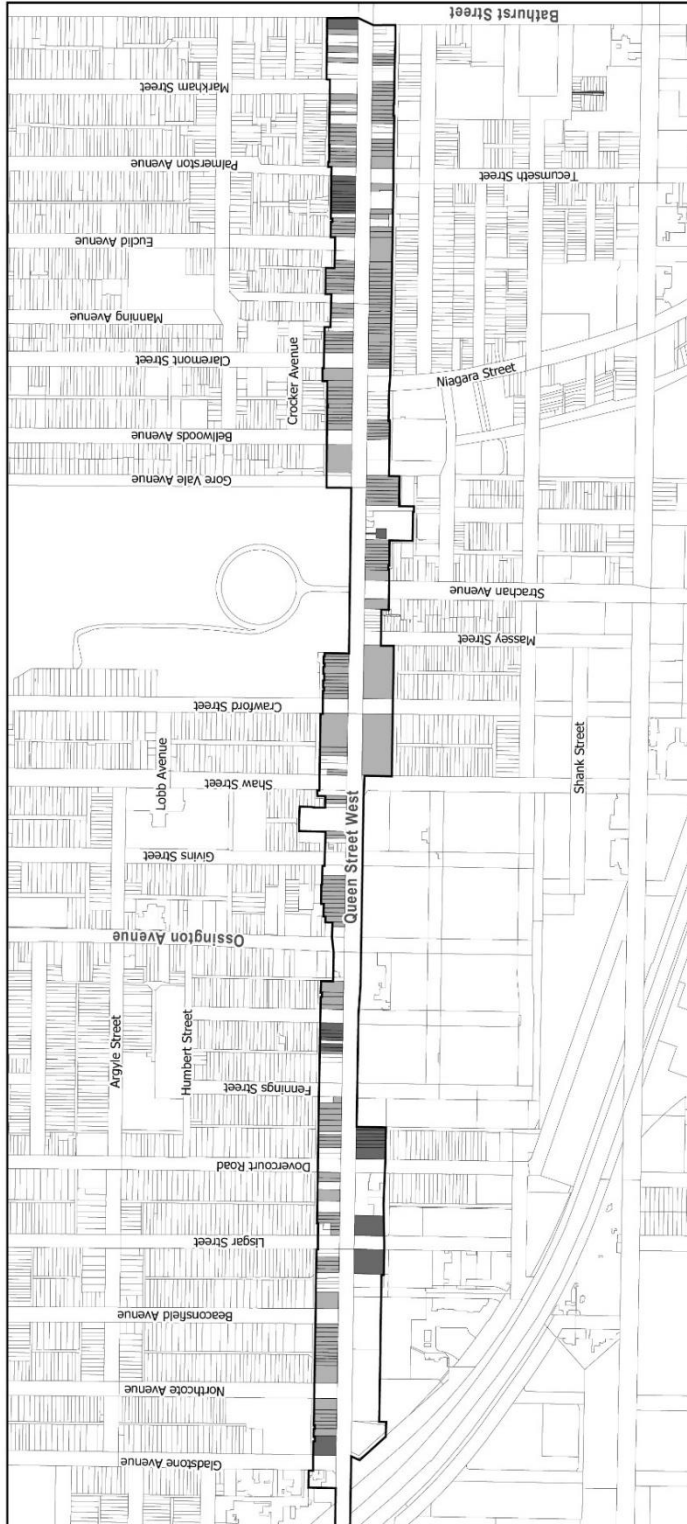
Address: 770 Queen Street West

Year Built: 1913




ATTACHMENT 2



Description: Located on the north side of Queen Street West, east of Trinity Bellwoods Park, the property at 770 Queen Street West contains the Saint Nicholas Ukrainian Catholic Church, formerly the Dale Presbyterian Church and designed by architect Herbert G. Paull. Designed in the Gothic Revival style, the building is defined by its monumental square symmetrical massing anchored by towers at each corner, with polychrome brick cladding punctuated by stone accents, decorative detailing and pointed arched openings. The entrances are located within each tower on the primary (south) façade above a raised basement and abutting the projecting central bay that culminates in a gabled end parapet. Secondary entrances are located within the corner towers on the east façade.



