



PARKDALE MAIN STREET
HERITAGE CONSERVATION DISTRICT

DRAFT
HCD PLAN

2022

City of Toronto, City Planning Division

Parkdale Main Street Heritage Conservation District Plan online:

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-conservation-districts-planning-studies/>



PARKDALE MAIN STREET HCD

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i. The Purpose of the Plan

The purpose of the Parkdale Main Street Heritage Conservation District Plan (the “Plan”) is to establish a framework that will *conserve* the Parkdale Main Street Heritage Conservation District’s (the “District”) *cultural heritage value* through the protection, *conservation* and management of its *heritage attributes*. This document and the *policies* and *guidelines* herein will guide the review of development applications and permits within the District and will inform the decisions of City staff and Council.

As per Part V of the *Ontario Heritage Act*, the purpose of the Heritage Conservation District (“HCD”) Plan is to:

- create a statement explaining the *cultural heritage value* or interest of the District
- describe the *heritage attributes* of the District
- develop a Statement of Objectives to be achieved in the designation of the District
- develop *policies, guidelines* and procedures for achieving the stated objectives and managing change in the District
- describe the *alterations* or classes of *alterations* that the owner of a property in the District may carry out without obtaining a permit

In addition, the HCD Plan will create a greater awareness of the significant *cultural heritage value* of the Parkdale Main Street area, facilitate an enhanced understanding of the benefits of heritage *conservation* and provide access to financial incentives for eligible *conservation* work within the District.

This HCD Plan applies to all privately and municipally-owned properties within the District where changes are being proposed. The HCD Plan does not compel property owners to proactively make improvements or *alterations* to their properties beyond *maintenance* as required by the City of Toronto Property Standards By-Law and which can generally be undertaken without a heritage permit.

Encouraging Design Excellence

The Plan includes specific and general *policies* and *guidelines* that support the *conservation* of the District’s *cultural heritage values*. The *conservation* of *contributing properties* and the development on *non-contributing properties* should reflect design excellence and innovation through the use of best practices in heritage *conservation*, high-quality materials and a sensitive and thoughtful design response to the surrounding context and *public realm*.

ii. How to Read This Plan

The Parkdale Main Street Heritage Conservation District Plan is intended to provide information for those seeking to better understand the Parkdale Main Street Heritage Conservation District's *cultural heritage value*, heritage resources and significance, as well as to provide *policies* and *guidelines* to achieve the stated objectives. Sections 1, 3, 4 and 5 should be referred to by those seeking information on the District's *cultural heritage value* and significance; Sections 6 through 9 provide *policies* and *guidelines*.

Property owners within the District are strongly encouraged to familiarize themselves with the entire Plan to understand its scope and intent. While the Plan should be read as a whole, particular attention should be paid to Sections 6 through 9 of the Plan which apply to properties depending upon the property classification, building typology, storefront classification, and whether there are any archaeological or *public realm* considerations.

Section 1 – Introduction provides background on the Plan, including the City of Toronto's vision for heritage *conservation* and city building, summary of the HCD Study and Plan process, including community consultation, historic overview, and the Plan's purpose.

Section 2 – Legislative and Policy Framework provides an overview of applicable *policy* and supporting *guidelines* as they relate to heritage *conservation*, as well as an analysis of the planning framework within the District.

Sections 3 and 4 – District Significance and Statement of Objectives provide important, foundational information that applies to all properties within the District. The objectives, statement of *cultural heritage value* and *heritage attributes* are the foundation of the Plan, and are referred to throughout the document.

Section 5 – District Boundary and Resources includes a description of the District boundary, building typologies and other heritage resources within the District, including the methodology for their identification and evaluation.

Sections 6 through 9 – Policies and Guidelines provide the *policies* and *guidelines* for managing change within the District in order to meet the objectives of the Plan.

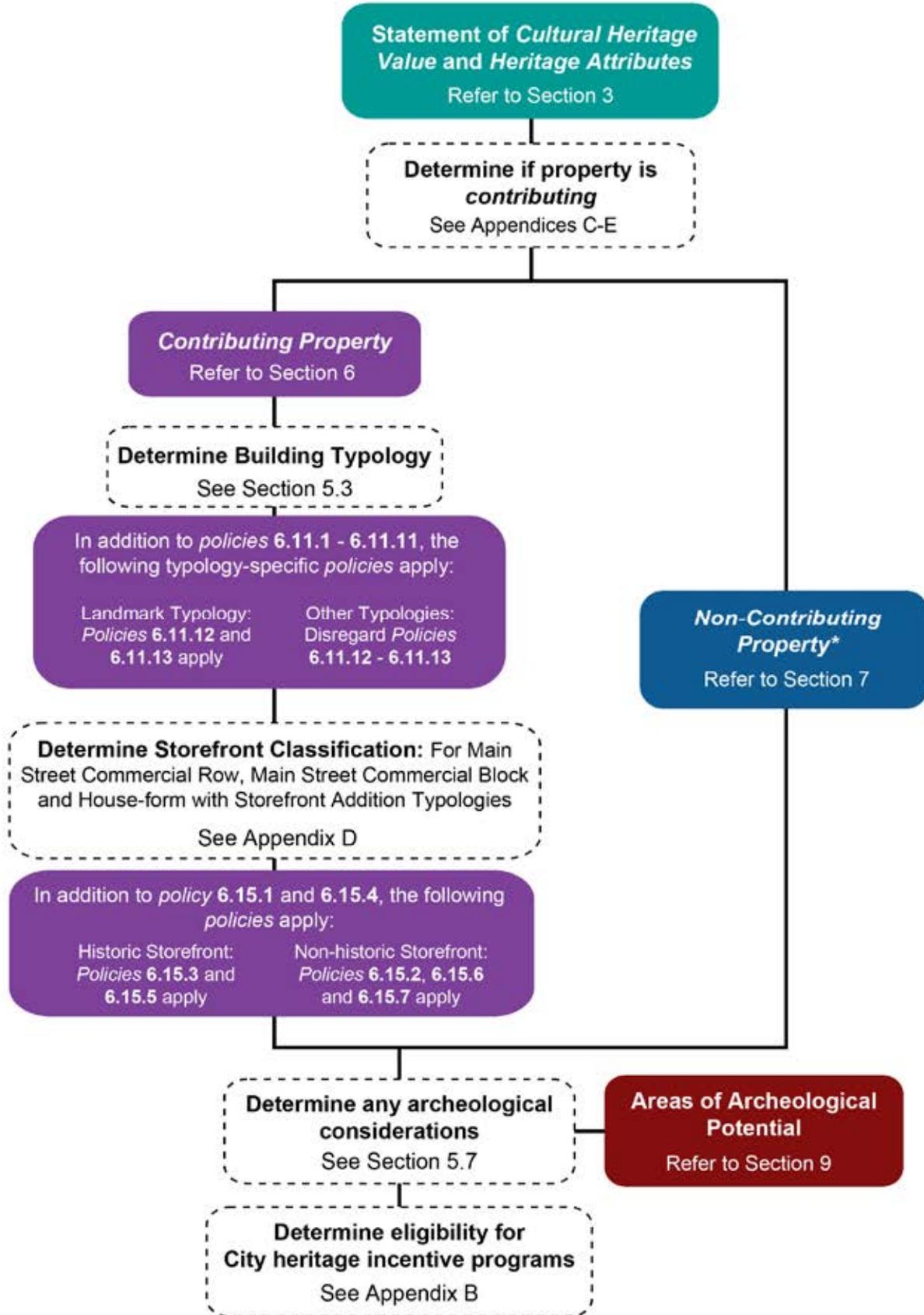
Section 10 – Procedures describes how the Plan will be used, including a list of activities that do not require review against the Plan, and outlines the heritage permit process.

Section 11 – Recommendations provides important information on the financial incentives available to owners of *contributing properties* within the District, and the recommended schedule for periodic review of the Plan.

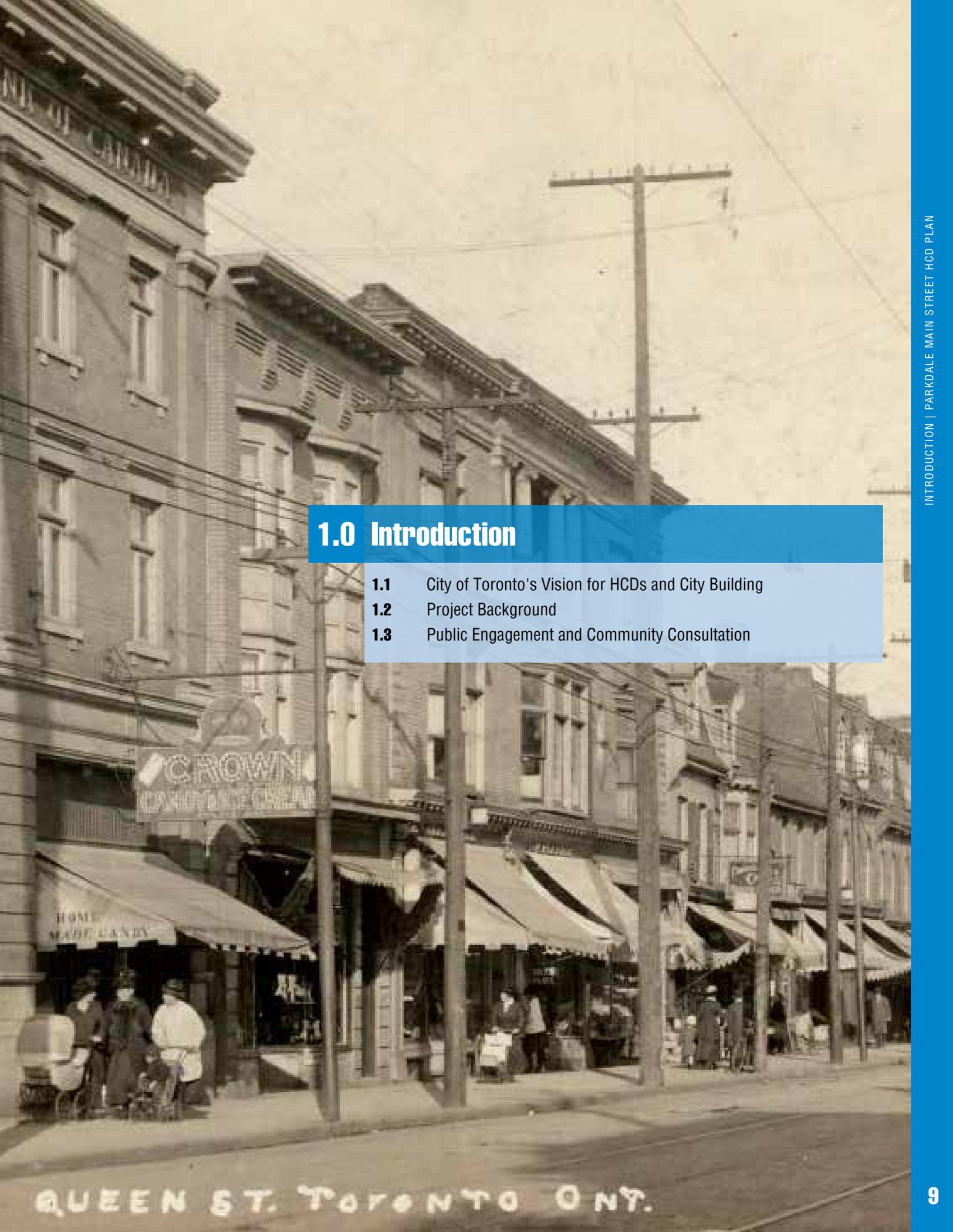
Italicized terms throughout this document have been defined; definitions can be found in Appendix A.

The chart on the following page shows how a District property owner can determine which Sections of the Plan apply based on a property's classification, building type and storefront classification.

Road Map



*With the exception of Masaryk Park (212 Cowan Avenue) and the Parkdale Amphitheatre (1264 Queen Street West). Refer to Section 8: Policies & Guidelines for Parks and Public Realm



1.0 Introduction

- 1.1** City of Toronto's Vision for HCDs and City Building
- 1.2** Project Background
- 1.3** Public Engagement and Community Consultation

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1.1 City of Toronto's Vision for HCDs and City Building

Toronto's diverse cultural heritage is reflected in the built form and landscapes of its extensive neighbourhood system, main streets, ravines and parks, as well as the traditions and cultural spaces of its over 2.9 million residents. Cultural heritage is widely understood to be an important component of sustainable development and place-making and Toronto City Council is acting to ensure the ongoing *conservation* of significant heritage areas.

A range of regulatory tools available to the City are used to *conserve* the *cultural heritage values* and *attributes* of heritage properties and areas - this includes designation as a heritage conservation district under Part V of the *Ontario Heritage Act*, as well as individual property designation under Part IV of the *Ontario Heritage Act*, and listing on the City of Toronto's Heritage Register. In addition, coordination between Heritage Planning and other City Divisions and Departments in the development of Official Plan policies, Secondary Plans, Site and Area Specific Policies and Zoning By-laws ensures that the regulatory process is complementary, and reflects the common goals that all City departments strive to achieve as mandated by City Council.

Heritage conservation districts are a valuable regulatory tool that enable the City to recognize places that speak to Toronto's rich history and which continue to contribute to the livability and appeal of Toronto as a multicultural, sustainable and equitable place for present and future generations. They are also valued for their ability to strengthen business areas; leverage economic development; positively influence *conservation* and planning outcomes; enhance civic engagement; protect the public interest; have regard for provincial interests; and demonstrate compliance with provincial planning and the City's own Official Plan.

The identification, evaluation and designation of heritage conservation districts is a City Planning priority because heritage conservation districts are valued for their ability to provide contextual, place-based *policies* and *guidelines* to *conserve* and *maintain* our unique historic neighbourhoods.

The City has created its own suite of policy tools for heritage conservation districts to achieve these goals, recognizing that, as Canada's largest city, Toronto faces unique challenges as well as unique opportunities in *conserving* and benefiting from heritage districts. City Council adopted *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* (2012), which is built upon the requirements of the *Ontario Heritage Act*, and provides a detailed approach to the study and planning of heritage conservation districts within Toronto. Its goal is to ensure a fair, consistent and transparent process in the development of policy-driven plans within a clear, predictable and responsive heritage planning system.

As Toronto evolves and expands, heritage conservation districts are well-positioned to ensure that growth and change are managed in a way that respects and takes advantage of the features that have come to define Toronto. Existing heritage conservation districts already promote and support walkability, spaces for small businesses, a healthy tree canopy and diversity in built form. The City of Toronto's vision for heritage conservation districts is that they will continue to *conserve* those features that express the unique heritage character of historic neighbourhoods, main streets and areas across Toronto, in order to contribute to a healthy, sustainable, prosperous and equitable city.

1.2 Project Background

In Toronto, heritage conservation districts are identified and designated through a phased process which involves completion of an HCD Study and then an HCD Plan. The West Queen West HCD Study (the “HCD Study”) was prioritized for study by Toronto City Council in March 2015. At this Council meeting, the study area was established to extend along Queen Street West from Roncesvalles Avenue to Bathurst Street with the intention to coincide with boundaries of the West Queen West Planning Study. In February 2016, the City engaged EVOQ Architecture Inc. (formerly known as FGMDA Architects) to conduct the HCD Study for West Queen West. As a result of the character and policy analysis and community consultation processes, the HCD Study recommended two HCD Plan areas: the West Queen West HCD extending between Bathurst and Dufferin streets; and the Parkdale Main Street HCD extending between Dufferin Street and Jameson Avenue/Macdonell Avenue. The HCD Study and its recommendations were endorsed by the Toronto Preservation Board in June 2017.

A copy of the West Queen West HCD Study is available on the City’s website and was used as the basis for work on the Parkdale Main Street HCD Plan. The HCD Study contains a summary of the area’s history and evolution; built form and character analysis; policy review; and heritage evaluation.

Work on the two HCD Plans re-commenced in 2018 in parallel with the Queen Street West Planning Study (the “Planning Study”).

In Fall 2019, a community consultation meeting was held to present two HCD Plans, while the Queen Street West Planning Study resulted in the adoption, with amendments, of Official Plan Amendment 445 (“OPA 445”), Site and Area Specific Policy No. 566 (“SASP 566”), by City Council on September 30, 2020. OPA 445 was subsequently appealed to the Ontario Land Tribunal (“OLT”). Building on the work of the HCD Study, the Planning Study identified 325 properties recommended for inclusion on the City of Toronto’s Heritage Register, 215 properties within the West Queen West area (between Bathurst

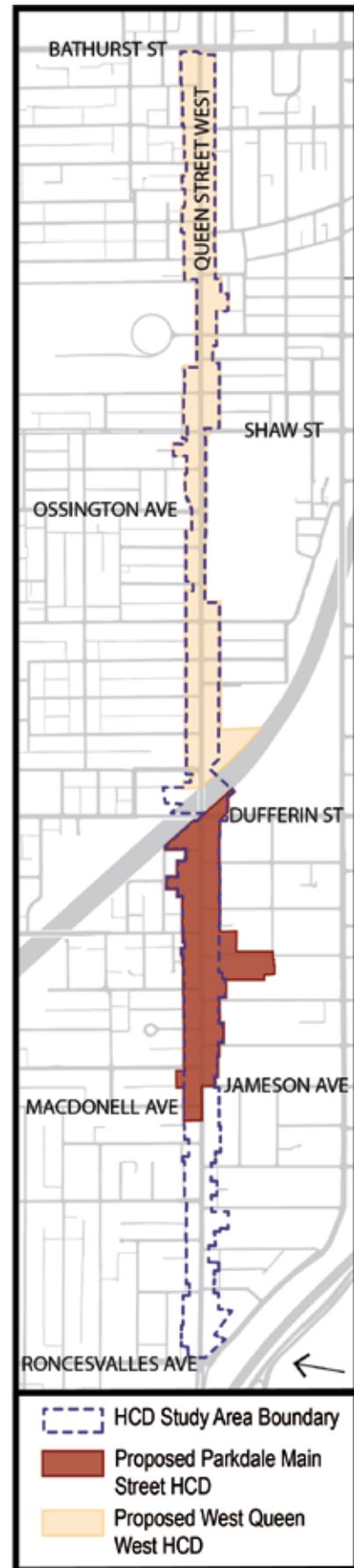


Figure 4: The West Queen West HCD Study recommended that the City proceed with two Heritage Conservation District Plans, one for West Queen West and one for Parkdale Main Street.

and Dufferin streets) and 110 properties within the Parkdale area (between Dufferin Street and Roncesvalles Avenue). A report with addresses, historic context statements, and descriptive listings was adopted by Council on December 16, 2020.

City staff continued work on the Parkdale Main Street HCD Plan. A Statement of *Cultural Heritage Value* and *Heritage Attributes* and a Statement of Objectives were developed, and properties that represented the identified values were classified as *contributing properties*. A Statement of Contribution was developed for each *contributing property* in accordance with *Heritage Conservation Districts in Toronto: Procedure, Policies and Terms of Reference* (“HCDs in Toronto”). The Statement of Contribution for each *contributing property* generally identifies how a *contributing property* contributes to the *cultural heritage value* and *heritage attributes* of the District. The Statement of

Contribution for each *contributing property* does not describe how a *contributing property* may possess individual *cultural heritage value* and *heritage attributes* under Part IV of the *Ontario Heritage Act* (“OHA”).

In March and April of 2022, City staff hosted a series of meetings with a Local Advisory Committee and held a fourth community consultation meeting. Comments received were reviewed by City staff, and revisions made to the Plan where appropriate. These changes included the refinement of *policies* and *guidelines*, amongst general formatting and language revisions.



Figure 5: Queen Street West, looking northeast from Brock Avenue, 2022.

1.3 Public Engagement and Community Consultation

The *Ontario Heritage Act* Part V, Section 41.1 specifies:

(6) Before a by-law adopting a heritage conservation district plan is made by the council of a municipality under subsection 41 (1) or under subsection (2), the council shall ensure that,

- information relating to the proposed heritage conservation district plan, including a copy of the plan, is made available to the public
- at least one public meeting is held with respect to the proposed heritage conservation district plan
- if the council of the municipality has established a municipal heritage committee under section 28, the committee is consulted with respect to the proposed heritage conservation district plan.

To fulfill the requirement to consult and inform the community, a series of community consultation meetings, working group and local advisory committee meetings were held, in coordination with the Queen Street West Planning Study. Drafts

of the Study, Plan and other material were prepared, and the public was invited to access this information on the City's website, and to provide feedback to the study team. Key excerpts from the draft Plan, including key *policies* and *guidelines*, were made available for a two-week public review period on April 20, 2022 in order to solicit comments prior to finalization.

1.3.1 Summary of Community Consultations

Community consultation meetings were held for the West Queen West HCD Study phase on June 23, 2016 and November 29, 2016. In addition to the two public meetings, a working group consisting of local residents, property owners, business owners and community representatives met on July 11, 2016 and October 26, 2016. In June 2017, the HCD Study report was presented for endorsement to the Toronto Preservation Board to proceed to the plan phase.



Figure 6: The first Community Consultation included an open house, which took place on June 23, 2016.

Community consultation meetings for the HCD Plan phase were held concurrently for the Parkdale Main Street HCD, West Queen West HCD and the Queen Street West Planning Study. These meetings presented the work on the HCDs to date, and provided an opportunity for community feedback.

A community consultation meeting was held on October 17, 2019 to present the two HCD plans, including draft objectives, statement of *cultural heritage value* and *heritage attributes, contributing properties, and policy* recommendations. Additionally, meetings with the West Queen West Business Improvement Area (“BIA”) and Parkdale Village BIA were held on October 30, 2019 and February 3, 2020, respectively, to present and discuss the draft recommendations.

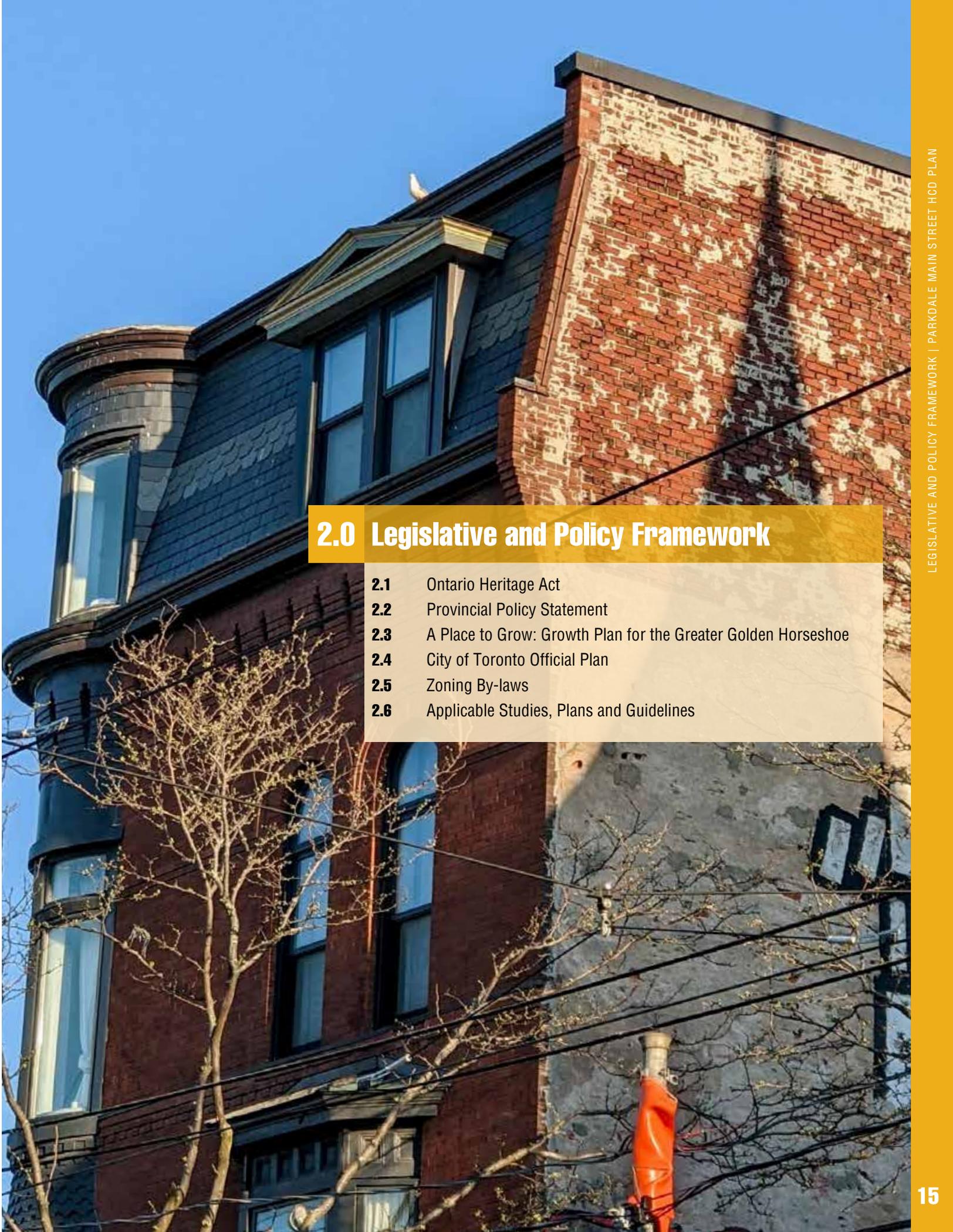
In March and April 2022, a new Local Advisory Committee comprising representatives from community organizations based in Parkdale met virtually. Some members had participated in the earlier working groups, while other members were new. The purpose of these meetings was to review portions of the draft HCD Plan and provide feedback

to City staff. During this time, City staff also worked with the Sunnyside Historical Society, who provided additional historical research and information about local properties.

