



# Decision Letter

## Toronto Preservation Board

<b>Meeting No.</b>	19	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Monday, November 30, 2020	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Ms. Sandra Shaul

PB19.8	ACTION	Adopted		Ward: 4
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### Inclusion on the City of Toronto's Heritage Register - Properties within the West Queen West and Parkdale Main Street Areas

#### Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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  
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 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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1018 Queen Street West  
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1070 Queen Street West  
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1074 Queen Street West  
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1080 Queen Street West  
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1084 Queen Street West  
1086 Queen Street West  
1086 1/2 Queen Street West  
1092 Queen Street West  
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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  
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1128 Queen Street West  
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1174 Queen Street West  
1176 Queen Street West  
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  
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1296 Queen Street West  
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1326 Queen Street West  
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1330 Queen Street West  
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1336 Queen Street West  
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1342 Queen Street West  
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1384 Queen Street West  
1384 1/2 Queen Street West  
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1427 Queen Street West  
1428 Queen Street West  
1430 Queen Street West  
1432 Queen Street West  
1434 Queen Street West  
1436 Queen Street West  
1438 Queen Street West  
1440 Queen Street West  
1456 Queen Street West  
1458 Queen Street West  
1462 Queen Street West  
1464 Queen Street West  
1468A Queen Street West  
1472 Queen Street West  
1474 Queen Street West  
1476 Queen Street West  
1479 Queen Street West  
1482 Queen Street West  
1484 Queen Street West  
1486 Queen Street West  
1496 Queen Street West  
1497 Queen Street West  
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1710 Queen Street West  
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1714 Queen Street West

1716 Queen Street West  
1718 Queen Street West  
1730 Queen Street West  
1734 Queen Street West  
85 Wilson Park Road

## **Decision Advice and Other Information**

Alex Corey, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Inclusion on the City of Toronto's Heritage Register - Properties within the West Queen West and Parkdale Main Street Areas.

## **Summary**

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.

### **Background Information**

(November 9, 2020) Report and Attachments 1-6 from the Senior Manager, Heritage Planning Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Properties within the West Queen West and Parkdale Main Street Areas

<http://www.toronto.ca/legdocs/mmis/2020/pb/bqrd/backgroundfile-158571.pdf>

### **Communications**

(November 20, 2020) E-mail from Jack Gibney (PB.Supp.PB19.8.1)

(November 24, 2020) E-mail from David Markovic (PB.Supp.PB19.8.2)

(November 25, 2020) Letter from Jennifer Horvath (PB.Supp.PB19.8.3)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124087.pdf>

(November 26, 2020) Letter from Jeremy Kesten (PB.Supp.PB19.8.4)

(November 26, 2020) E-mail from 2304534 Ontario Inc. - Larry Swern (PB.Supp.PB19.8.5)

(November 26, 2020) Letter from Fred Dominelli (PB.Supp.PB19.8.6)

(November 27, 2020) E-mail from Ric Amis (PB.Supp.PB19.8.7)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124300.pdf>

(November 30, 2020) E-mail from Catherine Thai on behalf of Muoi Vuong (PB.Supp.PB19.8.8)

(November 30, 2020) E-mail from John No (PB.Supp.PB19.8.9)

(November 30, 2020) Letter from Matthew Zambri (PB.Supp.PB19.8.10)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124426.pdf>

(November 27, 2020) E-mail from Tallie Garey (PB.Supp.PZB19.8.11)

### **Speakers**

Catherine Nasmith

John Paul Sequeira