**Queen Street West Planning Study**  
**Map 1** West Queen West Area Context Supporting Properties

-  Study Area
-  Properties on the City's Heritage Register
-  Properties identified for inclusion on the City's Heritage Register

Not to Scale 

November 9, 2020



The Parkdale Main Street Area is the historic main street of the Village and Town of Parkdale, and reflects its evolution from a village, to a streetcar suburb, and present-day urban community. Parkdale's traditional main street is Queen Street West, a major thoroughfare and transportation route along which early colonial settlement extended from the Town of York and later City of Toronto. The Parkdale Main Street historic context statement focuses exclusively on Queen Street West, and does not discuss the context of the adjacent residential areas of Parkdale, or the other major thoroughfare of Parkdale, King Street West, to the south.

When the portion of Queen Street West that bisects Parkdale was upgraded from a trail into a road at the turn of the 19th century, it connected to a part of the Toronto Carrying Place Trail - a historic system of indigenous trails – that extended from the bottom of the Humber River and continued east along Lake Ontario's shoreline, intersecting with what would become today's Roncesvalles Avenue. Historic names for the portion of Queen Street West that runs through Parkdale include Lake Shore Road (due to its association with the historic lake shore indigenous trail), Niagara Road and Burlington Road (two communities to the west that it led towards) and Lot Street.

The Village of Parkdale first developed in the 1870s as several land holders registered major plans of subdivision in the area and established the current street layout, with Queen Street West as the commercial spine and a civic centre at Cowan Avenue, located immediately to the west of the new railway station at Queen Street West and Dufferin Street.

The development of Parkdale and its main street is closely tied to the expansion of the railway. Parkdale was first incorporated as a village in 1879 following the opening of the North Parkdale Station (1878) at Queen Street West and Dufferin Street, and then as the Town of Parkdale in 1885 as development increased. Speculative development in the 1870s can be attributed to several land holders who registered major plans of subdivision in the area, establishing the current street layout with Queen Street as the commercial spine. Queen Street, formerly called Lot Street, was a concession road that divided land grants to the north and south of the street. The present-day street layout is a result of this ad hoc subdivision of the park and farm lots in the area, as the uncoordinated parcelling of lots resulted in a series of T-intersections along Queen Street West.

At the heart of the Village of Parkdale was the collection of civic buildings centered at Queen Street West and Cowan Avenue. These include the Masaryk Park and Community Centre (former Fire Hall Curling Club), Gallery 1313 (former Police Station No.6), the Polish National Catholic Church of Canada (former Cowan Avenue Methodist Church), St. Mark's Anglican Church and the Parkdale Telephone Exchange buildings on Cowan Avenue. The former Parkdale Town Hall was located at this intersection as well, replaced by the police station in 1931.

The name "Parkdale" is attributed to the Toronto House Building Association (THBA), which began purchasing land in 1875 in anticipation of the railway station being constructed. The THBA promoted the area as a picturesque village with access to Lake Ontario and clean water, in comparison to the increasingly polluted and congested downtown Toronto. The first residents of the Village of Parkdale were a mix of merchants and professionals migrating from surrounding rural areas, company owners or managers from Toronto, as well as a large proportion of railway and factory workers taking advantage of affordable housing that was within walking distance to their places of work. Workers housing was generally closer in proximity to Queen Street West and the railway tracks, with middle and upper-middle class housing being constructed to the south and in proximity to Lake Ontario.

The construction of the Queen Street Subway (the underpass at Dufferin Street) and extension of streetcar service along Queen Street into Parkdale in 1887 improved the area's connection to the rest of the city, and the subsequent annexation of Parkdale by the City of Toronto in 1889 and access to City services sparked a sharp increase in the development of commercial buildings along Queen Street West. By the time of annexation most of Queen Street West between Dufferin Street and Jameson Avenue had been built out, and Parkdale's ten years as an independent village and town can be understood as being largely responsible for its present-day character. This distinct character is in contrast to the lower density and formerly industrial character of Queen Street West east of Dufferin Street (the historic city limits), as well as the lower density and residential character of Queen Street West, west of Jameson Avenue which was developed primarily after annexation.