A Community Consultation meeting was held on April 20, 2022 to present an overview of the heritage conservation district process and excerpts from the draft HCD Plan for Parkdale Main Street. Heritage Planning staff also reached out to a number of Indigenous-led organizations and programs serving the Indigenous community in Parkdale to seek input into the *cultural heritage values* of the Plan area, and on *policy* development. In May 2022, Heritage Planning staff was able to attend a weekly drop-in meeting of the Niiwin Wendaanimak (Four Winds) program at the Parkdale Queen West Community Health Centre to provide background about the project and to receive comments and feedback on a variety of issues related to the proposed Parkdale Main Street HCD. The draft Statement of *Cultural Heritage Value*, Statement of Objectives, *policies* and *guidelines* relating to Indigenous communities were also reviewed by representatives of the Mississaugas of the Credit First Nation.



Figure 7: The second Community Consultation meeting for the West Queen West HCD Study was held on November 29, 2016.



2.0 Legislative and Policy Framework

- 2.1** Ontario Heritage Act
- 2.2** Provincial Policy Statement
- 2.3** A Place to Grow: Growth Plan for the Greater Golden Horseshoe
- 2.4** City of Toronto Official Plan
- 2.5** Zoning By-laws
- 2.6** Applicable Studies, Plans and Guidelines

2.1 Ontario Heritage Act

The key piece of legislation that governs heritage *conservation* in Ontario is the *Ontario Heritage Act*, which was created to support *conservation*, protection and *preservation* of heritage resources in the Province. Under Part V of the OHA, municipalities are enabled to establish heritage conservation districts where their official plan contains provisions relating to the establishment of such. The City of Toronto's Official Plan supports identification, evaluation and designation of heritage conservation districts.

Part V, Section 41.1(5), of the OHA lists the following as requirements of an HCD Plan:

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the *cultural heritage value* or interest of the heritage conservation district;
- (c) a description of the *heritage attributes* of the heritage conservation district and of properties in the district;
- (d) *policy* statements, *guidelines* and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the *alterations* or classes of *alterations* that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

This Plan meets the requirements of an HCD Plan as provided by the OHA.

2.1.1 Ontario Heritage Toolkit

The *Ontario Heritage Toolkit* is a best practice document produced by the Ministry of Heritage, Sport, Tourism and Culture Industries to assist municipalities in the identification and designation of HCDs in their communities. The *Ontario Heritage Toolkit* provides guidance on how to conduct HCD studies and plans, identify *cultural heritage value* and *heritage attributes*, determine district boundaries, and prepare a statement of objectives. The toolkit, as may be amended, can be accessed on the Ministry of Heritage, Sport, Tourism and Culture Industries website.

2.2 Provincial Policy Statement

The *Provincial Policy Statement*, (the “PPS”) is issued under Section 3 of the *Planning Act*. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires municipal and provincial land use planning decisions to be consistent with the PPS. The PPS is intended to be read in its entirety with relevant *policies* applied to each situation.

The PPS requires that cultural heritage and *archaeological resources* (identified as key provincial interests) be *conserved* alongside the pursuit of other provincial interests, including public health and safety and efficient and resilient development. Ontario’s long-term economic prosperity, environmental health, and social well-being are considered to be dependent on the protection of these (together with other) resources.

The PPS provides specific direction for the protection of built heritage, *cultural heritage landscapes*, *archaeological resources* and areas of archaeological potential, both on a development site and where development is proposed on an *adjacent* property.

The PPS connects heritage *conservation* to economic development and prosperity. Policy 1.7.1 (e) states that encouraging a ‘sense of place’ through the promotion of well-designed built form, cultural planning and *conserving* features that help define character, including built heritage

resources and *cultural heritage landscapes*, can support long term economic prosperity. Policy 1.7.1 (d) relates the *maintenance* and enhancement of downtowns and main streets to economic development. Both *policies* support heritage *conservation* and cultural planning, recognizing the economic value of built heritage resources in defining character and place-making in urban areas.

Policy 2.6.1 states, “Significant built heritage resources and significant *cultural heritage landscapes* shall be *conserved*.” Policy 2.6.2 states, “development and site *alteration* shall not be permitted on lands containing *archaeological resources* or areas of archaeological potential unless significant *archaeological resources* have been *conserved*.” Policy 2.6.3 states, “Planning authorities shall not permit development and site *alteration* on *adjacent* lands to protected heritage property except where the proposed development and site *alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the protected heritage property will be *conserved*.”

2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) is issued under Section 7 of the *Places to Grow Act* and is a provincial plan under subsection 3(5) of the *Planning Act*. The Growth Plan is a framework for implementing the Province’s vision for building stronger, prosperous communities by better managing growth in this region. While the Growth Plan identifies general policy directions for the use of land and infrastructure through directing growth to settlement areas and focusing growth in strategic growth areas, the Growth Plan also recognizes that to support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the Greater Golden Horseshoe (the “GGH”) need to be made carefully.

To realize the vision of the Growth Plan, a series of guiding principles are set out in Section 1.2.1 of the Growth Plan, including:

- support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime;
- prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability;
- provide for different approaches to manage growth that recognize the diversity of communities in the GGH; and
- *conserve* and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

Policy 4.2.7 (1) states that cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Policy 4.2.7 (2) directs that municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing the Official Plan policies and other strategies for the identification, wise use and management of cultural heritage resources.

2.4 City of Toronto Official Plan

2.4.1 Urban Structure

The Official Plan (the “OP”) contains an Urban Structure, which includes *Avenues* as identified on Map 2. The Parkdale Main Street HCD, with the exception of the extension along Cowan Avenue and property at 10 Lansdowne Avenue, falls within the areas identified as an *Avenue* in the OP. The OP directs *Avenues* as areas to be re-urbanized incrementally over time. It also notes that “some of the *Avenues* already serve as ‘main streets’ that are focal points for the local community...”, and have mixed-use zoning already in place. The Parkdale Main Street HCD currently performs as a “main street” with zoning for a wide range of commercial and residential uses, and thus the HCD Plan provides *policies* and *guidelines* for sensitive built form, height, massing that is consistent with policies for *Avenues*, while providing transition to abutting *Neighbourhoods*.

2.4.2 Land Use Designations

The majority of the District is designated *Mixed-Use Areas*, with the exception of the north side of Queen Street West between Noble and Dufferin streets, which is designated as *Employment Areas*, the property at 95 Joe Shuster Way, which is designated as a *Regeneration Areas*, the properties on Cowan Avenue which are designated *Neighbourhoods* and *Parks*, and the property at 10 Lansdowne Avenue which is designated as *Neighbourhoods*.

Policy 4.5.1 states that *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Policy 4.5.2 also states that new buildings will provide a transition between areas of different development intensity and scale through means such as providing appropriate *setbacks* and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*; frame the edges of streets and parks with good proportion and *maintain* sunlight and comfortable

wind conditions for pedestrians on *adjacent* streets, parks and open spaces; and provide an attractive, comfortable and safe pedestrian environment.

The OP policies permit additional gross floor area (GFA) for lands designated *Mixed-Use Areas* and *Employment Areas* on a lot containing a heritage building, provided that the *new development* conforms to any applicable HCD plan (3.1.5.21.e):

21) Additional gross floor area may be permitted in excess of what is permitted in the Zoning By-law for lands designated *Mixed Use Areas*, *Regeneration Areas*, *Employment Areas*, *Institutional Areas* or *Apartment Neighbourhoods* for a heritage building or structure on a designated heritage property that is part of a *new development* provided that:

...

e) where the property is within a Heritage Conservation District, the proposed development conforms to the Heritage Conservation District plan and/or any *guidelines* for that district.

2.4.3 Heritage

Section 3.1.5 of the Official Plan provides policies pertaining to heritage *conservation*. It recognizes that as Toronto continues to grow and intensify it must “be balanced with the ongoing *conservation* of our significant heritage properties, Districts, and Areas”. The OP addresses the designation of HCDs and the authority of the OHA in Section 3.1.5 (3):

3) Heritage properties of *cultural heritage* value or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the *Ontario Heritage Act* and/or included on the Heritage Register.

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

Section 3.1.5.33 further reinforces that:

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

The impacts of proposed changes within the District may be required to be described and assessed through a Heritage Impact Assessment.

Section 3.5.3 of the OP addresses retail activity within the City. Section 3.5.3.5 states that:

In order to provide local opportunities for small businesses and maintain the safety, comfort and amenity of shopping areas, zoning regulations for ground floor commercial retail uses in new buildings in new neighbourhoods or in *Mixed Use Areas* along pedestrian shopping strips where most storefronts are located at or near the streetline, may provide for a maximum store or commercial unit size and minimum first-storey height based on the following considerations:

a) the prevailing sizes of existing stores and commercial units in the area;

...

e) the prevailing policies of any applicable Heritage Conservation District Plans.

2.4.4 Site and Area Specific Policy 566 (Official Plan Amendment No. 445)

The West Queen West HCD Study was conducted concurrently with the Queen Street West Planning Study, leading to the development of Official Plan Amendment No. 445. OPA 445 was developed through a collaborative consultation process alongside the West Queen West HCD Study, to ensure that OPA 445 and the 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. City Council adopted the Planning Study recommendations on September 30, 2020 with amendments. OPA 445 is currently under appeal to the Ontario Land Tribunal, at the time of writing.

The OPA 445 policies are designed to allow for incremental development in the form of a tailored mid-rise built form typology appropriate for this Avenue, by achieving a built form that would reinforce the general scale, massing and proportions of the existing historic *streetwall*, while providing additional direction to *conserve* heritage resources through careful consideration and design solutions.

Generally, OPA 445 includes proposed maximum heights of 6 storeys, along with the prescribed *stepbacks* and *streetwall* requirements provides for a compact transit-supportive development form that promotes opportunities for intensification and the reuse of existing building stock, accommodates for new housing and commercial space, and relates appropriately to the area’s built heritage resources.

2.4.5 Site and Area Specific Policy 154

Site and Area Specific Policy 154 (“SASP 154”) includes the properties at the east edge of the District, which are designated as *Employment Areas*. SASP 154 states:

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

- a) if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and *adjacent* area; or
- b) if the property is designated as any designation other than *Employment Areas*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.”

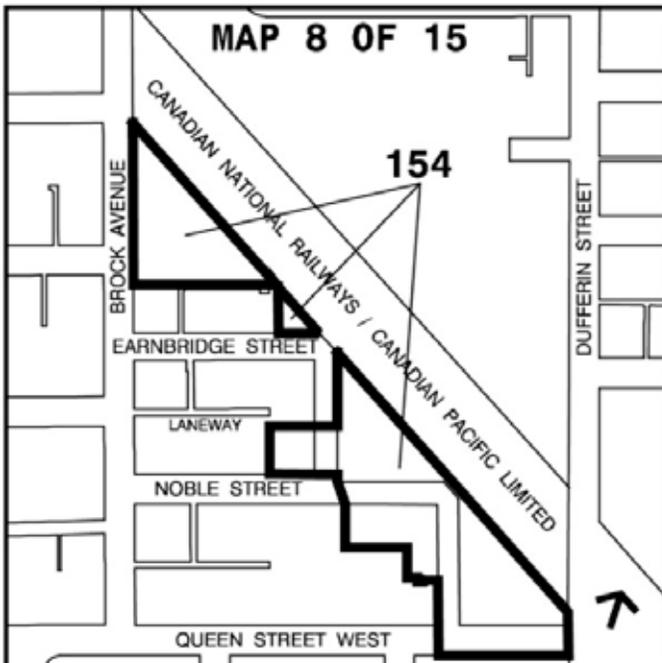


Figure 9: At the eastern edge of the District, some properties are designated as Employment Areas under Site and Area Specific Policy 154 (SASP 154).

2.4.6 Heritage Conservation Districts in Toronto: Procedures, Policies, and Terms of Reference

Heritage Conservation Districts in Toronto: Procedure, Policies and Terms of Reference was adopted by Toronto City Council on March 6, 2012. It was developed to reflect changes to the OHA and to provide a consistent approach for the studying and planning of HCDs in the city. HCDs in Toronto addresses the requirements of the OHA for the creation of an HCD Plan in the following ways:

Policies 8, 9, 10, 11, 12, 13, 14, 15, 16 and Section 2 – Appendix A of HCDs in Toronto address OHA requirements set out in Section 41.1 (5). This section requires an HCD Plan to:

- State the objectives of designating the area as an HCD
- Explain the *cultural heritage value* of the district and the properties within it
- Create *policy* statements, *guidelines* and procedures for achieving the stated objectives of the HCD
- Describe *alterations* or classes of *alterations* that the property owner may carry out without obtaining a permit

The Parkdale Main Street HCD Plan meets the requirements of HCDs in Toronto.

2.4.7 Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (“Standards and Guidelines”) is the benchmark for recommending *conservation treatments* and approaches. Toronto’s Official Plan references the Standards and Guidelines as a key guidance document, requiring that properties on the City’s Heritage Register be *conserved* and *maintained* consistent with the Standards and Guidelines. In addition, Policy 10 of HCDs in Toronto states, “the HCD Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada* will apply to any interventions to the HCD as a whole and will generally apply to individual properties within an HCD...”.

The Standards and Guidelines were adopted by Toronto City Council in 2008 as the official framework for the planning, stewardship and *conservation* of heritage resources within the City of Toronto.

2.5 Zoning By-laws

2.5.1 Zoning By-law 569-2013

Under City-wide Zoning By-law 569-2013, Commercial Residential (CR) zoning covers the majority of the District, with the exception of properties that are zoned Residential (R) on Cowan Avenue (Masaryk-Cowan Community Centre at 220 Cowan Avenue, St. John’s Parish Polish National Catholic Church at 186 Cowan Avenue, Church of the Epiphany and St. Mark at 201 Cowan Avenue, former Parkdale Telephone Exchange at 207 Cowan Avenue) and the former Parkdale Assembly House at 10 Lansdowne Avenue. Masaryk Park is zoned Open Space Recreation (OR). The permitted maximum floor space index (FSI) in the CR zone applicable to the District is 2.5, with a permitted maximum non-residential density of 1.0, and maximum residential density of 2.0. The permitted maximum height for the CR-zoned properties is 14.0 metres, and they are subject to Development Standard Set 2 (SS2) which requires *setbacks* and angular planes consistent with a mid-rise building typology.

2.5.2 Zoning By-law 438-86

Properties at the eastern edge of the District (1205, 1209, 1258 and 1266 Queen Street West) are not included in the By-law 569-2013. They are zoned under the former City of Toronto Zoning By-law 438-86. Properties at 1205 and 1209 Queen Street West are zoned MCR which is consistent with the same height and density in the CR zone in the By-Law 569-2013. Properties at 1258 and 1266 Queen Street West are zoned I1 which is an industrial zone in By-law 438-86.

2.6 Applicable Studies, Plans and Guidelines

2.6.1 City of Toronto Archaeological Management Plan

The intent of the *City of Toronto's Archaeological Management Plan* ("Management Plan") is to ensure that *archaeological resources* are appropriately *conserved*, and that archaeological sites are adequately considered and studied prior to any form of development or land use change that may affect them. The Management Plan identifies general areas of archaeological potential, as well as specific areas of known extant archaeological sites referred to as Archaeologically Sensitive Areas ("ASAs"). ASAs represent concentrations of interrelated features of considerable scale and complexity, some of which are related to significant periods of occupation or a long-term continuity of use, while others are the product of a variety of changes in use, or association, over time.

Typically, when development is proposed for any lands that incorporate areas of archaeological potential, it triggers an archaeological assessment and an evaluation process is undertaken (Stage 1 Background Study and Property Inspection). This begins with a detailed land use history of the property in order to identify specific features of potential archaeological interest or value and to predict the degree to which *archaeological resources* may still exist.

In cases where the Stage 1 study confirms that significant *archaeological resources* may be present on a property, some form of test excavation is required (Stage 2 Property Assessment). If the results of the excavations are positive, more extensive investigation may be required (Stage 3 Site-Specific Assessment), but often it is possible at the conclusion of the Stage 2 work to evaluate the *cultural heritage value* of the *archaeological resources* and to develop any required strategies for Stage 4 Mitigation of Development Impacts to minimize or offset the negative effects of the proposed redevelopment and/or soil disturbance.

Mitigation strategies may consist of planning and design measures to avoid the *archaeological resources*, archaeological monitoring during construction or extensive archaeological

excavation, salvage and recording prior to construction, or some combination of these approaches. Archaeological monitoring and excavation work on site is followed by comparative analyses of the archaeological data that have been recovered (salvaged) and the interpretation of those data. The identification of the most appropriate form of Stage 4 mitigation requires close consultation between the consulting archaeologist, the development proponent and their agents and contractors, and the planning approvals and regulatory authorities and must be carried out in accordance with the *City of Toronto's Archaeological Management Plan* and applicable provincial regulations. This overall assessment process generally takes place in the context of development applications, but additional application types might be reviewed within an HCD Plan area.

2.6.2 City of Toronto Reconciliation Action Plan 2022-2032

The City of Toronto's first Reconciliation Action Plan was adopted by Council in April 2022. It will guide its actions to advance truth, justice and reconciliation for the next 10 years, from 2022 to 2032. It builds on the City's existing commitments to Indigenous peoples and takes them even further through 28 meaningful actions across five themes:

- Actions to restore truth
- Actions to right relations and share power
- Actions for justice
- Actions to make financial reparations
- Actions for the Indigenous Affairs Office

These actions will contribute to the visibility and overall wellbeing of First Nations, Inuit and Métis Peoples in Toronto through placemaking and placekeeping, supporting economic development and prosperity, increasing civic engagement, honouring Indigenous ways of knowing and being, and recognizing rights to self-determination and self-governance.

The Reconciliation Action Plan states, “The City will continue to collaborate with Indigenous leaders and community members to fulfill the actions within the plan, ensure transparency and accountability, and restore right relations. It is a living document, which will evolve, as needed, to incorporate directives from any future public inquiries or calls for government action from local Indigenous communities and organizations.”

2.6.3 Parkdale Hub

On March 28 and 29, 2017, City Council adopted a motion requesting the formation of an interdivisional group to determine the feasibility of a coordinated City plan to revitalize the City-owned properties at the intersection of Queen Street West and Cowan Avenue, containing the Parkdale Library, Masaryk-Cowan Community Centre, Parkdale Arts & Cultural Centre and a Toronto Parking Authority lot, to better serve the Parkdale community.

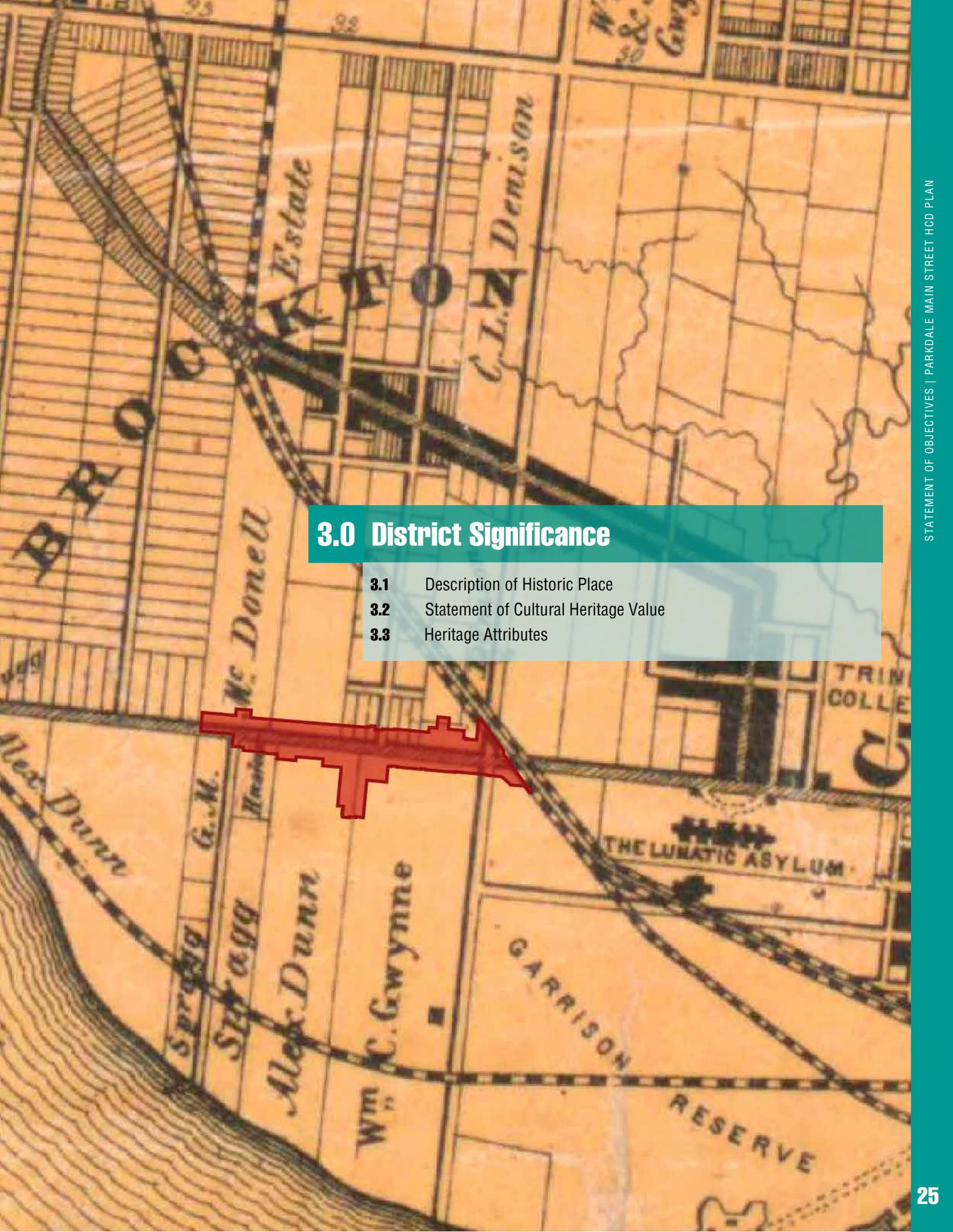
The Parkdale Hub project is a transformational city-building initiative that will deliver wide-ranging social, cultural and economic benefits to the Parkdale community. It is being led by CreateTO, in collaboration with City Real Estate Management, Parks Forestry & Recreation, Toronto Public Library, Housing Secretariat, Toronto Parking Authority, and City Planning. A conceptual design and massing for the project has been developed, and its relation to the Queen Street West Planning Study and Parkdale Main Street HCD has been considered.