Buildings within Parkdale Main Street are primarily commercial row and commercial block types, and display various architectural influences from Italianate, Second Empire, Romanesque Revival, Queen Anne Revival, Edwardian, Beaux Art and Art Deco styles with vernacular designs. Former theatres, banks, places of worship and pre-war apartment buildings complement the prevailing main street commercial building types, and reflect the mixed-use character of the street. Most buildings are 2-3 storeys in height, and exhibit a variety of roof profiles - including gabled, mansard roofs with rounded windows and dormers and flat roofs with decorative parapets that contribute to the pedestrian-scale of the street. The buildings also share common materials and detailing, with brick as the predominant material and with upper stories often displaying polychrome patterns with brick, stone or terra cotta detailing, projecting string courses that accentuate windows and articulate floor heights, and corbeled courses that embellish cornices and parapets. Ground floor storefronts display a variety of designs, from historic to contemporary, that are unified through similar patterns of recessed entrances and display windows generating a distinctive rhythm and articulation along the street. Deep sign bands create a continuous and strong datum line.

The collection of main street buildings along Queen Street West contributes to a largely continuous streetwall, articulated by landmark properties and primarily constructed between 1870 and 1940. The grouping of civic and religious buildings around Cowan Avenue expresses the importance of the area as a civic centre, both historically and in the present day, with many of the buildings continuing to serve the area's diverse resident and business communities. The concentration of main street commercial buildings establishes a main street character that reflects the history of the street as the

principal commercial artery of the historic Town of Parkdale, and is in contrast to the lower-scale main street character of Queen Street West, east of Dufferin Street.

The western limits of Queen Street West towards Roncesvalles still retain some traces of its former residential character, as well as a collection of Edwardian walk-up apartment buildings and main street commercial rows that reflect the intensification of Parkdale through the 1910s and 1920s, sparked by ease of access afforded by the streetcar and the city's growing population in the early 20th century. The western limit of Parkdale at Roncesvalles Avenue and King Street West was historically, and remains, an important gateway at the confluence of three major streets. This was also, historically, the extent of the Town of Parkdale, beyond which was the beach community of Sunnyside and High Park.

Parkdale Main Street is an important civic and commercial centre with an historic context that reflects the rapid growth and development of the Town of Parkdale with the construction of the North Parkdale Station and supports the present-day community of Parkdale as it continues to support diverse main street activities and a distinct sense of place for the neighbourhood.

## **Building Types**

The historic context of Parkdale Main Street is supported by a range of building types that are prevalent within main street contexts across the City of Toronto. These building types reflect the history of development, commerce and community life within the former Town of Parkdale, with many being adaptively reused to serve new purposes as the community has changed over time. The most prevalent building types found within the area include:

### **Main Street Commercial Row**

The Main Street Commercial Row type most often establishes the predominant main street character of a street, and reflects typical patterns of development along arterial roads in the 19th and through the mid-20th century. They are generally designed to accommodate retail at-grade, with residential or commercial use above and their form is long and narrow, maximizing the number of storefronts on any given block. These buildings were designed in a variety of architectural styles and vernacular interpretations, most typically with brick cladding and more rarely with clapboard siding, various rooflines and heights ranging from 1 to 4 storeys. Individual row buildings may be constructed in isolation or as a part of a larger, contiguous development consisting of multiple row buildings with shared characteristics.

### **Common Features**

- 1-4 storeys
- public retail/commercial use at-grade with private/residential uses above
- generally one part of a row of buildings with the same or similar architectural scale, design, proportions and materials
- brick or clapboard cladding
- flat roof with parapet, gable roof, or mansard roof with dormers

- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

### **Main Street Commercial Block**

The Main Street Commercial Block type is closely related to the commercial row, sharing many of the same characteristics. The primary difference is the scale and design of the commercial block, which are, in contrast, generally larger in width and height, and of a singular architectural design in which several individual units are integrated to appear to be part of a larger building complex. Commercial blocks retain a more prominent placement on the street, often located at corners or an axis with perpendicular streets, and have architectural details that draw greater attention. They may be divided into multiple units with retail at-grade and residential or commercial above, but always have a unifying design.

#### **Common Features**

- 3-5 storeys
- singular architectural design across multiple units, often with retail/commercial uses at-grade and private/residential uses above
- masonry cladding, often with detailing in brick or stone
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

### **Bank**

The design impetus characteristic of the bank building type is to convey a perception of security and wealth and reflect the stability of the bank to customers and investors. Banks constructed through to the early 20th century generally featured ground floors often clad in stone or brick with stone detailing, with smaller windows and a formal customer entrance with a smaller office entrance to the side, and were often designed in classical styles including Renaissance Revival and Beaux Arts. Modern and more contemporary bank design broke from tradition, and embraced transparency, the use of contemporary materials including glazing, steel and cast stone, and often adopted a lower profile. Most often found on main streets, banks are generally located on corner lots, or situated with high visibility.

#### **Common Features**

- 1-3 storeys in height
- masonry construction, often with stone or stone detailing at the base and brick or stone cladding on the upper levels. Later banks embraced glazing, still often featuring some form of masonry or cast stone detailing
- formal primary entrances, with secondary office entrances to the side or rear
- architectural detailing in classical revival or inspired styles, including string courses, pilasters, dentillated cornices and friezes, often with the financial institution's name engraved or embossed prominently for high visibility

## **Pre-War Apartment**

The pre-war apartment building type reflects the residential intensification seen in Toronto during the first decades of the 20th century, prior to the widespread implementation of mechanical elevators and suburbanization. The pre-war apartment type is defined by street-facing articulation with a central entrance and maximum lot coverage, often with interior light wells or courtyards inserted to provide light and circulation for larger buildings. They are generally symmetrical in design, and have raised first floors with exposed basement windows into what were either service rooms or basement apartments.

### **Common Features**

- 2½-5 storeys in height
- 5 or more residential units
- brick masonry cladding, with stone or terra cotta detailing
- street-facing articulation, with a well-defined central entrance
- for larger buildings, an interior light well or courtyard

## **Theatre**

The theatre building type varies greatly depending upon context, ranging from neighbourhood movie houses to grand theatres in the centre of the city. The neighbourhood theatre was often integrated within a main street context, with a narrow street front presence defined by a central recessed ticket booth and entrance below a marquee and sign. The buildings often expanded at the rear of the property or stretched back further than adjacent buildings to accommodate screening rooms; as their popularity increased and they were being constructed in streetcar suburbs with more affordable land, their orientation switched and theatres often occupied a greater proportion of the block frontage in order to accommodate more than one screen. Theatres were generally clad in brick masonry, with detailing on the upper levels, smaller windows and often symmetrical design to draw attention to the central signboard and marquee. Theatres were designed in a variety of architectural styles, including Beaux Arts, Edwardian, Art Deco and Art Moderne.

### **Common Features**

- 2-4 storeys in height
- either a long and narrow or wide and shallow form
- brick masonry or stone veneer cladding, with stone or terra cotta detailing and less glazing than other main street building types
- symmetrical design, with a focus on the central marquee and sign

## **Residential with Storefront Addition**

As the character and land use of neighbourhoods in Toronto changed, a new building type emerged to accommodate the growth of home industries and changing streetscapes. The residential with storefront addition type is defined by a house form building at the rear and often setback from the prevailing streetwall, with a 1 - 2 storey storefront addition in front. The style and composition of both the house form building and storefront addition vary greatly and reflect the prevailing trends from their period of

construction. This building type was often constructed by small business owners or individual property owners responding to a changing area character, attracting new tenants or building space out of which to run a home business.