The Parkdale Hub project Feasibility Study was initiated in 2017 through a motion to City Council brought forward by the local councillor. The vision and an accompanying design concept for the Parkdale Hub site (Phase one), developed by an interdivisional agency table and informed by community engagement activities, were presented to City Council in December 2019, at which time City Council directed CreateTO to proceed with schematic design, investigate property acquisition, and explore opportunities for increasing affordable housing on the site (Phase two of the Feasibility Study). On December 15, 2021, City Council adopted the Parkdale Hub Project – Advancing to Phase 3 report, which recommended CreateTO advance to Phase 3 in collaboration with City divisions and agencies, and the local community. Phase 3 of the Parkdale Hub project includes:

- A City-initiated rezoning process for the Parkdale Hub sites, based on the Demonstration Plan prepared in Phase 2;
- The expropriation of an *adjacent* privately-owned property (1337 Queen Street West) to deliver additional city building benefits, including affordable housing and new community spaces, through the Parkdale Hub project;
- The development of a business case for the future affordable housing sites; and
- The competitive procurement of a non-profit affordable rental housing development partner.



Figure 10: The Parkdale Hub project is a coordinated initiative led by CreateTO to revitalize the City-owned properties at the intersection of Queen Street West and Cowan Avenue, including the Masaryk-Cowan Community Centre.



3.0 District Significance

- 3.1 Description of Historic Place
- 3.2 Statement of Cultural Heritage Value
- 3.3 Heritage Attributes

3.1 Description of Historic Place

The Parkdale Main Street Heritage Conservation District is the commercial main street of Parkdale and encompasses all properties fronting onto Queen Street West from Dufferin Street and the Queen Street Subway (the underpass at Dufferin Street) to the east to Jameson Avenue to the west as well as existing lanes to the rear of those properties. The District extends on the north side of Queen Street West beyond Jameson Avenue to include five properties west of Macdonell Avenue and north on Lansdowne Avenue to include 10 Lansdowne Avenue (former Parkdale Assembly House).

The District also includes the Masaryk Park and Community Centre (former Fire Hall and Parkdale Curling Club), St. John's Parish Polish National Catholic Church of Canada (Cowan Avenue Methodist Church), Church of the Epiphany and St. Mark (St. Mark's Anglican Church) and former Parkdale Telephone Exchange buildings on Cowan Avenue, which as a group form part of a cluster of civic and religious institutions in the heart of the historic Village of Parkdale.



Figure 12: The District includes a cluster of civic and religious institutions on Cowan Avenue, including the former Parkdale Telephone Exchange building and the Church of the Epiphany and St. Mark (formerly St. Mark's Anglican Church).

3.2 Statement of Cultural Heritage Value

The District has *cultural heritage value* as the historic civic and commercial core of the former Town of Parkdale, an autonomous village that has evolved into a distinct urban community within the City of Toronto.

The District has **historic and associative value** as part of the ancestral lands of the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples. When this portion of Queen Street West 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. The road connected to

the portion of the Toronto Carrying Place trail 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, just west of the District's boundaries. 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.

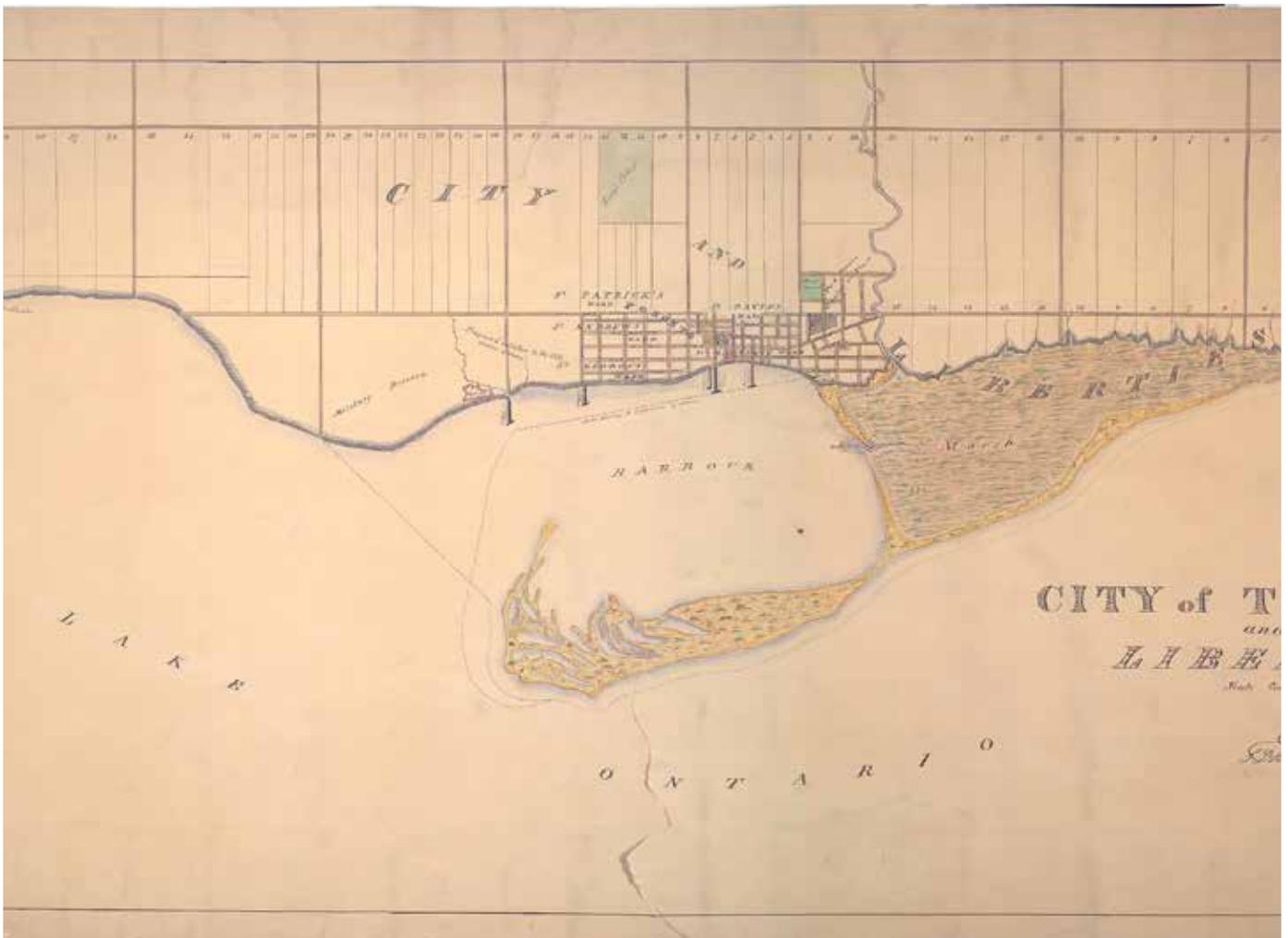


Figure 13: *City of Toronto and Liberties*, by J.G. Chewett, 1834; Courtesy Toronto Public Library. Queen Street (formerly called Lot Street) has been a prominent thoroughfare since Toronto's early days, when it began as a concession road that divided land grants to the north and south.

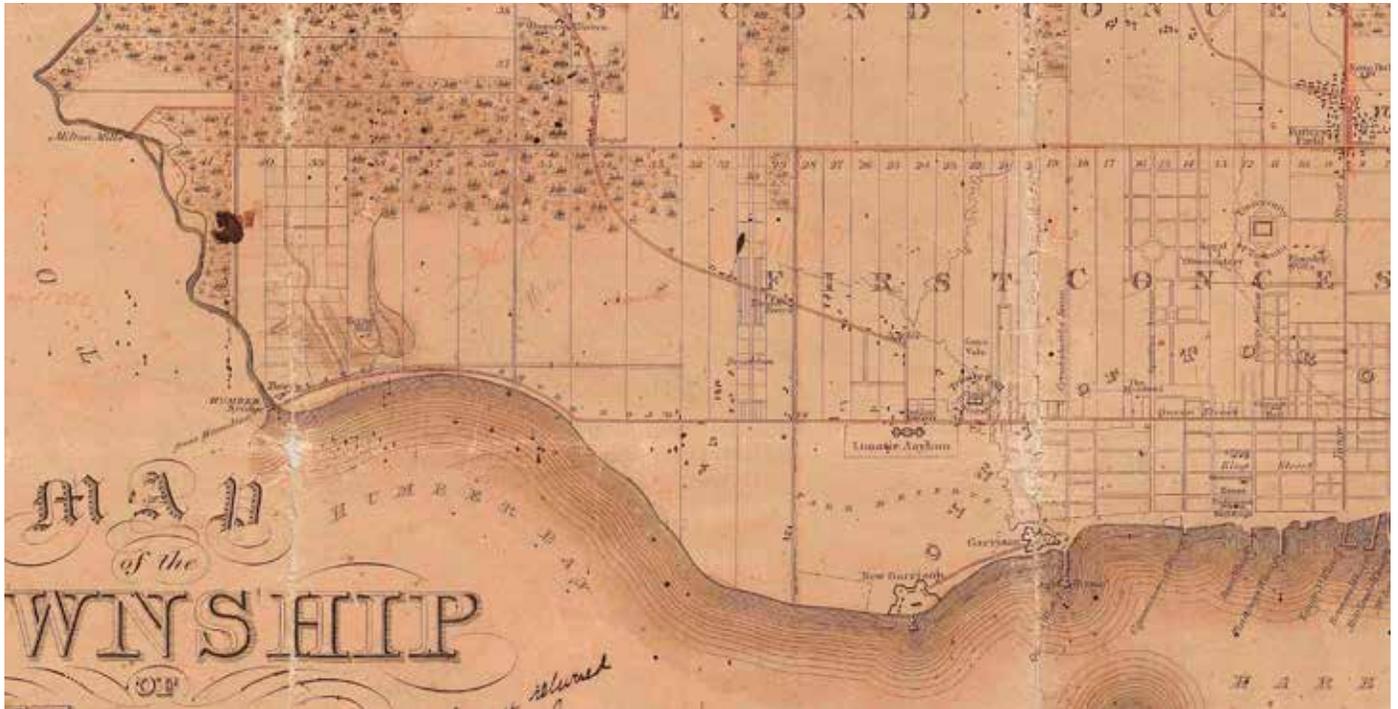


Figure 14: Excerpt from *Map of the Township of York in the County of York Upper Canada*, compiled and drawn by J.O. Browne FSA., 1851; Courtesy City of Toronto Archives. The Village of Brockton is indicated on the map.

The District also has **historical and associative value** as the historic commercial main street of the former Town of Parkdale and through its reflection of its evolution from a village to a streetcar suburb, and present-day urban character. The Village of Parkdale developed in the 1870s as several land holders in the area registered major plans of subdivision and established the District's current street layout, with Queen Street West as its commercial spine and civic centre at Cowan Avenue, located a short distance to the west of the new railway station at Queen Street West and Dufferin Street. Rear laneways servicing many of the commercial main street properties were also established during this initial period of development, including the one running between Cowan Avenue and Dufferin Street that is now called Milky Way. Parkdale was first incorporated as a village in 1879 and then as the Town of Parkdale in 1885, and was developed to the west of the city limits and the military reserve lands, referred to as the Garrison Commons. Queen Street West, formerly called Lot Street, was a concession road that divided land grants to the north and south of the street. The District's street layout is a result of uncoordinated, ad hoc

subdivision of the park and farm lots in the area, as various land holders parcelled and sold off portions of their properties. The Brock estate was one of the first Park Lots to be subdivided (1850 plan of subdivision) and laid the foundation of the Village of Brockton to the north of the District, with Brock Avenue as the central street that terminated at Queen Street West. Early development within the District was spurred by the advent of railway construction in the years 1856-1879. Access to the area was greatly increased with the North Parkdale Station (opened in 1878 and destroyed by fire in 1977), which was located at Queen Street West and Dufferin Street and was the last stop before Union Station.

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 and Curling Club), Gallery 1313 (former Police Station No. 6), the Polish National Catholic Church of Canada (former Cowan Avenue Methodist Church), Church of the Epiphany and St. Mark (St. Mark's Anglican Church) and the Parkdale

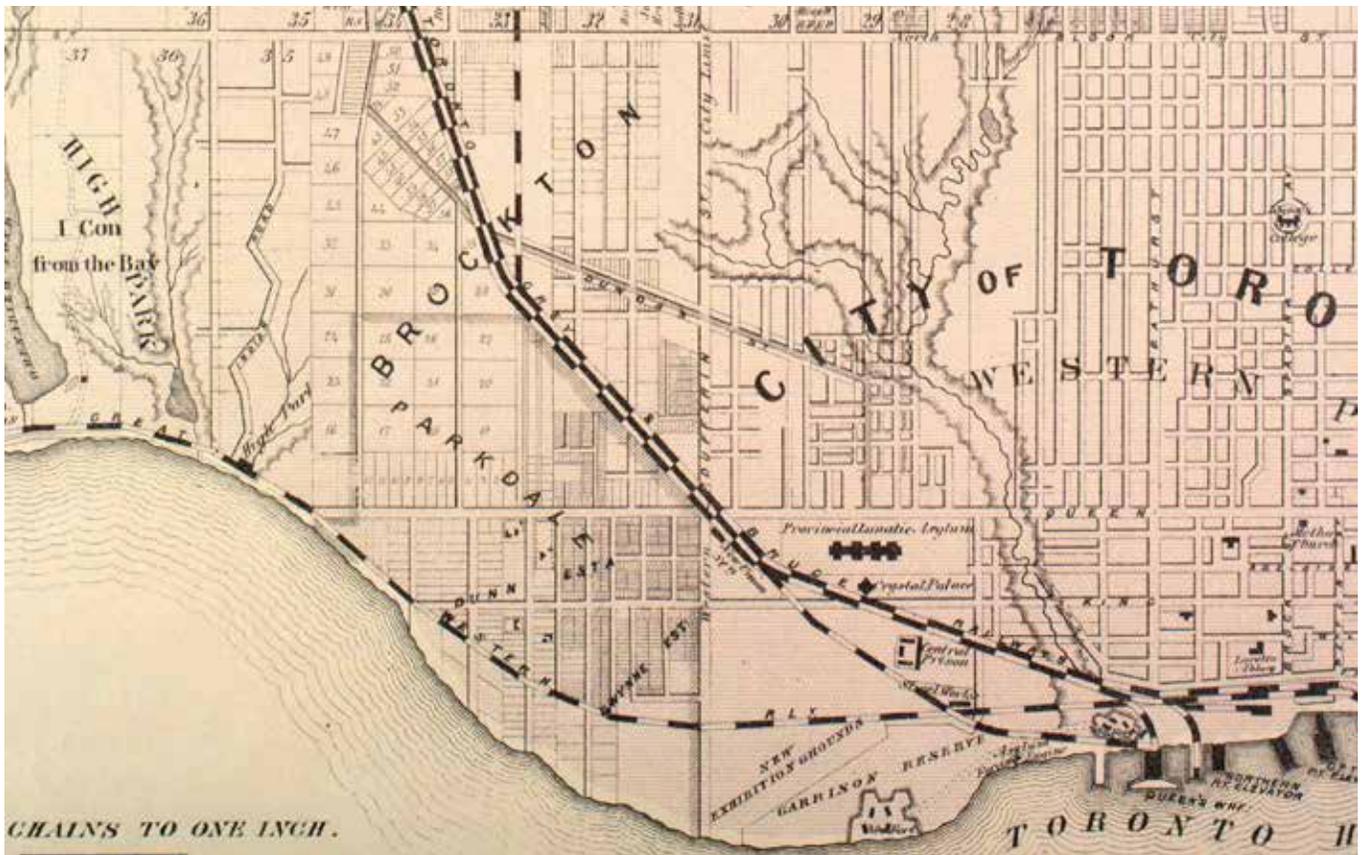


Figure 15: Excerpt from the *Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe, Ont.* Toronto, Miles & Co., 1878; Courtesy McGill University. Land subdivision was well under way prior to the incorporation of the Village of Parkdale in 1879.

Telephone Exchange buildings on Cowan Avenue. The former Parkdale Town Hall, which housed fire and police services in addition to the council chambers was located at this intersection as well, and was replaced by the extant building in 1931.

The name for the area, “Parkdale”, is attributed to the Toronto House Building Association, which began purchasing land in the area in 1875 in anticipation of the railway station being constructed. The Toronto House Building Association 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, and 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. When Parkdale was annexed by the City of Toronto in 1889, subsequent access to City services sparked a sharp increase in the development of commercial buildings along Queen Street West. The construction of the Queen Street Subway (the underpass at Dufferin Street) and extension of streetcar service into Parkdale in 1887 improved the area’s connection to the rest of the city. Parkdale’s ten years as an independent corporation created a character distinct from the commercial development east of the historic city limits at Dufferin Street, with a cluster of civic buildings built to support the village’s community activities.

The District has **contextual value** as an example of early village main street commercial development in Toronto. The District conveys a defined sense of place with most of the buildings in the District constructed from the 1880s to the 1930s, coinciding with the period of the area's incorporation as a separate municipality and the wave of development following its annexation into the City of Toronto in 1889. The railway corridor at Dufferin Street defines and reinforces this historic demarcation of the city limits with the Queen Street Subway marking the eastern gateway into the District. Jameson-Macdonell marks the western boundary of the District.

The collection of historic buildings along Queen Street West defines a continuous commercial *streetwall* articulated with commercial block buildings with a cluster of civic buildings centered at Cowan Avenue, and reinforces the identity of Parkdale as a distinct, autonomous community. 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 eastern connection to Toronto. The *streetwall* is defined by low-rise buildings with a variety of rooflines. The *streetwall* is articulated by a rhythm of narrow storefronts with recessed entrances, and a strong datum line of sign bands.

The District has **design and physical value** as a representative of late-19th and early 20th century commercial and apartment building construction. The concentration of late-19th and early 20th century commercial and civic buildings along Queen Street West and Cowan Avenue reinforce the historic core and commercial centre of the Town of Parkdale. The Edwardian apartment buildings with commercial storefronts at the west end of the District speak to the early densification of the community as it transitioned from an independent village into a distinct community within the City of Toronto. The buildings display various architectural influences from Italianate, Second Empire, Romanesque Revival (Richardsonian Romanesque),

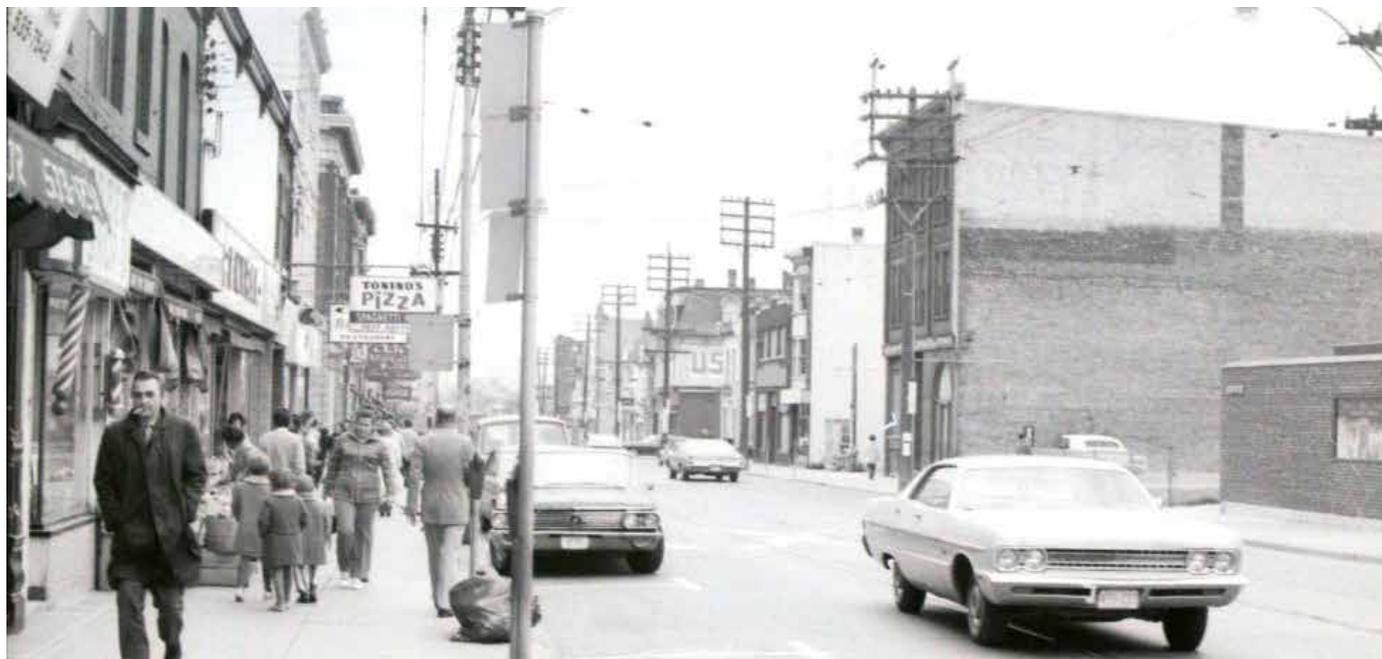


Figure 16: Queen Street West near Brock Avenue, c.1970s; Courtesy City of Toronto Archives, digitized by Adam Wynne

Queen Anne Revival, Edwardian/Edwardian Classicism, Beaux-Arts/Edwardian and Art Deco styles and 19th Century and 20th Century vernacular. The buildings are mostly 2-3 storeys with a variety of roof profiles - including gabled roofs, mansard roofs with rounded windows and dormers and flat roofs with decorative parapets that establish the human-scale of the District. The buildings also share common materials and detailing, with brick as the predominant material and with upper storeys often displaying polychrome brick patterns, projecting string courses that accentuate windows and articulate floor heights, and corbeled courses that decorate 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. Sign bands create a continuous and strong datum line.

The District has **social and community value** as a welcoming place for Indigenous peoples and newcomers to build community. It is also an area that has historically and continues to be the home of a diverse mix of social classes, from working

to middle class with successive waves of immigrants, including early rural migrants and the Polish and Tibetan communities. With the deinstitutionalization of the Provincial Asylum beginning in the 1960s and subsequent influx of patients into the neighbourhood's residential areas, the community has a history of tolerance and acceptance of mental illness as well as social service providers and users. Community activism on issues related to social equity and mental health is also a long-standing tradition in the community.

The cluster of civic buildings around Cowan Avenue including the public library, Masaryk Hall Community Centre, the Church of the Epiphany and St. Mark's and the St. John's Parish Polish National Catholic Church have been focal points for civic activities since their inception. The Parkdale Village Arts Collective and Gallery 1313 (in former Police Station No. 6) reinforce and sustain cultural activities.

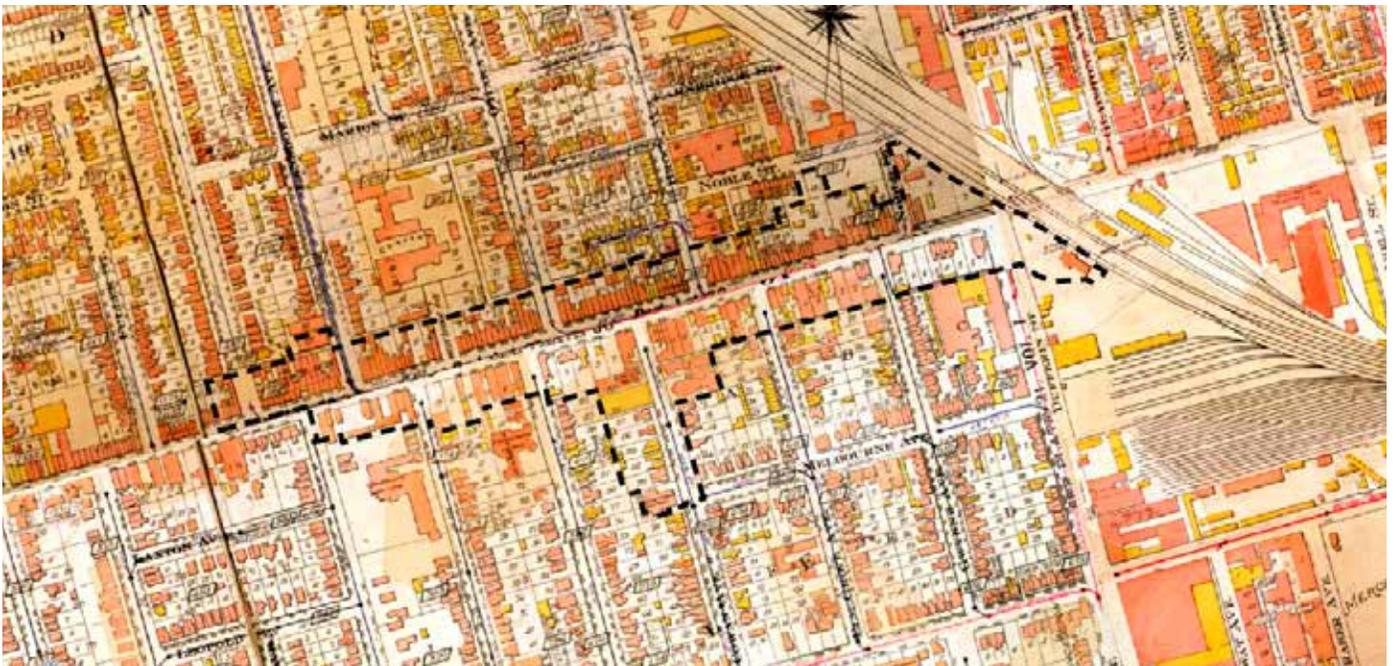


Figure 17: Excerpt from *Atlas of the City of Toronto*, published by Charles Goad, 1924; Courtesy City of Toronto Archives. The black dashed line shows the approximate boundary of the Parkdale Main Street HCD. By the mid-1920s, the District was mostly developed.

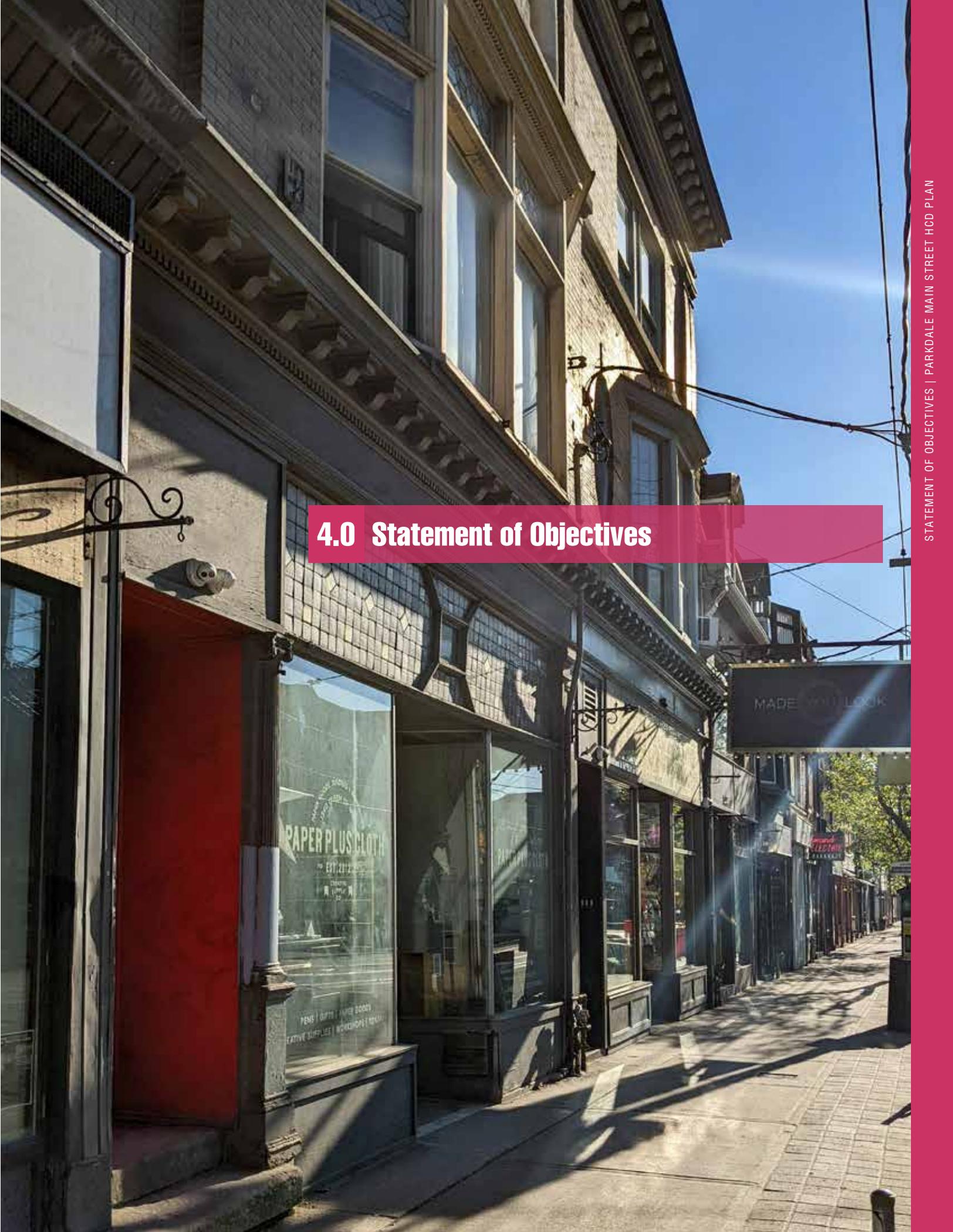
3.3 Heritage Attributes

The *cultural heritage value* of the Parkdale Main Street Heritage Conservation District is expressed by the following *heritage attributes*:

- The historic main street character of the District with continuous *streetwall* and fine-grained built form;
- The main street commercial buildings from the period of the independent Town of Parkdale that define the origin of the distinct culture of the community;
- The node of civic buildings at Cowan Avenue that collectively define the social and civic nucleus of the historic Town of Parkdale;
- The narrow lot frontages, the rear laneways that provide service and delivery access to commercial main street properties, and residential streets that meet Queen Street West at T-intersections, reflecting the street layout resulting from the ad hoc subdivision of Park Lots and farm lots by various property owners;
- The collection of civic and institutional landmark buildings that have historically and continue to facilitate social and community activities in the District;
- The consistent historic *streetwall*, fine-grained streetscape pattern and human scale of the District defined by predominantly 2 to 3 storey buildings;
- The range of commercial building typologies, including main street commercial row and block buildings, representative of commercial architecture in the late-19th and early 20th centuries and the evolution of the District from suburban village to distinct community within Toronto;
- The collection of buildings representing a diverse range of architectural styles, including but not limited to Second Empire, Gothic Revival, Italianate, Queen Anne Revival, Romanesque Revival/Richardsonian Romanesque, Edwardian/Edwardian Classicism, Beaux-Arts, Art Deco and 19th Century and 20th Century vernacular;
- The predominant use of brick, and the overall quality of the ornamentation and detailing of masonry, including the use of polychromatic brickwork;
- The architectural details of *contributing properties* including: the proportion and rhythm of windows, often set within narrow bays with arched lintels; accent bay and oriel windows; the variety of roof profiles and details including the use of gabled roofs, mansard roofs with dormers, flat roofs with expressed cornices and articulated parapets; the chamfered and articulated corners of corner buildings;
- The identified historic storefronts, with their cornices and sign bands creating a datum line, their large display windows, raised bases and recessed entrances;
- The fabricated grade change to the Queen Street Subway, a historic transit and rail interchange that facilitates vehicular and pedestrian transit below the railway at Queen Street West and Dufferin Street and demarcates the eastern gateway into the Town of Parkdale;
- The identified gateway and views of landmarks, which define a sense of place and support an understanding of the District's *cultural heritage value*; and
- The District's *archaeological resources*.



Figure 18: Streetscape collage, 2017; Courtesy EVOQ Architecture Inc. The block between Macdonell and Lansdowne avenues illustrates the range of building typologies and architectural styles, and the predominantly 2-3 storey *streetwall* found in the Parkdale Main Street HCD.



4.0 Statement of Objectives

4.1 Statement of Objectives

The overall objective of the Parkdale Main Street HCD Plan is the protection, *conservation* and management of its *heritage attributes* and *contributing properties* so that the District's *cultural heritage value* is protected in the long-term.

The *cultural heritage value* of the District consists of its historic, associative, contextual, design, physical, social and community values. The *heritage attributes* of the District include its built

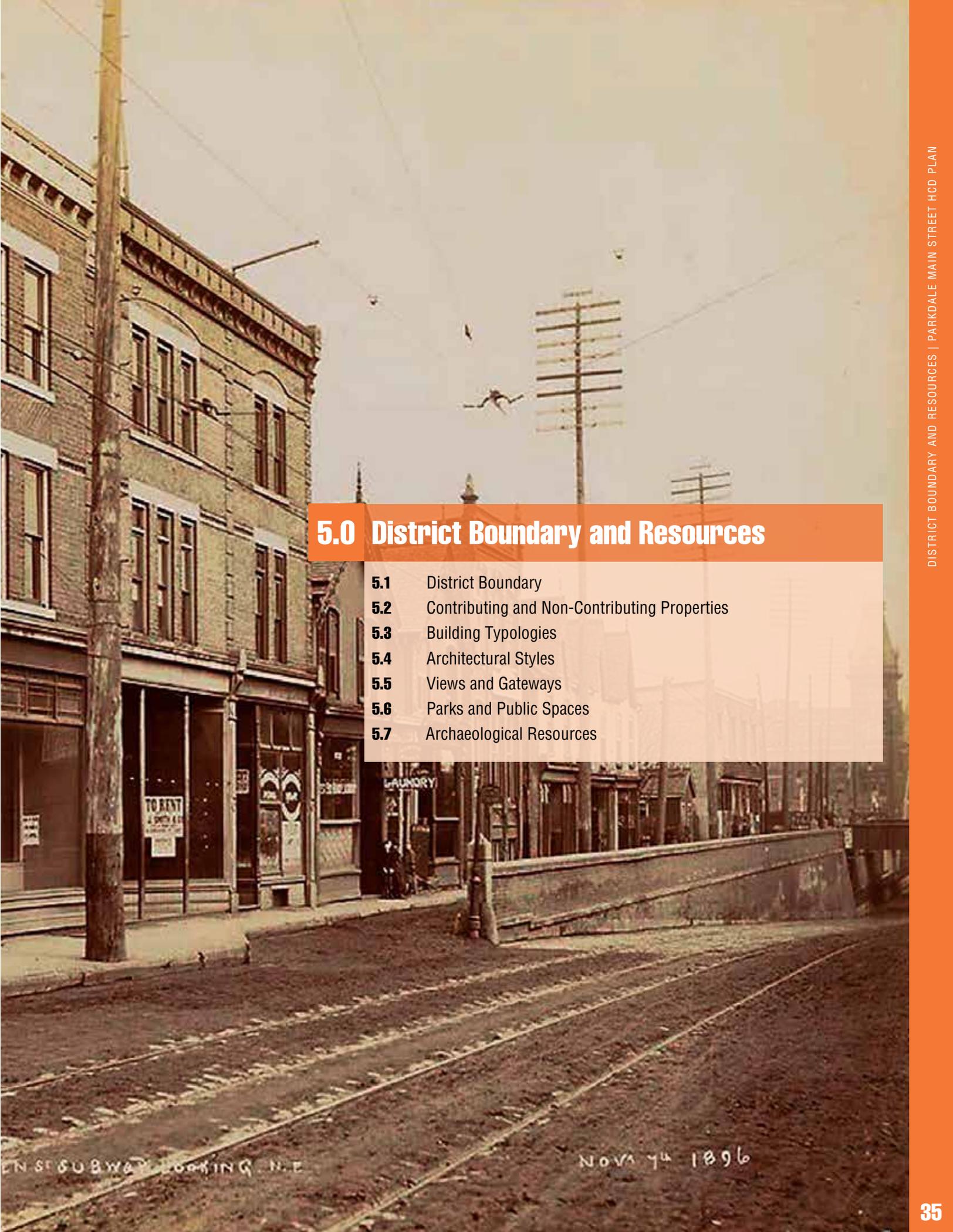
form, streetscape, function, *public realm* and *archaeological resources*.

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

OBJECTIVES

1. *Conserve* and *maintain* the *cultural heritage value* of the District as expressed through its *heritage attributes*, *contributing properties*, building typologies, *public realm*, and *archaeological resources*.
2. *Conserve* the legibility of the District's period of significance as expressed through the District's *heritage attributes*.
3. *Conserve* and *maintain* the legibility of the historic Parkdale Village Main Street and the civic core on Cowan Avenue.
4. *Conserve* and *maintain* the District's *contributing properties*, Part IV designated properties and listed properties.
5. *Conserve* the historic main street character of the District, including its consistent *streetwall*, scale, fine-grained built form, rear service laneways, and pedestrian orientation of buildings, and support the mixed commercial, retail, or residential uses that main street character implies.
6. Ensure *alterations* to *contributing properties* are *compatible* and *conserve* and *maintain* the *heritage attributes* of the District.
7. Ensure that *new development* and *additions* *conserve* and *maintain* the *cultural heritage value* of the District in general, particularly with respect to the historic scale, form and massing of its *contributing properties* and the *public realm*, and the general built form pattern.
8. Encourage high-quality architecture in the design of *new development*, *additions* and *alterations* that is *compatible* with the District's *cultural heritage value*.
9. *Conserve* and *maintain* the District's human-scale built form, defined by predominantly 2 to 3 storey buildings, that supports and enhances the pedestrian main street experience and sense of place.
10. Promote excellence in streetscape, lighting, landscape, signage, and civic design to enhance the *public realm* that supports the District's ongoing use by pedestrians as a historic main street and reinforces its cultural and civic role.
11. *Conserve* and enhance the identified views and gateway within the District that contribute to a sense of place and retain the prominence of landmarks, reference points and points of entry.
12. Ensure *compatibility* of materials between new and old, including but not limited to, type, colour, scale, finish and details.
13. *Conserve* and *maintain* the well-defined and articulated *streetwalls* of the District.
14. *Conserve* the scale and *heritage attributes* of the District's historic storefronts to acknowledge and support the diversity of shops and retail activity that reflect and support the cultural and economic diversity of the District.
15. Ensure that *archaeological resources* are *conserved*.
16. *Conserve* and enhance the social, cultural and community values of the District as a vibrant and welcoming community, as expressed through the community's activism in leading collaborative and equitable social change that supports local artists, residents, business owners and service users, and the collection of civic and religious buildings and public space around Cowan Avenue as a focal point for social and civic activities.
17. Honour and celebrate the area's historic and contemporary Indigenous heritage.

Figure 19: Previous page: storefronts along Queen Street West, near Elm Grove Avenue.



5.0 District Boundary and Resources

- 5.1 District Boundary
- 5.2 Contributing and Non-Contributing Properties
- 5.3 Building Typologies
- 5.4 Architectural Styles
- 5.5 Views and Gateways
- 5.6 Parks and Public Spaces
- 5.7 Archaeological Resources

5.1 District Boundary

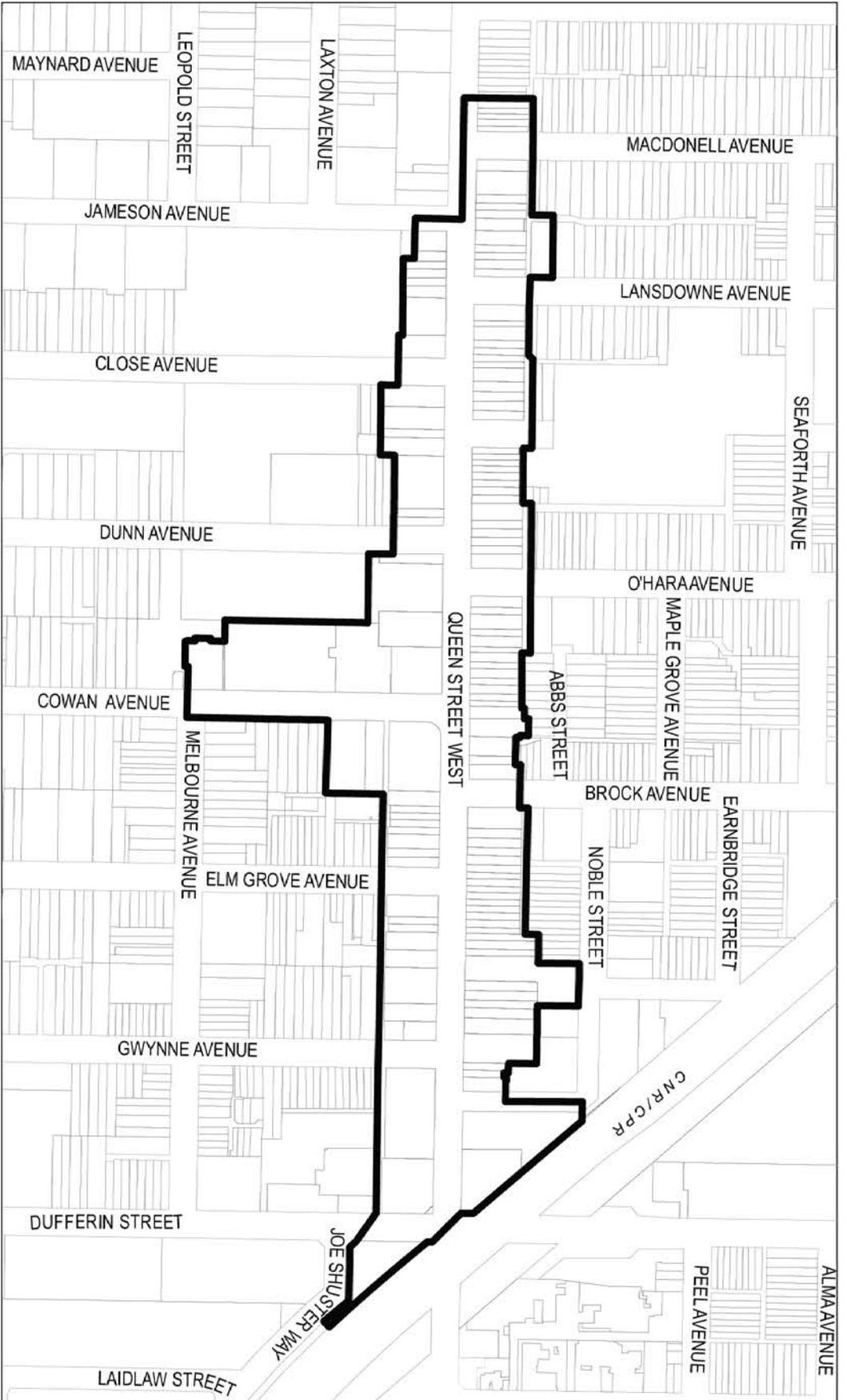
The District boundary was developed through an iterative process. The thematic history of the area identified major periods of development, while the built form survey and character analysis established the extant physical evidence of these periods. Community consultation also informed the relationship of the social and community values of the District and the recommended boundaries.

The HCD Study recommended that two HCDs be created – West Queen West, from Bathurst to Dufferin Streets, and Parkdale Main Street, from Dufferin Street to Jameson Avenue/Macdonell Avenue, based on the identified periods of significance, character analysis and thematic history. The boundary for the Parkdale Main Street HCD was validated by confirming that it includes a substantial number of properties that reflect the District's *cultural heritage value*. The HCD boundary has two extensions beyond the HCD study area: the civic buildings on Cowan Avenue to Melbourne Avenue, and the civic building on the western side of Lansdowne Avenue, north of Queen Street West. The boundary was extended in these locations because the building heights, materials and uses align with the heritage character of the Parkdale Main Street HCD, as well as reinforce the area as being Parkdale Village's Main Street. The boundary limits

include the full right-of-way on existing laneways and Cowan Avenue, and run along the centreline of Noble Street and Jameson Avenue.

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

- Part of the historic Town of Parkdale up to the former border of the Village of Brockton;
- Historic sites of the civic and religious institutions associated with the Town of Parkdale, including St. Mark's Anglican Church, Cowan Avenue Methodist Church, Police Station No. 6, the Fire Hall, Metropolitan Bank, Union Bank of Canada, Imperial Bank of Canada, and the Toronto Hydro-Electric Commission;
- The historic, cultural and educational institutions that served the area, including the Metropolitan School of Music and the Parkdale Curling Club;
- The properties that chart the economic development of Parkdale; and
- The properties that contribute to the overall visual identity of the District.



Proposed HCD Boundary

Parkdale Main Street
Proposed Heritage Conservation District



Proposed HCD Boundary



Not to Scale
05/17/2022

5.2 Contributing and Non-Contributing Properties

All properties within the District are designated under Part V of the OHA. For the purposes of this Plan and in accordance with HCDs in Toronto, each property has been classified as either being *contributing* or *non-contributing* to the District's *cultural heritage value*. This classification provides the basis for the *policies* and *guidelines* within the Plan, which recognize that a higher standard of *conservation* must be applied to *contributing properties*.

A *contributing property* is defined as “a property, structure, landscape element or other feature of an HCD that supports the identified significant *culture heritage values*, *heritage attributes* and *integrity* of the District.” A *non-contributing property*, in contrast, is “a property, structure, landscape element or feature of a district that does not support the overall *cultural heritage values*, *heritage attributes* and *integrity* of the district.”

Methodology

To determine which properties contribute to the District, all properties were evaluated against the Statement of *Cultural Heritage Value*, and the period of significance (1880s to 1930s). The identified design, contextual, historical, social and community values of the District provided the framework against which each property was evaluated.

All properties with a date of construction within the period of significance, as well as all properties listed on the Heritage Register and designated under Part IV of the OHA, were identified as *contributing properties*. Properties constructed

prior to or following the period of significance and which are not listed on the Heritage Register or designated under Part IV of the OHA were identified as *non-contributing properties*.

After this preliminary assessment, the identified *contributing properties* were evaluated individually to determine:

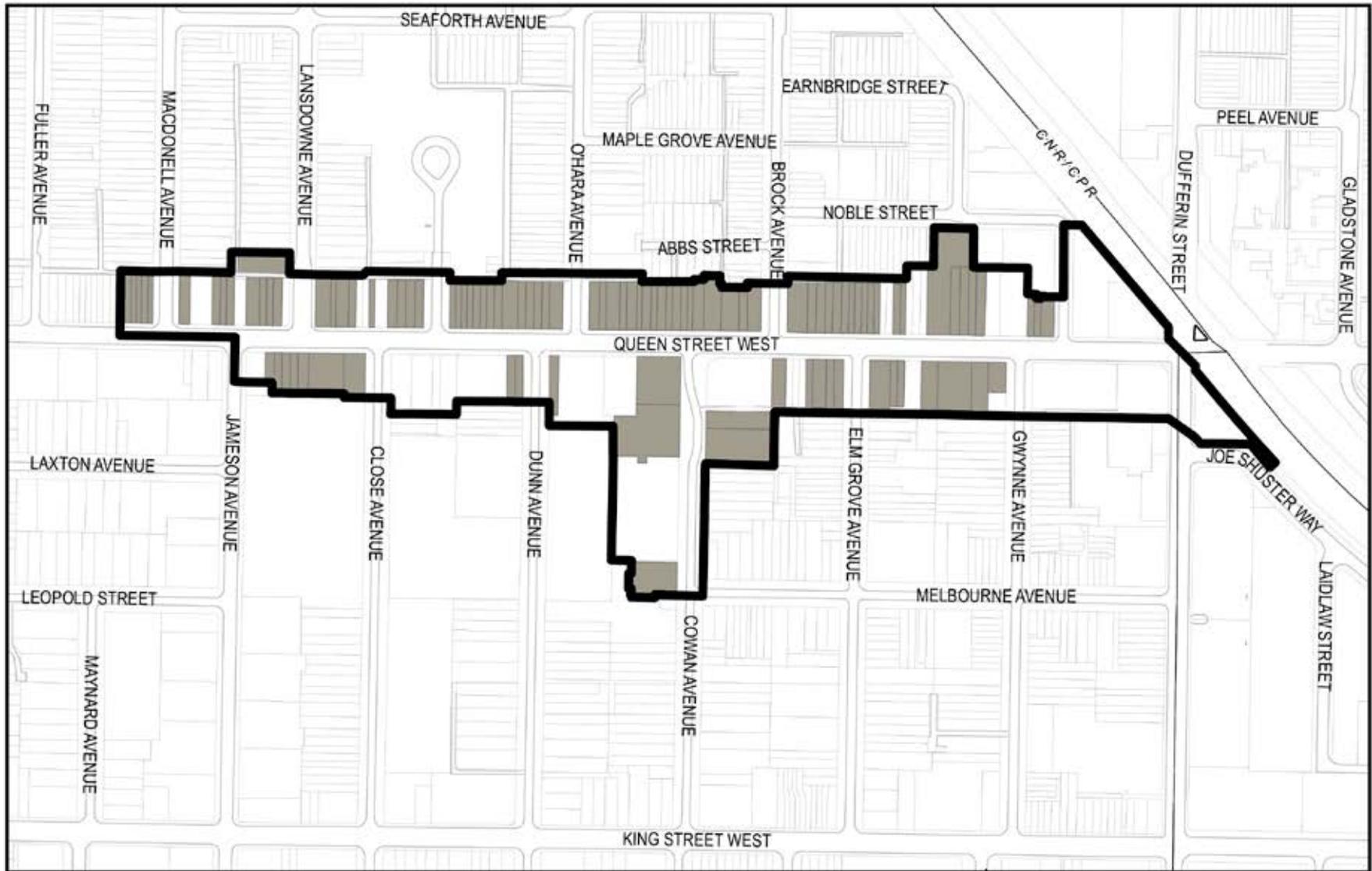
- Whether they support the Statement of *Cultural Heritage Value*
- Whether their *integrity* is substantially compromised and they no longer support the Statement of *Cultural Heritage Value*

Non-contributing properties were evaluated individually to determine:

- If there were properties outside the period of significance that supports the Statement of *Cultural Heritage Value*

While *non-contributing properties* do not individually contribute to the heritage character of the District, their proximity to and evolution alongside *contributing properties* gives them the potential to significantly impact the heritage character of neighbouring properties and the District as a whole should they be modified or developed.