### Common Features

- 1.5-2.5 storeys in height
- house form building setback from the street with 1-2 storey storefront addition, often built to the lot line
- gable, hipped or mansard roof house form, with flat-roofed storefront addition

### Cultural Heritage Resources

The following properties have been evaluated and determined to meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under the Ontario Heritage Act and that the City of Toronto uses for evaluating properties for listing on the Heritage Register. The list also includes properties that are currently on the City's Heritage Register, either individually designated or listed (non-designated).

Address	Date of Construction (est.)	Building Type	Heritage Status
186 Cowan Avenue	1887	Place of Worship	Designated Part IV (1993); By-law 521-91
201 Cowan Avenue	1887	Place of Worship	Designated Part IV (1984); By-law 632-84
207 Cowan Avenue	1899	Utility	Listed (1983)
220 Cowan Avenue	1898	Fire Station / Recreational Rink (adaptive reuse)	Designated Part IV (1981); By-law 72-86
224 Cowan Avenue	1899	Police Station (adaptive reuse)	Listed (1983)
194 Dowling Avenue	1912	Pre-War Apartment	Designated Part IV (2008), By-law 996-2008
10 Lansdowne Avenue	1889	Assembly Hall	Listed (1989)
1233 Queen Street West	1879	Main Street Commercial Row	
1239 Queen Street West	1909	Place of Worship (adaptive reuse)*	
1249 Queen Street West	1900	Main Street Commercial Block	Listed (1973)
1255 Queen Street West	1899	Residential with Storefront Addition	

<b>Address</b>	<b>Date of Construction (est.)</b>	<b>Building Type</b>	<b>Heritage Status</b>
1263, 1265 Queen Street West	1899	Main Street Commercial Row	
1267 Queen Street West	1879	Main Street Commercial Row	
1273 Queen Street West	1899	Main Street Commercial Row	
1274, 1276, 1278, 1280 Queen Street West	1889	Main Street Commercial Row	
1275 Queen Street West	1879	Main Street Commercial Row	
1277 Queen Street West	1939	Main Street Commercial Block	
1281 Queen Street West	1909	Main Street Commercial Row	
1291 Queen Street West	1892	Main Street Commercial Block	Designated Part IV (1996); By-Law 455-96
1292 Queen Street West	1905	Main Street Commercial Row	
1294 Queen Street West	1889	Main Street Commercial Row	
1296 Queen Street West	1880	Main Street Commercial Row	
1300, 1302 Queen Street West	1888	Hotel	Listed (1985)
1313 Queen Street West	1932	Police Station	Listed (1983)
1318, 1320 Queen Street West	1881	Main Street Commercial Row	
1326, 1328 Queen Street West	1889	Main Street Commercial Row	
1330, 1332 Queen Street West	1889	Main Street Commercial Row	
1334 Queen Street West	1889	Main Street Commercial Row	
1336 Queen Street West	1889	Main Street Commercial Row	
1338, 1340, 1342 Queen Street West	1899	Main Street Commercial Block	
1344 Queen Street West	1909	Main Street Commercial Row	
1346 Queen Street West	1910	Main Street Commercial Block	
1347 Queen Street West	1899	Main Street Commercial Row	
1349, 1351 Queen Street West	1898	Main Street Commercial Row	
1354 Queen Street West	1889	Main Street Commercial Block	