Appendices C, D and E contain schedules of *contributing* and *non-contributing properties* within the District, including a statement of contribution for each ‘*contributing property*’.



TORONTO
 Contributing Properties

**Parkdale Main Street
 Proposed Heritage Conservation District**

-  Proposed HCD Boundary
-  Contributing Properties


 Not to Scale
 05/17/2022

5.2.1 Historic Storefronts

During the HCD Study, a built form inventory was created for all properties within the study area and the initial list of *contributing properties* was developed through layers of analysis. The *cultural heritage value* of the District includes its concentration of late-19th and early 20th century commercial buildings along Queen Street West, unified by the design of ground floor storefronts through similar patterns of recessed entrances and display windows that generate a distinctive rhythm and articulation along the street. The configuration of the ground floor storefronts, with their cornices and sign bands, creating a datum line, their large display windows, raised bases and recessed entrances has been identified as one of the District's *heritage attributes*.

In April and May 2022, Heritage Planning staff conducted a field review to re-examine all of the properties categorized as Commercial Main Street Row, Commercial Main Street Block, and House-form with Storefront Addition to give consideration to historic storefront components. Additional submissions were also sought from the Sunnyside Historical Society. The list of properties generated through these means were then evaluated through analysis of the historical and archival information gathered to determine whether the extant storefront components were linked to the original design of the property or related to a significant historical *alteration*. The assessment identified twenty *contributing properties* with visible historic components that merit *conservation* through their contribution to the District's *cultural heritage value*. Any proposed *alterations* or *demolitions* of identified properties may be requested to provide further information on the evolution of historic storefronts as part of a Heritage Impact Assessment. These properties include the following:

- 1267 Queen Street West
- 1273 Queen Street West
- 1274 Queen Street West
- 1275 Queen Street West

- 1276 Queen Street West
- 1280 Queen Street West
- 1338 Queen Street West
- 1340 Queen Street West
- 1346 Queen Street West
- 1349 Queen Street West
- 1351 Queen Street West
- 1376 Queen Street West
- 1378 Queen Street West
- 1381 Queen Street West
- 1390 Queen Street West
- 1392 Queen Street West
- 1398 Queen Street West
- 1400 Queen Street West
- 1418 Queen Street West
- 1464 Queen Street West

Section 6.15 of this Plan contains the *policies* and *guidelines* for storefronts on *contributing properties*. Schedule 2 in Appendix D of this Plan provides more information on properties with historic storefronts.



Figure 21: 1276 Queen Street West has a historic storefront.

5.3 Building Typologies

The identification of building types is a method of classifying buildings with common features and characteristics in order to understand patterns of use and development within the District. The District's building typologies were identified through a historic context statement approach. An analysis of the built form character of Parkdale Main Street in the HCD Study provided the foundation for the historic context statement, which examines the periods and themes that are significant to the evolution of the District. The building typologies that are listed here support the historic context of Parkdale and provide insight into how the collection of properties along Queen Street West in Parkdale contextually relate to each other. They have been refined during the Plan's development and they have informed the development of *policies* and *guidelines* that will manage change to these buildings to ensure that their relation to one another and the District remains legible over time.



Figure 22: A variety of building typologies are present at the intersection of Queen Street West and Cowan Avenue.



Contributing Building Typologies

Parkdale Main Street Proposed Heritage Conservation District

- Proposed HCD Boundary
- Main Street Commercial Row
- Main Street Commercial Block
- House-form with Storefront Addition
- Landmark
- Pre-War Apartment



Not to Scale
05/17/2022

5.3.1 Main Street Commercial Row

The Main Street Commercial Row type reflects the predominant main street character of the District and represents the majority of the District's building stock. Built in the latter half of the 19th century and into the early 20th century, commercial rows reference various architectural styles that reflect different waves of development and the cultural tastes that were popular at the time. Within the District, this typology is generally designed to accommodate ground floor retail with a high proportion of glazing at-grade (upwards of 90%) and typically ranges between 4.0m-7.5m in width. This long and narrow form allows for a high number of storefronts on any given block and results in a lot of porosity at-grade. Both residential and commercial uses are common for storeys above ground level, and buildings exhibit similar composition, solid-to-void ratios, fenestration patterns and materiality. They range from 1 to 4 storeys and are designed in a variety of architectural styles, most commonly featuring a flat roof with parapet, gable roof, or mansard roof with dormers. The most predominant architectural influences include Italianate, Second Empire and Edwardian Classicism and other vernacular interpretations that do not strictly conform to established stylistic conventions.

The *policies* and *guidelines* in this Plan recognize the predominance of this typology and emphasize the *conservation* of *streetwall* characteristics and overall massing. The *heritage attributes* of commercial rows on corner properties often extend along the exposed side wall and shall be *conserved*.



Figures 23, 24: Representative examples of the Main Street Commercial Row typology (top: 1456-1462 Queen Street West; bottom: 1233 Queen Street West).

5.3.2 Main Street Commercial Block

The Main Street Commercial Block type is closely related to the commercial row, sharing many of the same characteristics, including the presence of retail at-grade and residential or commercial above. 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 or properties are integrated to appear to be part of a larger building complex. Commercial blocks retain more prominence on the street, may be located at corners or an axis with perpendicular streets, and have architectural details that draw greater attention, such as the distinctive roof features of some commercial blocks in the west end of the District.

Within the District, commercial block properties are three storeys high with few exceptions and are clad in masonry with brick or stone detailing. The composition of the grade-level storefronts is similar to the commercial row properties, with large display windows, transoms and/or signboards, but there is more variation in their design, often as a result of their increased lot width. Unlike the commercial row properties, the commercial blocks are less likely to exhibit vernacular influences, and also display a wider range of architectural styles. Italianate and Edwardian Classical remain predominant, but Second Empire, Gothic Revival and Romanesque Revival are also represented.

Main Street Commercial Block properties that are located on street corners, including former bank buildings, often have *heritage attributes* that extend along the exposed side wall that shall be *conserved*.



Figures 25, 26: Representative examples of the Main Street Commercial Block typology (top: 1408-1410 Queen Street West; bottom: 1496 Queen Street West).

5.3.3 Landmark

The key physical characteristic of a landmark is its prominence within its context. Landmarks are often well-known markers in the community, are memorable and easily discernible, and they often serve as orientation guides and/or local or regional tourist attractions. Landmark buildings tend to be civic, institutional, religious, social and hospitality-related properties that contribute to an area's historic interest and character, particularly due to their historic associations, design value and rarity. While they do not have many common built form characteristics, they have been categorized together due to their importance. Additional *policies* and *guidelines* in this HCD Plan apply to *new development* and *additions* to Landmark properties in the District, reflecting an emphasis on the importance of the *conservation* of the overall massing of these properties. Buildings that are important to the community and the streetscape of the District may be called local landmarks colloquially; however, these buildings are not considered Landmarks for the purposes of this Plan. Views to Landmarks and other important properties are identified in Section 5.5.

There are six Landmark buildings in the Parkdale Main Street HCD:

- St. Mark's Anglican Church, now Church of the Epiphany and St. Mark (201 Cowan Avenue)
- Cowan Avenue Methodist Church, now St. John's Parish Polish National Catholic Church (186 Cowan Avenue)
- Former Parkdale Telephone Exchange Building (207 Cowan Avenue)
- Former Parkdale Curling Club and Fire Hall, now Masaryk-Cowan Community Recreation Centre (220 Cowan Avenue)
- Former Police Station No. 6 (1313 Queen Street West)
- Former Parkdale Assembly House (10 Lansdowne Avenue)

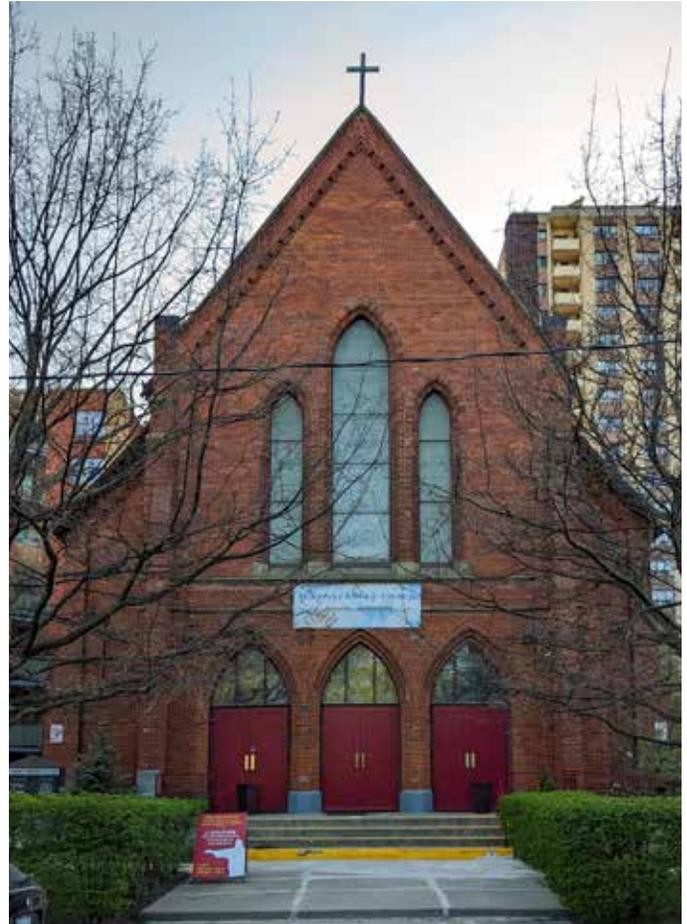


Figure 27: St. John's Parish Polish National Catholic Church (186 Cowan Avenue) is a representative example of the Landmark typology.

5.3.4 Pre-War Apartment

The Pre-War Apartment typology reflects the intensification of Parkdale in the early 20th century after it was annexed into the City of Toronto. The District contains one property of this typology at 1387 Queen Street West. The design of this building is highly characteristic of the type, featuring a symmetrical design around a central courtyard and entrance, street-facing articulation and a raised first floor with exposed basement windows. The three-and-a-half storey building also displays the characteristic brick cladding with stone detailing common to this typology. The Pre-War Apartment typology is also commonly found along Queen Street West, west of Jameson Avenue, which is outside the District boundary.



Figure 28: 1387 Queen Street West is the only property in the Parkdale Main Street HCD classified as an example of the Pre-War Apartment typology.

5.3.5 House-form 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 House-form with Storefront Addition type is defined by a house-form building at the rear and often *set back* 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. Within the District, only the property at 1255 Queen Street West is an example of this typology. The house was constructed for Adam M. Lynd, who served as Parkdale's mayor from 1886-1888. The property was being utilised for commercial purposes by the beginning of the 20th century, reflecting the growth of the commercial main street following the Village's annexation by Toronto in 1889.



Figure 29: 1255 Queen Street West is the only property in the Parkdale Main Street HCD classified as an example of the House-form with Storefront Addition typology.

5.4 Architectural Styles

The diverse range of architectural styles within the District is identified as a heritage attribute in the Parkdale Main Street HCD. Two styles, Italianate and Edwardian/Edwardian Classicism, are predominant among commercial main street properties, together accounting for nearly two-thirds of *contributing properties*. Vernacular interpretations and representative examples from many other styles including

Second Empire, Gothic Revival, Queen Anne Revival, Romanesque Revival and Art Deco can also be found along Queen Street West and Cowan Avenue. These architectural styles are a reflection of the development and evolution of the District over time. A small number of properties within the District demonstrate a clear influence from more than one style.

5.4.1 19th Century Vernacular and 20th Century Vernacular

The term “vernacular” is typically used to describe buildings or structures that are locally crafted, using local materials and built by local craftsmen. Usually such structures do not fit into defined stylistic categories as with others identified here, although they may borrow individual architectural elements or decorative features. These buildings are diverse in character, size and age. Within the District, these buildings are most often two storeys, but vary from one to three storeys in height. Buildings constructed prior to 1900 have been identified as 19th Century Vernacular, while those built later are identified as 20th Century Vernacular.



Figure 30: 1275 Queen Street West is a representative example of Vernacular architecture.

5.4.2 Art Deco

The Art Deco style was popular in Toronto during the early to mid-20th century, and various commercial, institutional, industrial, and residential buildings throughout Toronto are ornamented with Art Deco style details. Two variations of this style include Stripped Art Deco and Streamlined Art Deco, with differences in their approach to overall design composition and decorative motifs. Regardless, buildings of either variation are often rectangular in form with flat roofs. Brick and stone are commonly used, with details and design motifs accented through the use of cast stone. Also characteristic of the Art Deco Style is an emphasis on geometric patterns, strong accent lines and rhythms created through the building’s form and features, such as stepped wall profiles and other elements. In the Parkdale Main Street HCD, 1313 Queen Street West is a representative example of the Art Deco style applied to a civic building.



Figure 31: 1313 Queen Street West is a representative example of the Art Deco style.

5.4.3 Beaux-Arts/Edwardian

The Masaryk-Cowan Community Centre combines two former buildings into one property. The two-and-a-half storey brick building at 212 Cowan Avenue was designed with Edwardian and Jacobian Revival influences, including the simplified, symmetrical Classical form and architectural features. Also a two-and-a-half storey brick building, the former fire hall at 224 Cowan Avenue is a representative example of the Beaux-Arts style, which is typified by the expression of classical elements, such as columns, at a grand scale. The symmetrical façade with its projecting central portion and Palladian-style dormer window supported by ornate stone brackets are characteristic elements of the style, which was often used on civic buildings.



Figure 32: 220 Cowan Avenue, originally constructed as two buildings, combines the Beaux-Arts and Edwardian styles.

5.4.4 Edwardian/Edwardian Classicism

Edwardian Classicism refers to a British architectural style that represented a rejection of High Victorian styles and a return to a more restrained classicism with simpler forms and a selective use of strong classical elements. Stylized and exaggerated classical elements are a typical feature of this style. For both commercial main street and residential properties, three-sided bay windows on the upper storeys (sometimes spanning multiple storeys) and prominent cornices are a common expression of this style. For buildings designed as commercial blocks, classical influences may be found in a wider range of architectural features as a result of the wider lot width.



Figure 33: 1395 and 1399-1427 Queen Street West are representative examples of the Edwardian Classicism style.

5.4.5 Gothic Revival

The Gothic Revival style, dating from 1830-1900, is often characterized by lancet or pointed windows, buttresses, steep gables and decorative barge boards, and is more commonly seen in the design for religious or residential buildings than for commercial main street properties. Buildings of this style may feature round arched or segmental arched windows, window hoods, drip moulds or brick voussoirs that are highlighted through the use of polychromed brick work or stone. In the Parkdale Main Street HCD, both places of worship on Cowan Avenue are designed in the Gothic Revival style, along with one commercial main street block at 1482-1486 Queen Street West.



Figure 34: The Main Street Commercial Block at 1482-1486 Queen Street West is a representative example of the Gothic Revival style.

5.4.6 Italianate

The Italianate style was popular in Ontario for both residential and commercial buildings. They are often quite sculptural and dramatic combining several materials, often in contrasting colours or polychrome brick. Elaborate cornices with paired brackets, tall vertical proportions and squared off towers, and round or segmental arched openings for doors and windows are typical features. Many examples employ highly sculptural treatments of doors and windows with surrounds or pediments. Most of the Italianate influenced buildings in the Parkdale Main Street HCD are commercial row properties. These buildings are typically two to three storeys, sometimes with towers or turrets extending the height.



Figure 35: 1498-1504 Queen Street West are representative examples of the Italianate style.

5.4.7 Queen Anne Revival

The Queen Anne Revival style, dating from 1880-1910, is typically characterized by an irregular plan, broad gables, towers or turrets and tall, decorated chimneys. Queen Anne Revival style buildings are often described as eclectic in their decorative features, containing elements such as decorative wood shingles, spindle work, brackets, leaded glass and multiple types of window shapes. Primarily considered a residential style, the Parkdale Main Street HCD contains only one property that displays characteristics of the Queen Anne Revival style in combination with the Italianate style.

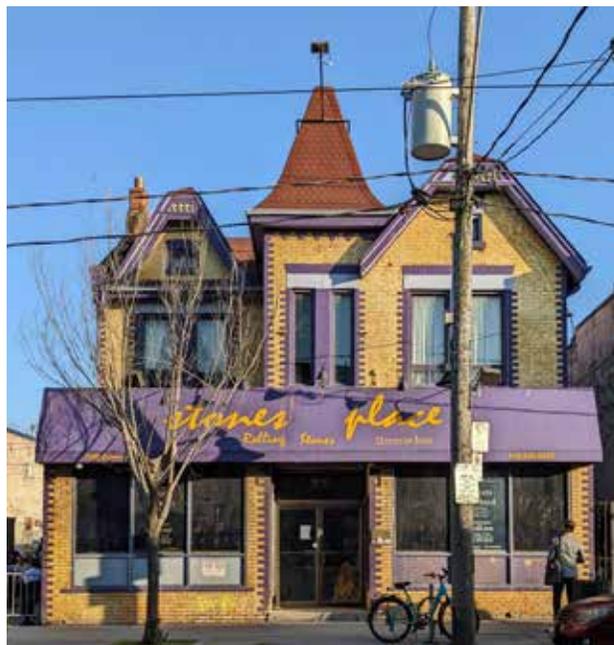


Figure 36: The property at 1255 Queen Street West combines elements from both the Italianate style and the Queen Anne Revival style.

5.4.8 Romanesque Revival (Richardsonian Romanesque)

The Richardsonian Romanesque style was the second phase of the earlier Romanesque Revival, and it was popularized by the American architect Henry Hobson Richardson (1838-86) during the second half of the nineteenth century. It often featured a monumental scale, and was popular both for institutional and civic buildings, as well as elaborate residences for the wealthy and fashionable. This style is distinctive for its use of masonry, which is generally a mixture of brick and stone, rusticated stone lintels, sills, and skirting, truncated brick and stone piers, terra cotta tiles, heavy rounded archways and asymmetrical plans. Within the District, the style is used on two prominent buildings: 1249 and 1291 Queen Street West.



Figure 37: 1291 Queen Street West is a representative example of the Romanesque Revival (Richardsonian Romanesque) style.

5.4.9 Second Empire

The Second Empire style, dating from 1860-1900, is characterized by a distinctive mansard roof and dormer windows. Most examples of Second Empire buildings feature round arched or segmental arched windows with decorative window hoods or surrounds. Many Second Empire style examples also feature decorative cornices or brackets. Most of the properties reflective of this architectural style within the Parkdale Main Street HCD are two-and-a-half storey commercial row buildings.

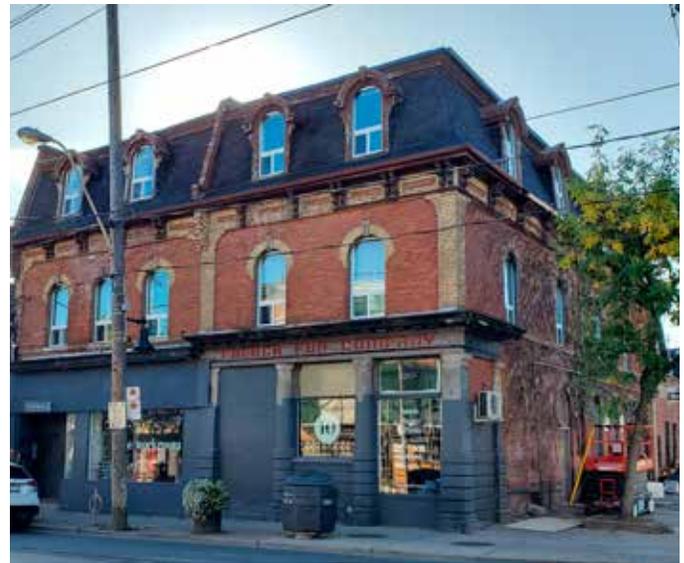


Figure 38: 1267 Queen Street West is a representative example of the Second Empire style.

5.5 Views and Gateways

Views, vistas and gateways help to define a sense of place within the District by highlighting local landmarks and other important buildings, providing important reference points, and demarcating the District's boundaries and points of entry. Views refer to specific views from a defined point to a specific local landmark, while vistas refer to views of multiple buildings or an expansive landscape, such as an entire block frontage or park.

Six key views have been identified within the District. These views contribute to the historic character and the streetscape of the District as well as quality of the *public realm* within the District. The following local landmarks have been identified as the termini of the key views:

1. View northwest towards 10 Lansdowne Avenue from the corner of Lansdowne Avenue and Queen Street West;
2. View north towards 1408-1410 Queen Street West from Dunn Avenue;
3. View southeast towards 1313 Queen Street West from the corner of O'Hara Avenue and Queen Street West;
4. View southwest towards 1313 Queen Street West from the corner of Brock Avenue and Queen Street West;
5. View southeast towards 1249 and 1255 Queen Street West from the north side of Queen Street West at Elm Grove Avenue; and
6. View southwest towards 1249 and 1255 Queen Street West from the north side of Queen Street West at Gwynne Avenue.

Gateways are locations where there is a defined sense of entering the District, or where there is a marked transition from one area to another. Gateways are important entry points to a neighbourhood or community. They can have a key role in identifying a distinct area. Gateways can contribute to the *public realm* network and create a sense of place.

One gateway has been identified within the District which is located at Queen Street West and Dufferin Street, defined by the railway overpass and the change in topography.



Figure 39: View 4, southwest towards 1313 Queen Street West from the corner of Brock Avenue and Queen Street West.



Figure 40: View 2, north towards 1408-1410 Queen Street West from Dunn Avenue.



Figure 41: View 6, southwest towards 1249 and 1255 Queen Street West from the north side of Queen Street West at Gwynne Avenue.



Views and Gateways

Parkdale Main Street
Proposed Heritage Conservation District

- Proposed HCD Boundary
- View Terminus
- Gateway

- View northwest towards 10 Lansdowne Avenue from the corner of Lansdowne Avenue & Queen Street West
- View north towards 1408-1410 Queen Street West from Dunn Avenue

- View southeast towards 1313 Queen Street West from the corner of O'Hara Avenue & Queen Street West
- View southwest towards 1313 Queen Street West from the corner of Brock Avenue and Queen Street West

- View southeast towards 1249 & 1255 Queen Street West from the north side of Queen Street West at Elm Grove Avenue
- View southwest towards 1249 & 1255 Queen Street West from the north side of Queen Street West at Gwynne Avenue

Not to Scale
05/17/2022

5.6 Parks and Public Spaces

5.6.1 Historic Nodes and Cowan Avenue Civic Precinct

Through SASP 566 (OPA 445), “Focus Areas” and “Boulevard Spaces” are identified as key opportunities for improvements to the *public realm* in the District.

“Focus Areas” are defined in OPA 445 as locations that either play a key role as important cultural, civic and social places, or present opportunities to improve the interface between such spaces. They will be prioritized for *public realm* improvements and investments within the existing right-of-way, such as public art, street furniture and other street infrastructure installation, street tree planting, mobility and *accessibility* improvements, with a goal to create a unified streetscape while reinforcing distinct characteristics of their context. The “Focus Areas” within the District identified in OPA 445 include: Queen Street West (between Noble Street and Macdonell Avenue), Cowan Avenue, Jameson Avenue and Lansdowne Avenue.

“Boulevard Spaces” are public spaces along the side frontage of buildings on corner lots. The replacement of boulevard parking and expansion of landscaped space, active uses, and bike share facilities within these areas is encouraged. In OPA

445, new buildings on these corner lots are also encouraged to expand these spaces where appropriate. The Boulevard Spaces within the District, identified in OPA 445 include: Noble Street, Gwynne Avenue, Elm Grove Avenue, Dunn Avenue, Close Avenue, Brock Avenue, and O’Hara Avenue.

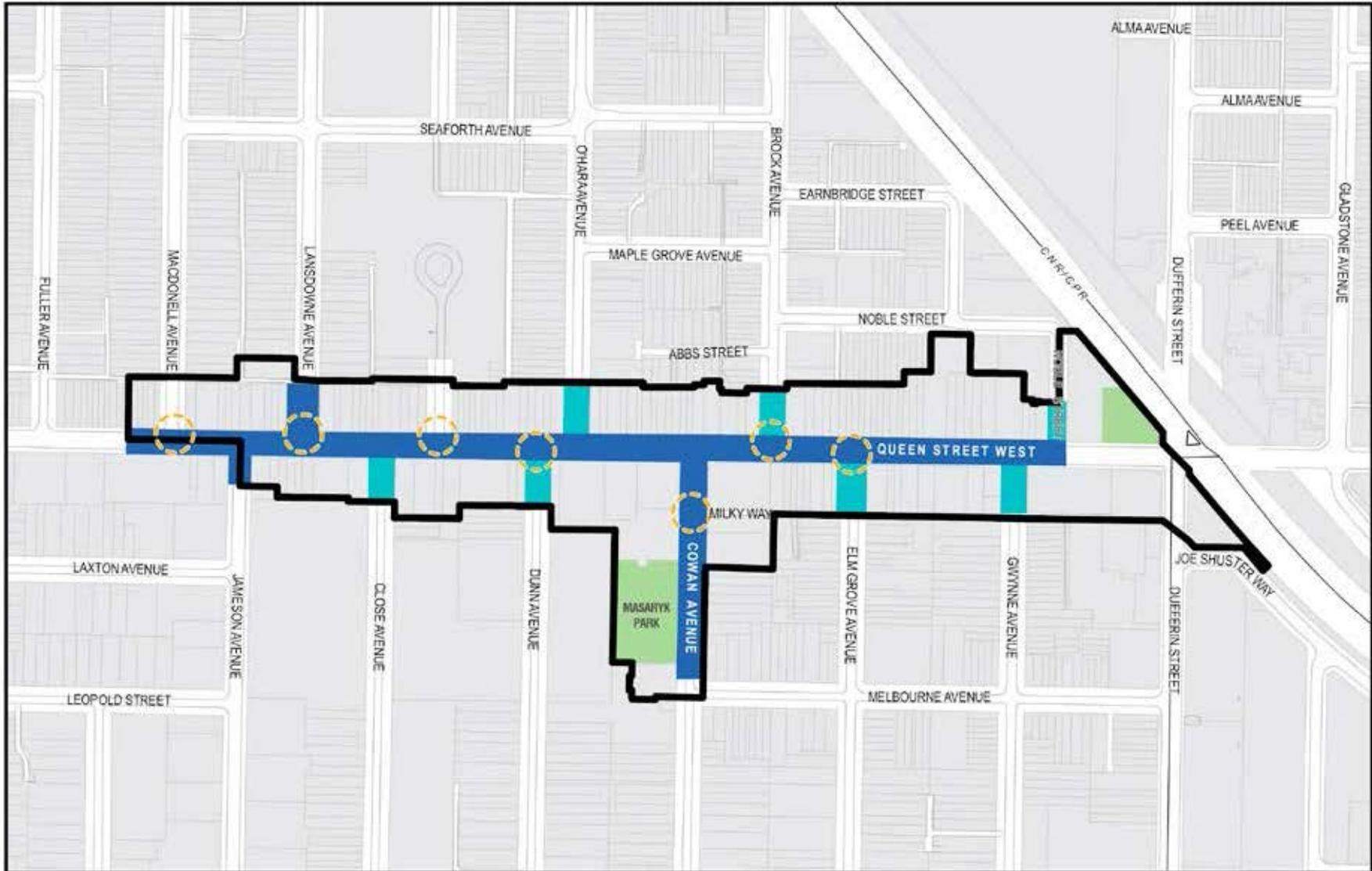
The importance of the T-intersections along Queen Street West within the District are acknowledged in this Plan, and reflect the historic street layout resulting from the ad hoc subdivision of Park Lots and farm lots by various property owners. These T-intersections have been identified as one of the District’s *heritage attributes*.

For the purpose of this Plan, the following T-Intersections have been identified as important historic nodes and focus areas that should be *conserved*:

- North side of Queen Street West: Brock Avenue, O’Hara Avenue, West Lodge Avenue, Lansdowne Avenue, and Macdonell Avenue
- South side of Queen Street West: Elm Grove Avenue, Cowan Avenue (between Queen Street West and Melbourne Avenue), and Dunn Avenue



Figure 42: The T-intersection at Queen Street West and Lansdowne Avenue is a historic node.



TORONTO
Parks and Public Realm

**Parkdale Main Street
Proposed Heritage Conservation District**

- Proposed HCD Boundary
- Boulevard Space
- Historic Node
- Focus Area
- Park

↑
Not to Scale
05/17/2022

5.6.2 Parks

Masaryk Park and Parkdale Amphitheatre are important community spaces within the District serving the community as recreational and gathering spaces.

Masaryk Park

Masaryk Park is a 1.25 acre green space nestled between the Masaryk-Cowan Community Recreation Centre and St. John's Parish Polish National Catholic Church. The park currently includes a playground, wading pool, and community garden space, and provides permitting opportunities for community uses including a Good Food Market.

Parkdale Amphitheatre

The Parkdale Amphitheatre at 1258 Queen Street West was created as part of the capital works project to eliminate the Dufferin Street jog in 2010. It features a semi-circular open space surfaced with brick pavers. The large central area is level with the *adjacent* sidewalk, and is ringed by terracing and soft landscaping that provides a grade transition to the rail corridor above.



Figure 43: Masaryk Park includes a playground, wading pool, and community garden space.

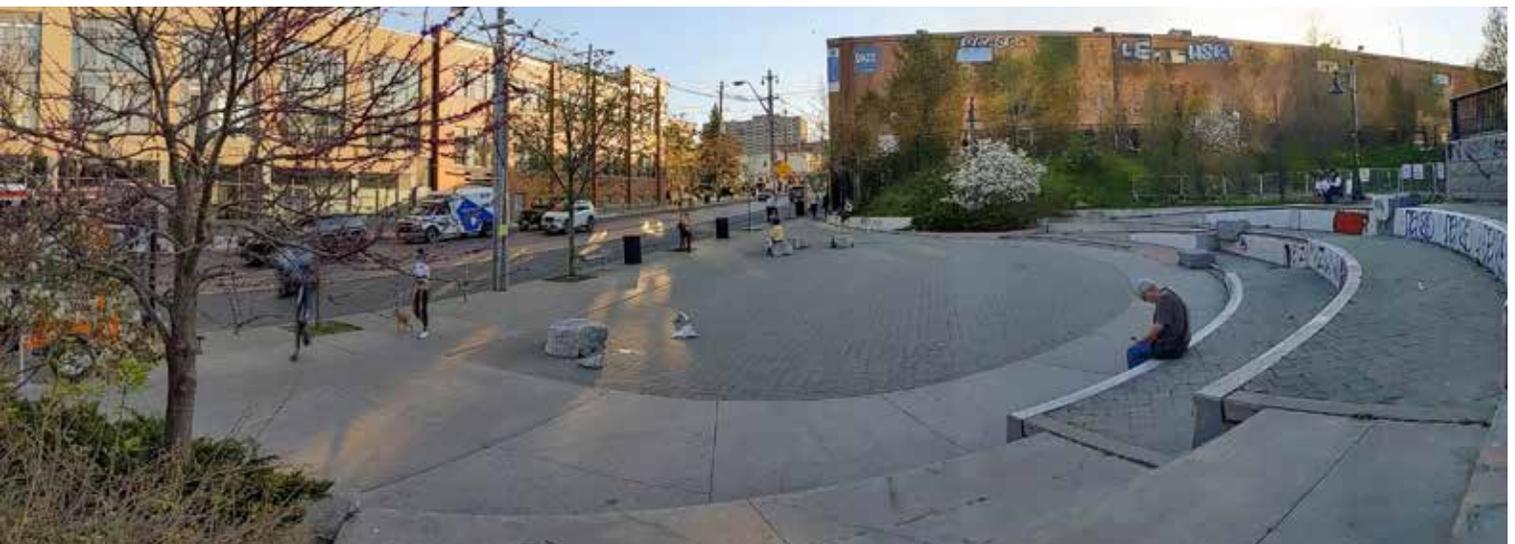


Figure 44: The Parkdale Amphitheatre was constructed in 2010, as part of the City of Toronto's public works project to realign Dufferin Street.

5.6.3 Laneways

The rear laneways identified in this Plan, including the one running between Cowan Avenue and Dufferin Street that is now called Milky Way, reflect the District's historical values. These laneways provide service and delivery access to commercial main street buildings. The importance of laneways to continue to facilitate service access, as well as other activities where appropriate, is recognized in this Plan.



Figure 45: Milky Way is an important laneway that runs parallel and to the south of Queen Street West, linking Cowan Avenue to Dufferin Street.



Figure 46: The laneway between Lansdowne Avenue and Macdonell Avenue, looking east.

5.7 Archaeological Resources

Archaeological resources include artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources are based on archaeological field work undertaken in accordance with Part VI of the *Ontario Heritage Act*.

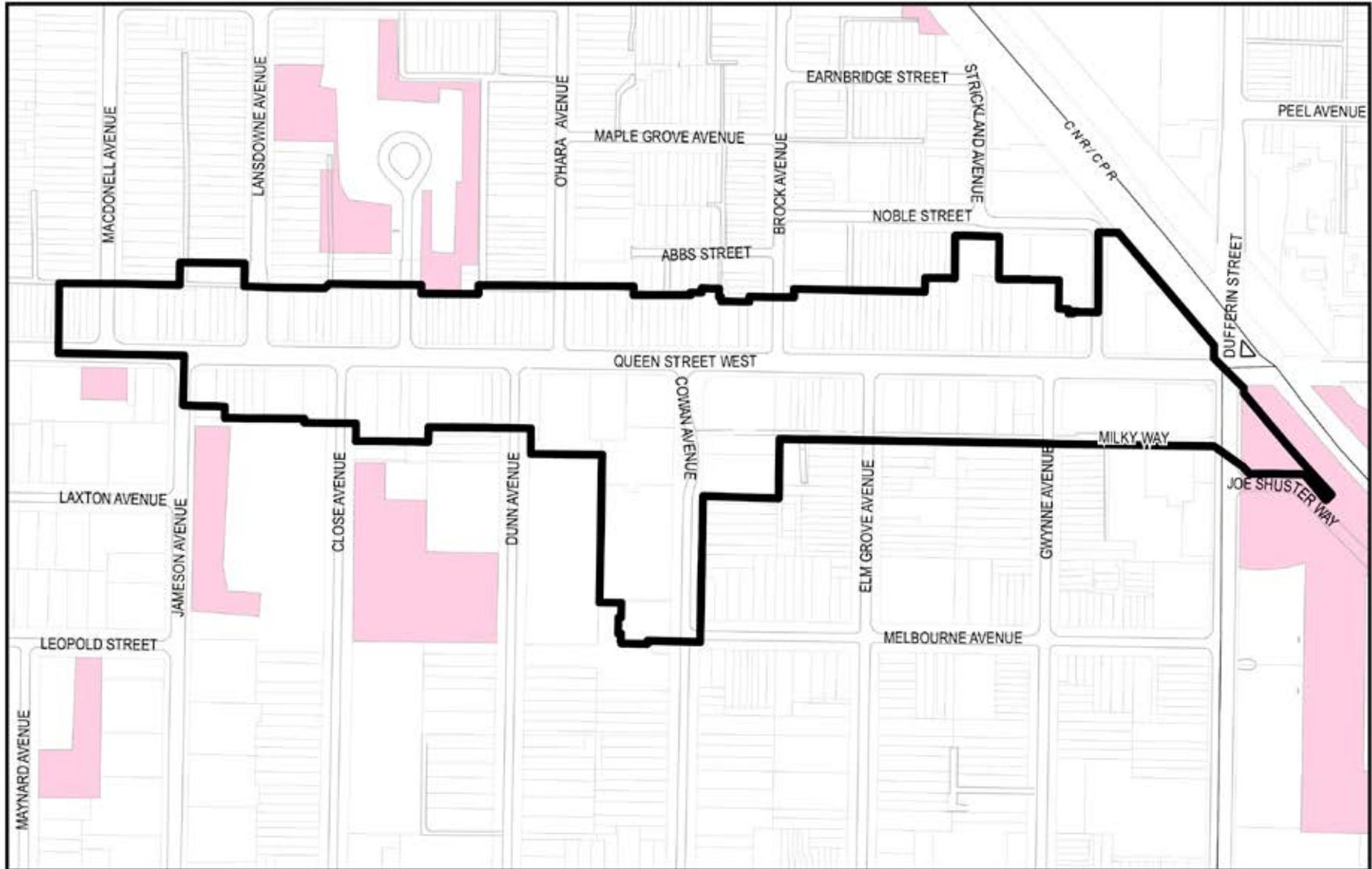
Archaeological potential on a small portion of land is identified by the *City of Toronto's Archaeological Management Plan* within the District boundaries.



Figure 47: Northwest corner of Brock Avenue and Queen Street West, 1981; Courtesy Sunnyside Historical Society.



Figure 48: An archival photo of 1398-1400 Queen Street West, the location of the Union Meat Market, 1890; Courtesy Toronto Public Library Digital Archive.

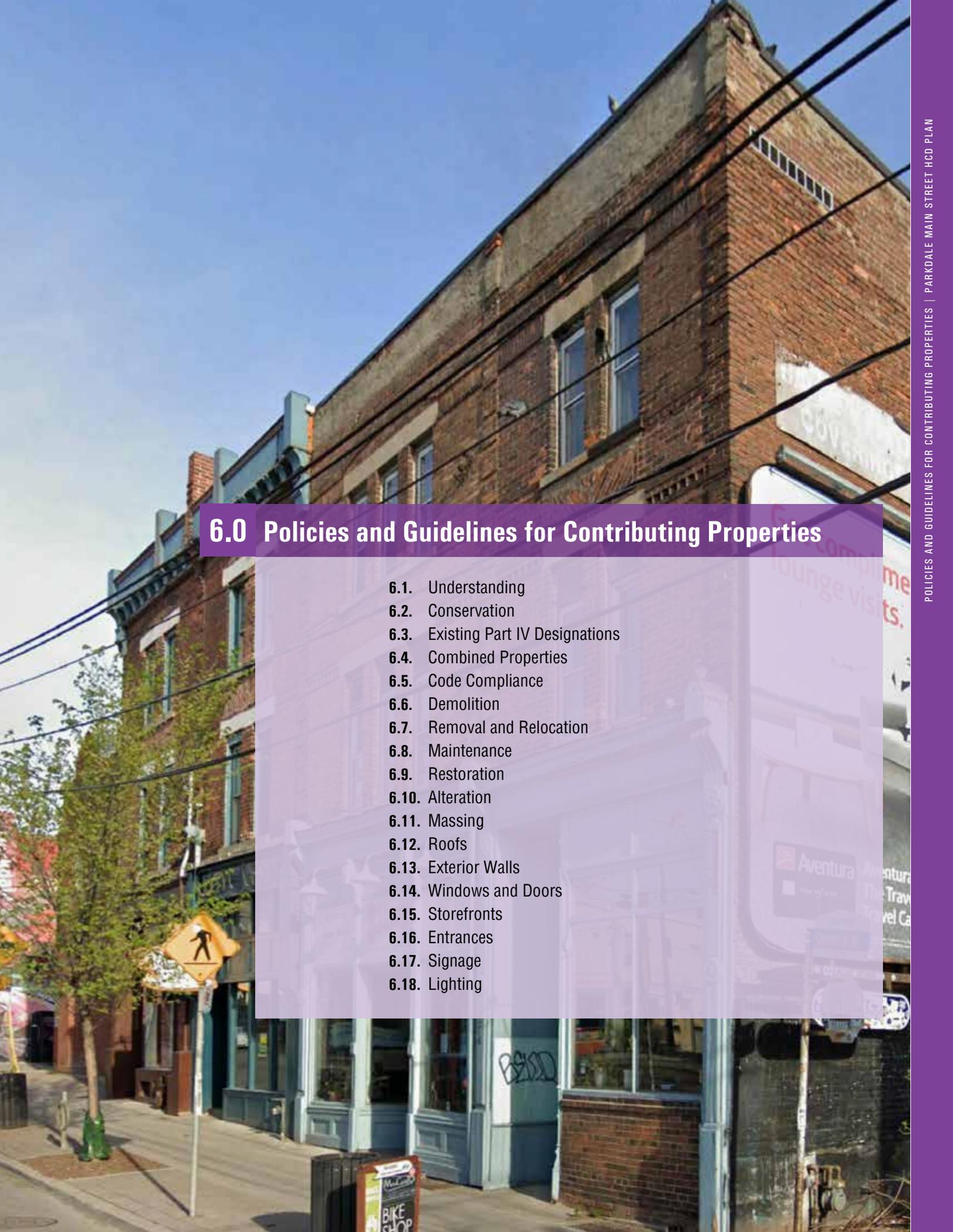


TORONTO
Archaeological Potential

Parkdale Main Street
Proposed Heritage Conservation District

-  Proposed HCD Boundary
-  Archaeological Potential


Not to Scale
05/17/2022



6.0 Policies and Guidelines for Contributing Properties

- 6.1. Understanding
- 6.2. Conservation
- 6.3. Existing Part IV Designations
- 6.4. Combined Properties
- 6.5. Code Compliance
- 6.6. Demolition
- 6.7. Removal and Relocation
- 6.8. Maintenance
- 6.9. Restoration
- 6.10. Alteration
- 6.11. Massing
- 6.12. Roofs
- 6.13. Exterior Walls
- 6.14. Windows and Doors
- 6.15. Storefronts
- 6.16. Entrances
- 6.17. Signage
- 6.18. Lighting

This section contains *policies* and *guidelines* intended to manage change within the District to meet the objectives of this Plan and to *conserve* the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for the management of the District in a clear and direct manner. The directions provided by the *policies* generally use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved, however there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of this Plan.

6.1 Understanding

Parks Canada's Standards and Guidelines provides the basis for the *policies* and *guidelines* for *contributing properties*. The Standards and Guidelines has been adopted by the Toronto City Council. Its *conservation* approach established the *conservation process* – understanding, planning, and intervening. The appropriate *conservation treatments* should be determined by qualified heritage professionals depending upon the work proposed.

6.1.1 Alterations to a contributing property shall be based on a firm understanding of the contributing property and how it contributes to the cultural heritage value and heritage attributes of the District.

- (a) In order to determine appropriate interventions, the following should be taken into account:
 - Building typology;
 - Architectural style;
 - Date of construction, including whether it falls within the period of significance;
 - The intentions and design principles of the original architect or builder;
 - The changes that have been made to the building over time; and,
 - The building's existing condition.
- (b) The cause of any distress, damage or deterioration of heritage fabric should be determined prior to planning any interventions to determine the appropriate scope of work and to *preserve* as much of the heritage fabric as possible.
- (c) Avoid creating a false sense of the historical evolution and development of the property by adding historic building features or components from other places, properties or periods.

6.1.2 Alterations to a contributing property shall be conducted according to the stages of the *conservation process*, and using recognized *conservation treatments*.

6.1.3 Alterations to a contributing property may be permitted only once the *cultural heritage value* and *heritage attributes* of the District, as expressed through the property, have been documented and described, and the impact of any proposed *alteration* on those *values* and *attributes* has been determined.

6.1.4 A Heritage Impact Assessment may be required for proposed *alterations* to a *contributing property* where additional planning permissions are not required.



Figure 50: The building at 1313 Queen Street West was originally constructed in 1931-1932 as a Police Station; Courtesy City of Toronto Archives.

6.2 Conservation

The District's *contributing properties* shall be *conserved* to ensure the long-term *conservation* of its *cultural heritage value* and *heritage attributes*. Planning for appropriate interventions can occur once an understanding of how a *contributing property* supports the District's *cultural heritage value* has been established. The Standards and Guidelines identify three *conservation treatments* – *preservation, rehabilitation* and *restoration* – as actions and processes aimed at safeguarding the *cultural heritage value* of a historic place. Additional *policies* relating to the *alteration, removal* and/or *relocation* and *demolition* of *contributing properties* have been added to this Plan to provide clarity and direction.

6.2.1 *Contributing properties shall be conserved in a manner that ensures the long-term conservation of the District's cultural heritage value, heritage attributes, and the integrity of the contributing property.*

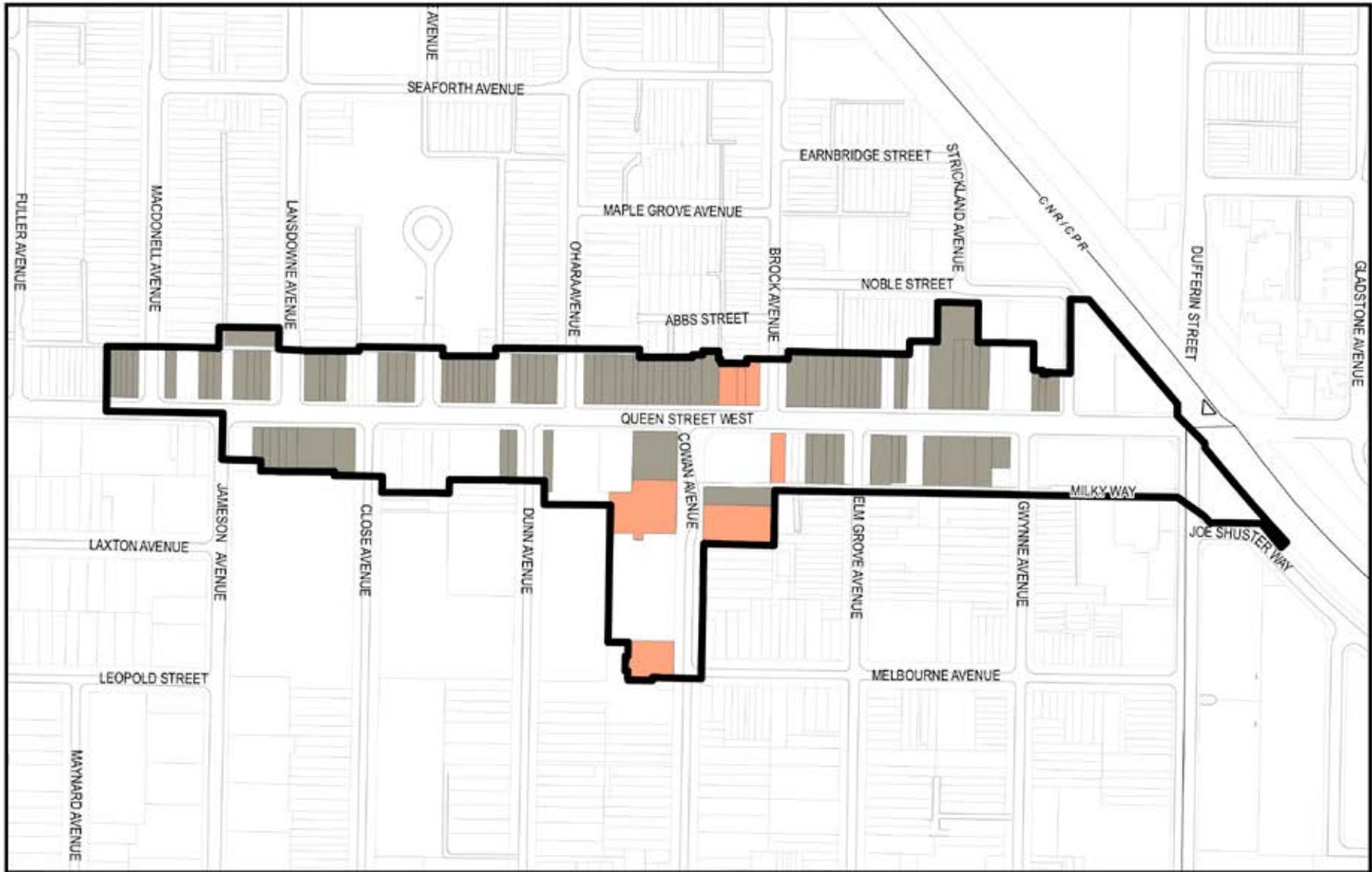
- (a) Record, *repair* and *restore*, where possible, deteriorated, lost or *removed heritage attributes* based on thorough supporting historic documentation and research. If necessary, replace *heritage attributes* that are missing or deteriorated beyond *repair* in-kind.
- (b) *Maintain contributing properties* on an ongoing and regular basis. Adopt a sustainable *maintenance* plan and regular scheduled inspections to identify necessary *maintenance* work.
- (c) Stabilize deteriorated *heritage attributes* as required, until *repair* work is undertaken. This includes the regular cleaning and *repair* of damaged materials and *monitoring* architectural assemblies.