<b>Address</b>	<b>Date of Construction (est.)</b>	<b>Building Type</b>	<b>Heritage Status</b>
1358, 1360 Queen Street West	1889	Main Street Commercial Row	
1366 Queen Street West	1899	Main Street Commercial Row	
1372 Queen Street West	1889	Main Street Commercial Row	Listed (1973)
1374, 1376, 1378 Queen Street West	1889	Main Street Commercial Block	
1380 Queen Street West	1889	Main Street Commercial Row	
1381 Queen Street West	1906	Main Street Commercial Block	Listed (1993)
1382 Queen Street West	1889	Main Street Commercial Row	
1384, 1384 ½ Queen Street West	1894	Main Street Commercial Row	
1386 Queen Street West	1899	Main Street Commercial Row	
1387 Queen Street West	1919	Pre-War Apartment	
1388 Queen Street West	1940	Main Street Commercial Row	
1390 Queen Street West	1899	Main Street Commercial Row	
1392 Queen Street West	1899	Main Street Commercial Row	
1395 Queen Street West	1906	Main Street Commercial Row	
1398 Queen Street West	1889	Main Street Commercial Row	
1399, 1405, 1407, 1427 Queen Street West	1909	Main Street Commercial Block	
1400 Queen Street West	1909	Main Street Commercial Row	
1402 Queen Street West	1899	Main Street Commercial Row	
1406 Queen Street West	1899	Main Street Commercial Row	
1408, 1410 Queen Street West	1889/1899	Main Street Commercial Block	Listed (1989)
1412 Queen Street West	1879	Main Street Commercial Row	
1418, 1420 Queen Street West	1899	Main Street Commercial Row	
1422, 1424, 1426 Queen Street West	1879	Main Street Commercial Block	
1428 Queen Street West	1909	Main Street Commercial Row	
1430 Queen Street West	1909	Main Street Commercial Row	



<b>Address</b>	<b>Date of Construction (est.)</b>	<b>Building Type</b>	<b>Heritage Status</b>
1432 Queen Street West	1879	Main Street Commercial Row	
1434, 1436 Queen Street West	1899	Main Street Commercial Block	
1438, 1440 Queen Street West	1939	Main Street Commercial Row	
1456 Queen Street West	1879	Main Street Commercial Row	
1457 Queen Street West	1928	Utility	Listed (1993)
1458, 1462 Queen Street West	1899	Main Street Commercial Row	
1464 Queen Street West	1909	Bank	
1468A, 1472, 1474 Queen Street West	1909	Main Street Commercial Row	
1476 Queen Street West	1901	Main Street Commercial Row	
1479 Queen Street West	1919	Pre-War Apartment	
1482, 1484, 1486 Queen Street West	1892	Main Street Commercial Block	
1496 Queen Street West	1879	Main Street Commercial Block	
1497 Queen Street West	1924-1925	Main Street Commercial Block	
1498, 1500, 1502, 1504 Queen Street West	1899	Main Street Commercial Block	
1501 Queen Street West	1912	Pre-War Apartment	Designated Part IV (2008), By-law 997-2008
1506 Queen Street West	1909	Main Street Commercial Row	
1515 Queen Street West	1910	Place of Worship	Listed (1993)
1526, 1528 Queen Street West	1909	Main Street Commercial Block	
1533 Queen Street West	1924-1930	Main Street Commercial Block	
1558 Queen Street West	1919	Theatre	
1605 Queen Street West	1919	Theatre	
1609 Queen Street West	1920	Pre-War Apartment	
1616, 1618 Queen Street West	1908	Main Street Commercial Block	

<b>Address</b>	<b>Date of Construction (est.)</b>	<b>Building Type</b>	<b>Heritage Status</b>
1621 Queen Street West	1920	Pre-War Apartment	
1623 Queen Street West	1922	Pre-War Apartment Block	Listed (1984)
1633 Queen Street West	1885	Hotel	Listed (1989)
1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718 Queen Street West	1908	Main Street Commercial Block	
1730 Queen Street West	1912	Bank	
1734 Queen Street West	1910	Bank	
85 Wilson Park Road	1910	Pre-War Apartment	