6.3 Existing Part IV Designations

All properties located within an HCD are designated under Part V of the *Ontario Heritage Act*. Some properties located within the Parkdale Main Street HCD are also designated under Part IV of the *Ontario Heritage Act*, which protects the *cultural heritage value* of individual properties and their identified *heritage attributes*. These properties are designated by municipal by-law containing a Statement of Significance that defines its *cultural heritage value* and *heritage attributes* as an individual property. Interventions on properties designated under Part IV shall also *conserve* the individual property's *cultural heritage value* and *heritage attributes*. Part IV properties in Toronto are included on the City's Heritage Register.

6.3.1 In situations where the requirements of any heritage easement agreement conflicts with the requirements of this Plan, *conservation of the cultural heritage values and heritage attributes* specified for the property subject of the heritage easement agreement will take precedence over the *conservation of District-wide cultural heritage values and heritage attributes*.

6.3.2 In situations where the *cultural heritage value and heritage attributes* of a designation by-law enacted pursuant to subsection 29(1) of the *Ontario Heritage Act* differs from this Plan, *conservation of the cultural heritage values and heritage attributes* specified in the individual property's designating by-law will prevail, unless doing so would expressly conflict with this Plan.



Existing Heritage Properties

Parkdale Main Street Proposed Heritage Conservation District

- Proposed HCD Boundary
- Listed on Heritage Register
- Designated Part IV Properties

↑
Not to Scale
05/17/2022

6.4 Combined Properties

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that contain significant vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation process* be followed and appropriate *conservation treatments* be identified to *conserve* the *contributing property* in the design of any *addition* or *new development*.

6.4.1 Alterations to *combined properties* shall *conserve* the portions(s) of the property identified as *contributing* to the District according to Section 6.0 of this Plan.

6.4.2 *New development* on those portions of *combined properties* identified as *non-contributing* shall be consistent with Section 7.0 of this Plan.

6.4.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *new development, alteration* or *addition* on the *contributing* portions of a *combined property* to the satisfaction of the Chief Planner and Executive Director of City Planning.

- (a) The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purpose of identifying applicable *policies* and *guidelines*.

6.5 Code Compliance

The principles of minimal intervention and reversibility, as described in Standard 3 of the Standards and Guidelines, should be considered when undertaking work related to code compliance. An understanding of the intent of the codes is essential for developing approaches that meet that intent without negatively impacting the *cultural heritage value* and *heritage attributes* of the District. Reviewing alternative compliance strategies and new technological solutions is encouraged. Interventions such as *restorations* and *repairs* to *contributing properties* will have regard for *conservation* while being in compliance with the applicable codes and standards such as the *Ontario Building Code*.

6.5.1 Upgrades to *contributing properties* to comply with current codes and standards pertaining to health, safety, security, *accessibility* and sustainability shall *conserve* the *cultural heritage value* and *heritage attributes* of the District and the *integrity* of the *contributing property*.

6.6 Demolition

The Official Plan requires a Heritage Impact Assessment for the proposed *demolition* of a property on the City of Toronto's Heritage Register. The Heritage Register includes all properties designated under Part V of the OHA. Article IV of the Municipal Code requires that heritage permit applications be submitted for the proposed *demolition* of any property located in an HCD. The Property Standards By-Law protects heritage properties in HCDs from *demolition* by neglect. The Municipal Code and the Property Standards By-Law require that the *demolition* of properties in HCDs may only take place in accordance with the OHA, and the Official Plan requires that the *demolition* of properties in HCDs be in accordance with respective HCD plans.

6.6.1 Buildings or structures that are on contributing properties shall be conserved; however applications for the demolition of buildings or structures may be considered when:

- The heritage *integrity* and *cultural heritage value* of the *contributing property* for which the *demolition* application has been submitted has been lost; and
- The loss of heritage *integrity* and *cultural heritage value* of the *contributing property* is not the result of *demolition* by neglect, deferred *maintenance* or purposeful damage to the property.

- (a) If a *demolition* permit is granted, the classification of the property (i.e. as a *contributing property*) may be re-evaluated. If the property is determined to be *non-contributing*, future redevelopment of the property will be required to follow all *policies* and *guidelines* in this *contributing properties* Plan for *non-contributing properties*.

6.6.2 The *demolition* and reconstruction of a building on a contributing property shall not be permitted.

6.6.3 As per the City of Toronto's Property Standards By-law, ensure that are protected against *demolition* by neglect.

6.7 Removal and Relocation

The Official Plan states that buildings or structures located on properties included on the Heritage Register should be *conserved* on their original location, and that their *removal* or *relocation* may only be permitted where the *removal* is supported by the *cultural heritage value* and *heritage attributes* of the property. The Official Plan also states that *relocation* may only be permitted where it does not conflict with any applicable HCD plans.

In the Parkdale Main Street HCD, the continuous *streetwall*, where buildings or structures on *contributing properties* are built to the property lines, has been identified as a *heritage attribute*.

6.7.1 The *removal* of buildings or structures from a contributing property shall not be permitted, unless the building or structure is unrelated to the contributing property's Statement of Contribution.

6.7.2 The *relocation* of a building or structure within a contributing property, intact and excepting its sub-surface foundations, may be permitted if the *relocation* is a modest adjustment from its existing location and *conserves* the relationship of the building or structure's built form to the *public realm*.

6.8 Maintenance

Article V (Heritage Property Standards) of the City of Toronto Property Standards By-Law (Chapter 629 of the Municipal Code) specifies minimum standards for *maintenance* and occupancy of Part IV and Part V designated heritage properties, as well as minimum standards for *repairing* and replacing *heritage attributes* to ensure that the heritage character and the visual and structural heritage *integrity* of the building or structure is *conserved*.

6.8.1 Contributing properties shall be maintained to ensure the conservation and integrity of the District's cultural heritage value and heritage attributes.

- (a) *Maintain contributing properties* on an ongoing basis, utilizing a regular *maintenance* program, scheduled inspections and recognized *conservation treatments*.
- (b) Stabilize deteriorated *heritage attributes* as required, until *repair* work is undertaken.
- (c) Clean and *repair* damaged materials regularly, *monitoring* architectural assemblies for deterioration and when required take corrective action as soon as possible.
- (d) *Maintain* the form, craftsmanship, material, detail, and assemblies of *contributing properties*.
- (e) Ensure that all gutters, downspouts, crickets, eavestroughs and other water shedding elements are *maintained* and clear of debris.
- (f) *Preserve* the unique patina of materials, where it exists and is not contributing to the deterioration of the *contributing property*.
- (g) Ensure that products and techniques used for *maintenance* and *repairs* are *compatible* with and do not negatively impact the *integrity* and life cycle of the *contributing property*.



Figures 51, 52: Minimum standards for *maintenance* and occupancy of designated heritage properties are outlined in the City of Toronto Property Standards By-Law (top: 1300-1302 Queen Street West (2022); bottom: 1380 Queen Street West (2022)).

6.9 Restoration

The Standards and Guidelines defines ‘*Restoration*’ as:

“The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.”

The *restoration* of a *contributing property* may be appropriate when the *cultural heritage value* of the property is connected to a specific period in its history, when the *removal* of components from other periods of the property’s history and the recreation or reinstatement of lost or *removed* components would support the District’s *cultural heritage value* and not negatively impact the *integrity* of the *contributing property*. *Restoration* must be based on thorough supporting historic documentation of the built form, materials and features being recreated or reinstated.

6.9.1 The *restoration* of a *contributing property* shall be based on thorough supporting historic documentation of the property’s built form, materials and details from the period to which it is being *restored* to.

6.9.2 When undertaking a *restoration* project on a *contributing property*, building features from the period to which a building is being *restored* that have been *removed* or *damaged* should be re-instated.

- (a) *Restore*, where possible, deteriorated original or *restored* features or *heritage attributes* based upon thorough supporting historic research.
- (b) *Repair* rather than replace damaged or deteriorated *heritage attributes*.
- (c) Where the *heritage attributes* of a *contributing property* are deteriorated beyond *repair*, ensure replacements are in-kind, *conserving* the composition, materials, size, finishes, patterns, detailing, tooling, colours and features.

6.9.3 The creation of a false historical evolution of the *contributing property* through the *addition* or incorporation of components from other places, properties and periods shall not be permitted.



Figure 53: *Restoration* of *contributing properties* must be based on supporting historic documentation such as archival photographs. In this image, TTC air-electric PCC No.4004 heads eastbound on Queen Street approaching Lansdowne Avenue, July 5, 1954. Photo by Richard Glaze; Courtesy Transit Toronto Collection.

6.10 Alteration

The *policies* for *alterations* to *contributing properties* are derived from the Standards and Guidelines, in which ‘*Rehabilitation*’ is defined as:

“The action or process of making possible a continuing or *compatible* contemporary use of an historic place, or an individual component, while protecting its heritage value.”

The objective of the *alteration policies* is to provide the guidance required to manage change on a *contributing property* to ensure the long-term *conservation* of its *integrity* and the District’s *cultural heritage value*.

Alterations to *contributing properties* may be proposed to ensure the properties’ continued use, to ensure *accessibility* and to increase sustainability. *Alterations* include *rehabilitation* and *additions*, and should be undertaken in conjunction with the *preservation* of the District’s *heritage attributes*. *Alterations* may be supported when they meet the objectives, comply with the *policies* and *maintain* the intent of the *guidelines* of this Plan.

The goal of *alterations* should be to minimize the impact of any *addition* or change to the property on the District’s *cultural heritage value* and *heritage attributes*, as well as any other considerations as required by applicable Part IV designations and heritage easement agreements as noted in Section 6.3 of this Plan.

6.10.1 The *alteration of contributing properties* shall be *compatible* with and subordinate to the District’s *cultural heritage value* and *heritage attributes*.

- (a) *Compatible alteration* should reference the architecture, materials, features and built form of the *contributing property*, and the history of the property including changes made over time.

6.10.2 New materials shall be physically and visually *compatible* with the materials of the *contributing property*.

6.10.3 *Alterations to contributing properties* shall include the *preservation* of the District’s *heritage attributes*.

- (a) *Preserve* rather than replace *heritage attributes* when designing *alterations*.
- (b) Evaluate and document the existing condition of the *contributing property* including its *heritage attributes* prior to designing *alterations*.

6.10.4 On corner properties, *alterations* shall *conserve* the District’s *heritage attributes* along any exposed side walls.

6.10.5 The *alteration of contributing properties* shall not diminish or detract from the *integrity* of the District or the *contributing property*.

6.10.6 A Heritage Impact Assessment may be required for proposed *alterations* to a *contributing property* where additional planning permissions are not required.

6.11 Massing

Massing relates to the exterior form of a building and its spatial relationship to its immediate context, including the space in front, behind, beside and above the building where visible from the *public realm*. It pertains to the overall proportions of the building, its relationship to its *adjacent* properties and its impact on the scale and historic character of the streetscape and *public realm*. Massing is interrelated to the composition of street-facing elevations, the roof, and the architectural expression of the building or structure in its entirety.

The existing massing in the District is reflected in the historic main street character of Queen Street West, defined by a continuous *streetwall* comprising Main Street Commercial Rows and Blocks ranging from two to four storeys and built predominantly between the 1880s and 1930s. These *policies* and *guidelines* have been developed to provide guidance on how *new development* and *additions* can be accommodated in a manner that *conserves* and *maintains* the *cultural heritage value* and *heritage attributes* of the District.

The intention of the following *policies* and *guidelines* is to *conserve* the massing of the District's *contributing properties* and permit *compatible additions*. This Plan recognizes that a range of design approaches may be appropriate to achieve the objectives of this Plan and *conserve* the District's *cultural heritage value* and *heritage attributes*, based on the scale, form and massing of the proposed *addition* and the *contributing property*.

6.11.1 Additions to a contributing property shall conserve the primary structure of the contributing property so that its three-dimensional integrity and character is conserved as viewed from the public realm, excluding laneways, along the streetscape.

- (a) Rear *additions* that are not integral to the *primary structure* may be *demolished*.
- (b) Do not incorporate only façades or isolated building features into *additions*.
- (c) *Conserve* all elements of the buildings on *contributing properties* that convey its height and form, including roofs and other building features.

6.11.2 Additions to contributing properties shall be designed to be compatible with the scale, height, massing and form of the contributing property, adjacent contributing properties and the District's heritage attributes.

6.11.3 Additions to contributing properties shall not negatively impact the cultural heritage values and heritage attributes of the District.

6.11.4 Additions to a contributing property shall conserve the cultural heritage value and heritage attributes of the contributing property through their location, massing, height, proportions, architectural detailing, and materiality in order to be physically and visually compatible with, subordinate to, and distinguishable from the contributing property.

- (a) *Additions* on corner properties that are visible on side streets should be visually distinguishable in materiality and design from the *primary structure*.
- (b) Design, scale and massing of side *additions* should be *compatible* with and distinguishable from the *contributing property*.
- (c) *Additions* for the purposes of *accessibility*, fire and life safety and the *Ontario Building Code* requirements may be permitted where the District's *heritage attributes* are not negatively impacted.
- (d) Do not enclose entranceways or add balconies or other features to street-facing elevations.

6.11.5 New development and additions above the primary structure of contributing properties shall provide a minimum setback of 5.0 metres from the streetwall fronting onto Queen Street West to maintain the legibility and prominence of the low-scale streetwall.

- (a) For *contributing properties* with shed and gable roofs, a greater *setback* may be required to *maintain* the roof form and profile and historic character of the roof.

6.11.6 New development and additions to a contributing corner property shall provide a minimum *stepback* of 1.5 metres from the exposed side wall of the *primary structure* of the *contributing property* to maintain the *streetwall* height of their Queen Street West frontage along the side street frontage.

- (a) *New development and additions to contributing corner properties* with shed and gable roofs may require a greater *stepback* than 1.5 metres to *conserve* the historic character of the roof.
- (b) Additional *stepbacks* may be required to *conserve* roof profiles and *heritage attributes* that extend along the exposed side wall of *contributing corner properties*.



Figure 54: *New development and additions above the primary structure of contributing properties shall provide a minimum stepback of 5.0 metres from the streetwall fronting onto Queen Street West.*

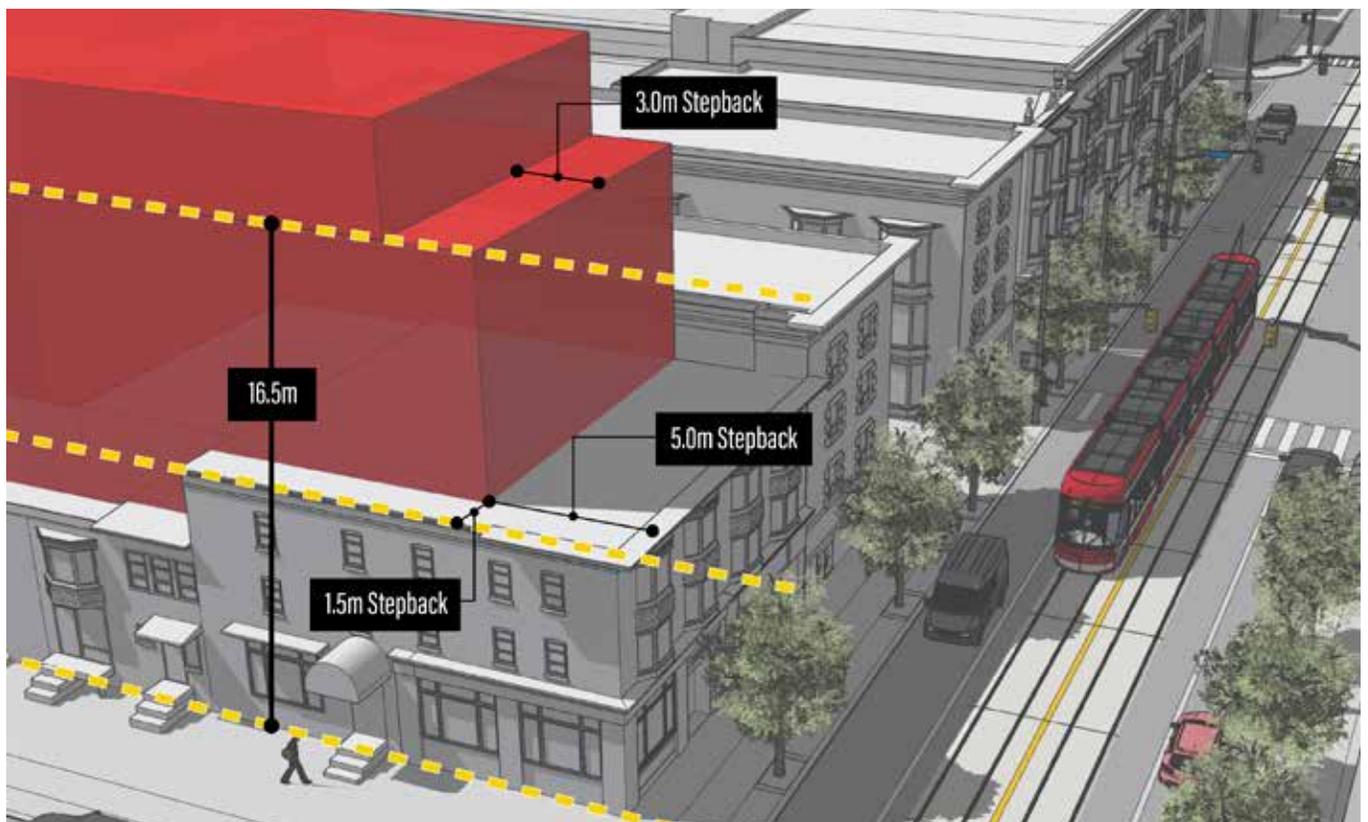


Figure 55: *New development and additions to a contributing corner property shall provide a minimum stepback of 1.5 metres from the exposed side wall of the primary structure, and where their height exceeds a height of 16.5 metres, those portions of the uppermost storey shall provide an additional minimum stepback of 3.0 metres beyond the minimum 5.0 metre stepback.*

6.11.7 Where *new development and additions to contributing properties* exceeds a height of 16.5 metres, those portions of the uppermost storey shall provide an *additional minimum setback of 3.0 metres beyond the minimum 5.0 metre setback to support and reinforce the historic streetwall.*

6.11.8 *Contributing properties* that conform to a *streetwall* condition shall not be *relocated or set back.*

6.11.9 *New development and additions to a contributing property* shall *conserve* the roof profiles and *heritage attributes* of the *contributing property* and abutting *contributing properties.*

- (a) Additional *stepbacks* may be required to *conserve* the roof profiles and *heritage attributes* of abutting *contributing properties* and to ensure that the *new development and additions* are visually and physically *compatible* with, subordinate to, and distinguishable from the *primary structure of the contributing property.*
- (b) Rear *additions* behind the peak of a side gabled-roof, where visible from the *public realm*, excluding laneways, should *conserve* the legibility of the roof profile.
- (c) Dormers in the front roof slope on buildings with side gabled roofs are permissible if they are less than 50% of the width of the building.

6.11.10 *Projecting balconies or cantilevered portions of new development and additions to contributing properties* shall not be permitted above the *primary structure* along Queen Street West and the side street frontage.

6.11.11 *Additions* shall be designed to *maintain and complement* the primary horizontal and vertical articulation of the *primary structure* on a *contributing property.*

- (a) Floor-to-floor dimensions, cornice lines and bays of the *contributing property* as well as *adjacent contributing properties* should inform and guide the horizontal and vertical articulation of *additions.*

Landmark Properties

The following *policies* and *guidelines* are applicable to landmark properties, identified in Section 5.3.3 of this Plan. Only minor *alterations* and *additions* are anticipated for landmark buildings. Some landmarks may also be designated under Part IV of the *Ontario Heritage Act* and subject to Section 6.3 of this Plan.

6.11.12 *New development and additions to a landmark contributing property* shall *conserve* the *cultural heritage value and heritage attributes* of the property as determined within a *Heritage Impact Assessment* and *maintain* the prominence of the landmark building.

- (a) *Additions* on landmark buildings should not be highly visible from the *public realm.*
- (b) *Rehabilitation* of landmark buildings should incorporate exterior *restoration* where necessary.

6.11.13 *New development and additions to a landmark contributing property* should be subordinate in terms of scale, massing, design and materials.

- (a) Interventions on these properties should be undertaken with a high standard of *conservation* and should be physically and visually *compatible* with, subordinate to, and distinguishable from the *heritage attributes* of the property.
- (b) All historic entrance and window openings and patterns of openings on landmark properties should be *conserved.* New entrance openings on the principal façade of the historic building are discouraged.



Figure 56: *Additions* on landmark buildings should not be highly visible from the *public realm*, in order to *maintain* their prominence (photo of 207 Cowan Avenue, 2022).

6.12 Roofs

A diversity of roof types can be found within the District, correlating to the range of architectural styles present. This variety contributes to the *cultural heritage value* of the District and its historic main street character. The two most prevalent roof types found in the District include mansard roofs and flat roofs with parapets, but there are also a small number of properties with gable roofs. The roof of the property at 1255 Queen Street West, with its multiple gables characteristic of the Queen Anne Revival style, is unique in the District. Roofs include aspects of practical and decorative architectural detail such as pronounced parapets, dormers, brackets, gutters, fascias, soffits, trim, flashing, downspouts, as well as assemblies of vapour barriers, water proofing and insulation, etc. that shall all be considered in the strategy for the *conservation* of roofing as a whole.

The stability of the roof assembly, insulation, vapour barrier and structure below the visible roof material is important to *conserving* the roof itself, as is the condition, performance and *integrity* of parapets and rainwater diversion elements.



Figure 57: 1468A-1472 Queen Street West are representative examples of properties with a flat roof.



Figure 58: 1402 Queen Street West is a representative example of a property with a mansard roof.



Figure 59: 1255 Queen Street West is a representative example of a property with a roof that has multiple gables.



Figure 60: 1330 and 1332 Queen Street West are representative examples of properties with a gable roof.