*\*See Attachment 5 for Listing Statement*

## LISTING STATEMENT

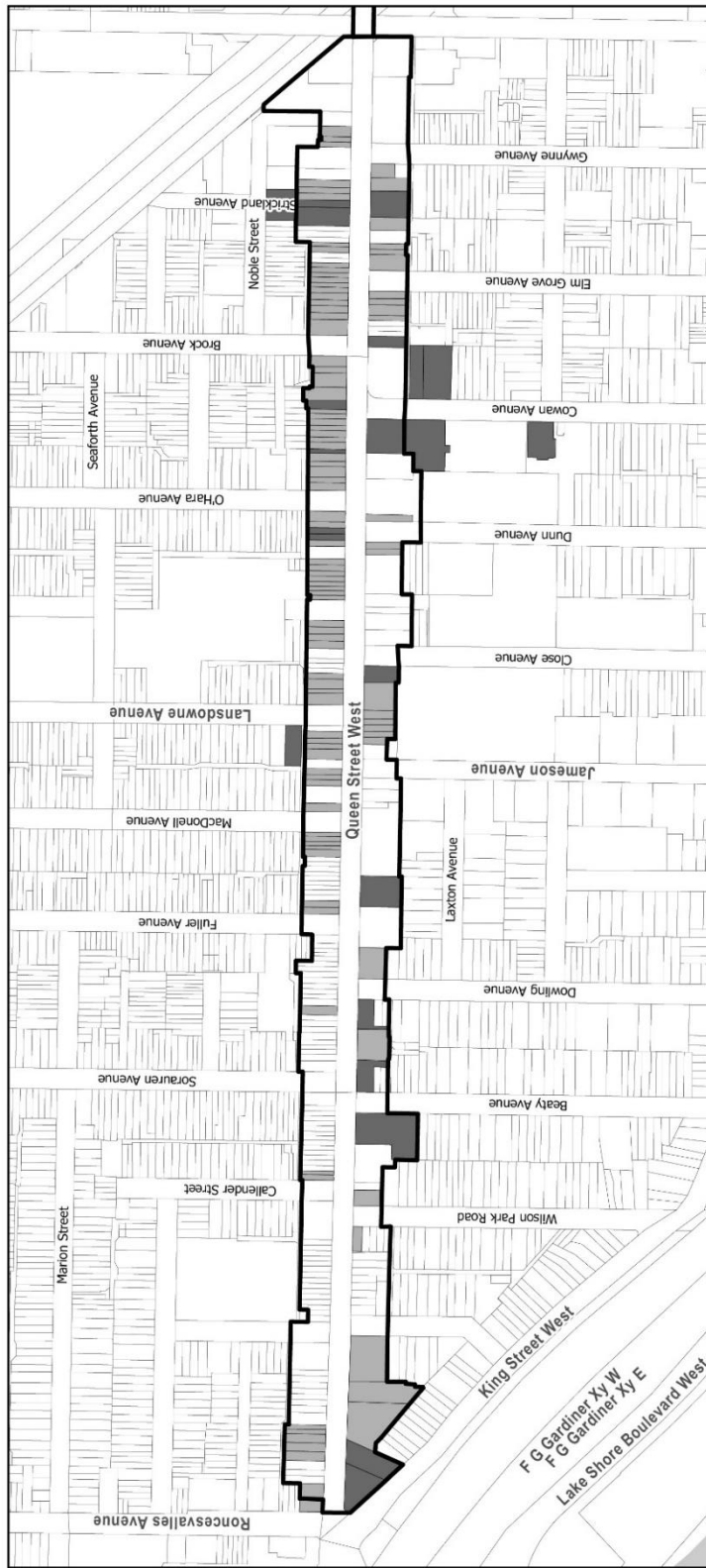
Address: 1239 Queen Street West

Year Built: 1909

## ATTACHMENT 5



Description: The property at 1239 Queen Street West contains a 2 storey altered Place of Worship, constructed around 1909 as the Parkdale Tabernacle, which was founded as the West Queen Street Gospel Mission, an evangelical Christian church. The building was subsequently occupied by the Thermos Bottle Company, and later the Toronto-Dominion Bank and New Way Sales Company. The building features two raised entrances flanking three bays of windows. Cartouches ornament either corner of the building on the second floor, below a central raised parapet. The exterior has been clad in stucco, with alterations to the original design including the removal of the upper portions of the building, and replacement of windows and doors on the primary (north) façade.



**Queen Street West Planning Study**  
**Map 2** Parkdale Main Street Area Context Supporting Properties

- Study Area
- Properties on the City's Heritage Register
- Properties identified for inclusion on the City's Heritage Register

Not to Scale

November 9, 2020