6.12.1 Alterations shall *conserve* the roof form and profile of *contributing properties*.

- (a) Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle.
- (b) The design, massing and placement of *alterations* should *conserve* the historic roof form and profile of the building, as viewed from the *public realm*, including the exposed side walls of corner properties.
- (c) If it is not technically possible to locate *alterations* out of view of the *public realm*, ensure that they do not negatively impact the District's *cultural heritage value* and *heritage attributes*, and the *integrity* and historic character of the *contributing property*.
- (d) The form and materials of eavestroughs and downspouts should not negatively impact the District's *cultural heritage value*, *heritage attributes*, or the *integrity* and historic character of the *contributing property*.

6.12.2 Alterations shall *conserve* the roof features of *contributing properties*.

- (a) Original or *restored* roof features should not be *removed*.
- (b) Ensure that the form, materials and colour of eavestroughs and downspouts do not negatively impact the *integrity* and historic character of the *contributing property*.

6.12.3 *Restore*, where possible, deteriorated roof features of a *contributing property* based upon supporting historic research, paying particular attention to form, design, material and detail.

6.12.4 *Repair* rather than replace damaged or deteriorated original or *restored* roof features of a *contributing property*.

6.12.5 Where original or *restored* roofs of a *contributing property* are deteriorated beyond *repair*, replacements shall *maintain* the historic form, profile, appearance, materiality and features of the roof.

- (a) Replace only those historic roof features that have deteriorated beyond *repair*, rather than replacing the entire roof.

6.12.6 Where replacement in-kind of original or *restored* roof features of a *contributing property* is not technically possible, replacements shall be physically and visually *compatible* with the *contributing property* and the District's *heritage attributes*, and shall *maintain* the form, profile, appearance, material and features of the roof.

- (a) Many roofs within the District have been replaced with modern materials. Existing replacement materials, including asphalt, may be replaced in-kind.

6.12.7 New rooftop elements on *contributing properties*, including mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks shall be located out of view of the *public realm*, excluding laneways, where technically possible.

- (a) If it is not technically possible to locate the rooftop elements so that they are out of view of the *public realm*, ensure that they are appropriately screened. Use screening material that is *compatible* with the *heritage attributes* of the District.

6.13 Exterior Walls

Exterior walls include: foundation walls, raised basements and walls from the ground through attic level, and may include the walls of projecting elements such as parapets and bays.

Walls may be designed as flat planes with projections or recesses or with decorative masonry detail such as pilasters, decorated panels, columns, entablatures, corbelling, coursing and decorative brickwork. Exterior walls have openings at the locations of windows and doors, and the masonry openings are often finished at their heads, sides and sills with modest or decorative treatments dependent on the style and design of the building.

The form, detail and materiality of exterior walls of *contributing properties* in the District establish horizontal and vertical articulations that are important to the *integrity* and historic character of each *contributing property* and to the District overall. Collectively, the horizontal and vertical articulations established by *contributing properties* reinforce the scale of Queen Street West and create a fine-grain rhythm along the historic streetscape.

6.13.1 Original or restored exterior wall form, style and proportions of *contributing properties* shall be *conserved*.

- (a) Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle.
- (b) The design, massing and placement of *alterations* should *conserve* the historic exterior wall form, style and proportions as viewed from the *public realm*, including the exposed side walls of corner properties.
- (c) If it is not technically possible to locate *alterations* out of view of the *public realm*, ensure that they do not negatively impact the District's *cultural heritage value, heritage attributes*, and the *integrity* and historic character of the *contributing property*.

6.13.2 Original or restored exterior wall features, details and materiality of *contributing properties* shall be *conserved*.

- (a) *Conserve* the composition, materials, size, finishes, patterns, detailing, tooling, colours and features of original or *restored* exterior walls, including the exposed side walls of corner properties.
- (b) *Restore*, where possible, deteriorated original or *restored* exterior wall features according to form, design, materials and detail based on thorough supporting historic research.
- (c) Damaged or deteriorated exterior wall features should be *repaired* rather than replaced.
- (d) Replace only those exterior wall features that have deteriorated beyond *repair*.
- (e) Historically unpainted masonry surfaces should not be painted. If paint from masonry surfaces should be *removed*, then it should be done in a manner that does not damage the historic materials.
- (f) Historically painted surfaces, including masonry, wood and metal, should be *maintained*.
- (g) Brick masonry should be repointed using an appropriate and *compatible* mortar mixture and traditional pointing methods. Interventions should be tested to determine the appropriate mortar to match the historic composition.
- (h) The application of waterproofing and water repellent coatings should be avoided.
- (i) Surface draining, especially from drainpipes, should be directed away from foundation walls to prevent water damage.

6.13.3 Additions to *contributing properties* shall use exterior wall materials that are physically and visually *compatible* with the District's *heritage attributes*, and that do not negatively impact the *integrity* and historic character of the *contributing property*.

6.14 Windows and Doors

The form, shape and detail of window and door openings and their features are important to the *integrity of contributing properties* and the District overall. Windows punctuate an elevation and establish horizontal and vertical datum lines that organize and structure an elevation. Similarly, doors and door openings often provide a focal point for an elevation and structuring the geometry and rhythm of its bays. Within the District, windows, doors and their features reflect the range of architectural styles contributing to the District's *cultural heritage value* and *heritage attributes* that establish its streetscape character.

Exterior windows and doors often include architectural detail such as: plain, leaded, or coloured glass, divided lights and materials of wood or metal, decorative treatments and hardware. The glazing may be set in original, distinctive frames of wood or metal, with divided lights. There may be mouldings that make the transition between the frame and masonry opening. Some window frames, door frames, sidelights, transoms and glazing are original to the building and these elements may be important features to the property's significance.

6.14.1 Form, placement, rhythm and style of original or restored windows and doors of contributing properties shall be conserved.

- (a) Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle.



Figure 61: Window on 1267 Queen Street West.

6.14.2 Structural and architectural features of original or restored windows and doors of contributing properties shall be conserved.

- (a) *Repair* rather than replace damaged or deteriorated original or *restored* window and door features of a *contributing property*.
- (b) Replace original or *restored* window and door features only when they have been deteriorated beyond *repair*.

6.14.3 Windows and doors located on an addition to a contributing property, that are visible from the public realm, shall be physically and visually compatible with the cultural heritage value and heritage attributes of the District and the contributing property.

- (a) Contemporary design and materials may be used for windows and doors on an *addition* to a *contributing property*, providing they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District and the *contributing property*.

6.14.4 Awnings may be installed only where they are physically and visually compatible with the contributing property, as exemplified by its architectural style, materials and rhythm of bays.

- (a) Window awnings should span the full width of the window opening.
- (b) Storefront awnings should be installed within the width of the storefront, respecting the rhythm of the bays.

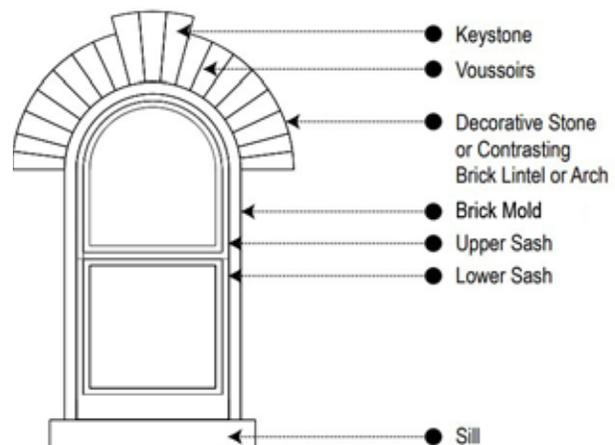


Figure 62: Schematic drawing of typical window components.

6.15 Storefronts

Storefronts are prominent components of *contributing properties* in the Parkdale Main Street HCD. Storefronts are entrances to commercial buildings often with large windows to allow for the display of goods. Original and *restored* storefronts in the District reflect the late-19th - early 20th century main street commercial character of the District.

The components of storefronts in the District include: recessed entrances, bulkheads, transom windows, signage bands, awnings, canopies, storefront cornices, piers, lighting, etc.

For the purposes of this section, a historic storefront includes those that are primarily in their original condition, or have been *restored*. Historic storefronts have been identified in Section 5.2.1 of this Plan. The Statement of Contribution for each *contributing property* (Schedule 2) also indicates whether a storefront is historic.

6.15.1 Historic storefront components of *contributing properties*, including but not limited to wood, masonry and metal features, shall be *conserved*.

- (a) Storefronts components that are not original, as demonstrated through supporting historic research, may be considered for *removal*.
- (b) *Restore*, where possible, deteriorated historic storefront components according to form, design, material and detail based upon thorough supporting historic research.
- (c) *Repair* rather than replace damaged or deteriorated historic storefront components.
- (d) Replace only those original or *restored* storefront components that have deteriorated beyond *repair*.
- (e) When *conserving* wood storefront components, including panels, pilasters, cornices, entablatures, or mouldings, consider the type and species of wood and *repair* only what is necessary.
- (f) Avoid cladding wood components in metal, vinyl or other materials.
- (g) Painting historically unpainted masonry surfaces on storefronts is not an appropriate treatment. Avoid *removing* paint from masonry surfaces in a manner that causes damage to the historic materials.
- (h) Applying water repellent or waterproof coatings on masonry storefront features should be avoided.
- (i) When repointing masonry, an appropriate and *compatible* mortar mixture and employing traditional pointing methods should be used.
- (j) Regularly inspecting and *maintaining* historically painted metal components is recommended.

6.15.2 Alterations and additions to a non-historic storefront or new storefronts on a contributing property shall be physically and visually compatible with, subordinate to, and distinguishable in terms of the form, appearance, materials and detailing, and minimize the loss of District’s heritage attributes.

- (a) *Alterations and additions* to non-historic storefronts or new storefronts should incorporate the components of original and *restored* storefronts in the District (e.g. recessed entry, bulkhead, transom windows, display windows, piers, signage band, storefront cornice, etc.).
- (b) Contemporary design and materials may be used for new storefronts on a *contributing property*, providing they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District.
- (c) When considering *façade alterations* to accommodate new main floor commercial uses or respond to new requirements, consider the impact of planned changes on the *heritage attributes* on upper floors.

6.15.3 When the replacement of historic components on a historic storefront is necessary, replacements shall be in-kind, maintaining the original compositions, size, finishes, patterns, tooling and colours of the original material.

- (a) Replace only storefront features that have deteriorated beyond *repair*, rather than replacing entire storefronts.

6.15.4 The restoration of a storefront on a contributing property may be appropriate. Restoration projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

- (a) Consulting historical photographs of Queen Street West and Parkdale can reveal information about the form, expression and the details of historic storefronts.
- (b) Storefronts may have been partially *altered* or have had portions obscured by previous *alterations*. These components can also provide information about previous composition, detailing and materials.
- (c) Consider the *restoration* of a storefront as a whole, and whether the *restoration* may include the *repair*, rather than replacement in-kind, of surviving components, combined with the *restoration* of other components.



Figure 63: 1406 Queen Street West is a *contributing property* with a non-historic storefront.



Figure 64: 1340 Queen Street West is a *contributing property* with a historic storefront.

6.15.5 When the replacement of non-historic components of a historic storefront is necessary, replacements should be physically and visually *compatible* with the building, in terms of their form, appearance, materials and detailing.

- (a) Consider the composition of historic storefronts and surviving storefront components within the District when planning the replacement of non-historic components.

6.15.6 When *restoring a contributing property*, it may be appropriate to *remove a non-historic storefront*. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

- (a) Archival research, historic plans, and photos can provide information about the past forms of a property.
- (b) Heritage fabric revealed by the *removal* of a non-historic storefront may provide detail about the composition, materiality, size, finishes, patterns, and colours of the original exterior wall features.

6.15.7 *Alterations to a non-historic storefront on a contributing property* should reflect the proportions of composition of historic storefronts in the District, with large display windows, bulkheads, piers, and signage bands.



Figure 65: Schematic drawing of common storefront components found within the Parkdale Main Street HCD.

6.16 Entrances

The majority of buildings within the Parkdale Main Street HCD are identified as a Commercial Main Street Row or Block, reflecting the historic main street character of Queen Street West. Section 6.15 provides *policies* to guide the *conservation* of storefront entrances. Commercial Main Street Blocks that used to function as bank buildings do not feature typical storefronts, yet they contribute to the District's *cultural heritage value* and *heritage attributes*. It is also common for commercial main street buildings to feature entrances to upper floors *adjacent* to the storefront. The variety of entrance types and treatments reflects the range of building typologies found in the District and contributes to its streetscape character.

In the Parkdale Main Street HCD, building entrances demonstrate aspects of refined design intention, and their features display a high degree of craftsmanship utilizing stone and brick including, but not limited to pilasters, surrounds, and other decorative masonry, metal and wood details, as well as stairs and railings.

6.16.1 Form, placement and style of original or restored entrances of contributing properties shall be conserved.

- (a) Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle. These minor *alterations* should not negatively impact the *integrity* and historic character of the original or *restored* entrances.
- (b) *Alterations* should *conserve* the form, placement, and style of entrances as viewed from the *public realm*.
- (c) If it is not technically possible to locate *alterations* out of view of the *public realm*, ensure that they do not negatively impact the District's *cultural heritage value*, *heritage attributes*, and the *integrity* and historic character of the *contributing property*.



Figure 66: Entrance to 1313 Queen Street West, a *contributing property*.

6.16.2 Features and details of original or restored entrances of contributing properties shall be *conserved*.

- (a) *Conserve* the material, stairs, pilasters, surrounds, and other decorative masonry, metal and wood details, assemblies and craftsmanship of original or *restored* entrances.
- (b) Damaged or deteriorated original or *restored* entrance features should be *repaired* rather than replaced.
- (c) Replace only those original or *restored* entrance features that have deteriorated beyond *repair*.

6.16.3 New entrances on a *contributing property* shall be physically and visually *compatible* with the District's *heritage attributes*, in terms of design, scale, and material.

- (a) Contemporary design and materials may be used for new entrances, provided they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District and the historic character of the *contributing property*.
- (b) Avoid creating a false historical appearance.



Figure 67: Entrance to the upper floors of 1418 Queen Street West, a *contributing property*.



Figure 68: Entrance to 1387 Queen Street West, a *contributing property*.

6.17 Signage

All applications for new signage on *contributing properties* will be reviewed in accordance with the City of Toronto's Sign By-Law and the definitions and regulations specified therein. The *guidelines* developed here provide additional direction on the application of the by-law to *contributing properties* so that new signs will not negatively impact the *cultural heritage value* and *heritage attributes* of the District.

- (a) Signage should be designed and placed in a manner that is physically and visually *compatible* with the design of the *contributing property*.
 1. *Additions and alterations to contributing properties* should *conserve* historic signage that is integral to the building.
 2. Signage should not block, obscure or otherwise negatively impact the windows, doors, roofline, or architectural features of the *contributing property*.
 3. Storefront signage should use the existing historic signage fascia boards, where they exist or are being *restored*.
 4. Signage materials should be physically and visually *compatible* with and sympathetic to the *cultural heritage values* and *heritage attributes* of the *contributing property*.
 5. Signage should not be located on the upper storeys of buildings.
- (b) Signage should be mounted in a manner that does not result in any direct or indirect harm to the *integrity* and historic character of the *contributing property* or *adjacent contributing properties*.
 1. Where signage is being mounted directly on a building, attachments should be made through mortar joints and not masonry units, using non-corrosive fasteners. Use existing holes in the fascia board, where they exist.
 2. New signage should be attached in a manner that ensures the *removal* will not cause damage to the *integrity* of the *contributing property*.
- (c) The following signage types may be permitted on the first floor of *contributing properties*:
 1. Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays
 - i. Do not mount window signs on the exterior of a window.
 - ii. Ensure that window signs do not cover more than 25% of the window.
 2. Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6m from the wall
 - i. Locate fascia signs on storefront fascias only where fascias exist.
 3. Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall
 - i. Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance.
 - ii. Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest part of the sign.
 - iii. Ensure that projecting signs do not project more than 0.6m from the exterior wall of a building, and have a sign face no greater than 1.0m².
 - iv. Where it is not feasible to install a projecting sign at the first floor without negatively impacting the *contributing property*, upper storey projecting signs may be permitted, providing they are vertically oriented and have a sign face no greater than 1.0m².

4. Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.
- (d) The following signage types should not be installed on *contributing properties*:
1. Third party signs: signage not related to the occupants or programming of the *contributing property*
 2. Banners: suspended fabric signs mounted parallel to the building elevation
 3. Digital display screens, moving signs, signs with mechanical or electronic copy
 4. Wall signs: signage attached or painted directly onto the wall surface
 5. Roof signs: signage installed on or projecting from the roof
 6. Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes
- (e) The installation of any signage type not listed in the previous two *guidelines* may be permitted provided it does not negatively impact the District's *cultural heritage value* and *heritage attributes*, as well as the *integrity* and historic character of the *contributing property*.
- (f) Painted signage, including ghost signs, on *contributing properties* that reflect the property's historic use(s) should be *conserved*.
- (g) Signage on *contributing properties* should comply with the City of Toronto's Sign By-Law.

6.18 Lighting

The lighting of *contributing properties* can be an important feature that contributes both to the *public realm* as well as the individual property, illuminating *heritage attributes* and facilitating visibility at night of prominent features.

The lighting of *contributing properties* will vary, depending upon the proposed *alterations*, light trespass from the street and *adjacent* properties, and the intent of the proposed lighting scheme.

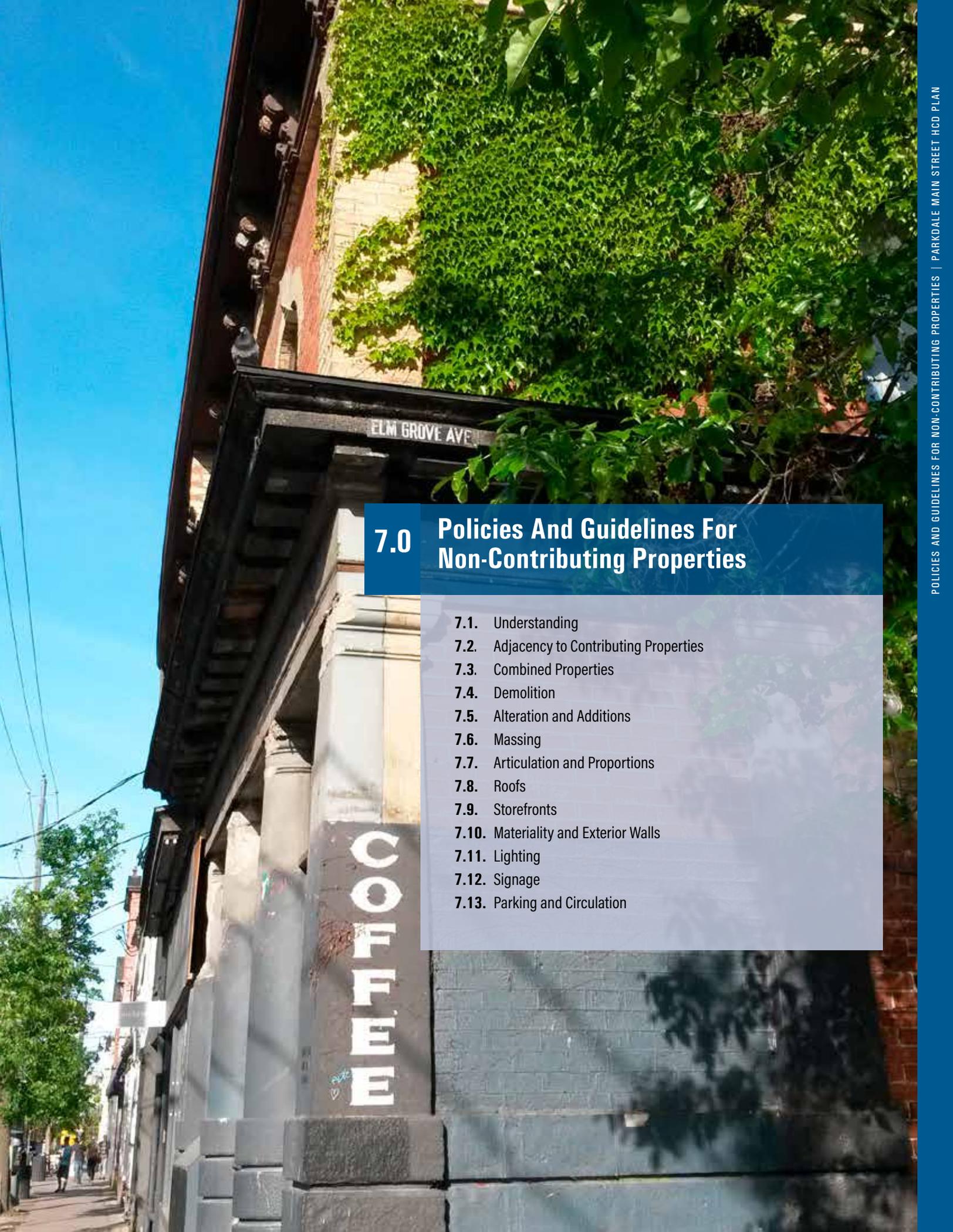
6.18.1 Exterior lighting of *contributing properties* should be *compatible* with the design of the *contributing property*.

- (a) Do not use general floodlighting, coloured lighting, or other lighting programs that would distract from the heritage character of the *contributing property*.

6.18.2 Exterior lighting should be mounted in a manner that does not result in any direct or indirect harm to the *integrity* and historic character of the *contributing property*.

- (a) Where lighting is being mounted directly on a building, attachments should be through mortar joints and not masonry units, using non-corrosive fasteners.
- (b) Lighting should be attached in a manner that ensures the *removal* will not cause damage to the *integrity* and historic character of the *contributing property*.

6.18.3 New exterior lighting of *contributing properties* should conform to applicable City of Toronto lighting by-laws.



7.0 Policies And Guidelines For Non-Contributing Properties

- 7.1. Understanding
- 7.2. Adjacency to Contributing Properties
- 7.3. Combined Properties
- 7.4. Demolition
- 7.5. Alteration and Additions
- 7.6. Massing
- 7.7. Articulation and Proportions
- 7.8. Roofs
- 7.9. Storefronts
- 7.10. Materiality and Exterior Walls
- 7.11. Lighting
- 7.12. Signage
- 7.13. Parking and Circulation

This section contains *policies* and *guidelines* intended to manage change within the District to meet the objectives of this Plan and to *conserve* the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for the management of the District in a clear and direct manner. The directions provided by the *policies* generally use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved, however there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of this Plan.

7.1 Understanding

New development should be designed to *conserve* the District's *heritage attributes*. *New development* should contribute to the overall character and sense of place of the District, and will respect and build upon its *cultural heritage value*. Each project must therefore start with an understanding of the District's *cultural heritage value* and *heritage attributes*.

7.1.1 *New development on non-contributing properties shall be compatible with the District's cultural heritage value and heritage attributes while reflecting its own time.*

- (a) Avoid creating a false historic appearance. Design *new development* to be *compatible* with but not replicate the architectural style of *adjacent contributing properties*.

7.2 Adjacency to Contributing Properties

The City of Toronto's Official Plan requires proposed *alterations, new development* and/or public works *adjacent* to properties on the Heritage Register ensure that the *integrity* of the *adjacent* properties' *cultural heritage value* and *heritage attributes* be retained, prior to work commencing and to the satisfaction of the City. All properties within the District are included on the Heritage Register; therefore, any *alteration* to a property within or *adjacent* to the District must *conserve* the *adjacent* properties' *cultural heritage value* and *heritage attributes*.

7.2.1 Alterations to a non-contributing property or properties adjacent to the District shall conserve the cultural heritage value and heritage attributes of the District and adjacent contributing properties.

- (a) The impact of any proposed *alteration* on *adjacent contributing properties* or the District will be described and evaluated through a Heritage Impact Assessment.

7.3 Combined Properties

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that contain vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation process* be followed and *conservation treatments* identified to *conserve* the *contributing property* in the design of any *addition* or *new development*.

7.3.1 Alterations to combined properties shall conserve the portion(s) of the property identified as contributing to the District according to Section 6.0 of this Plan.

7.3.2 New development on those portions of combined properties identified as non-contributing shall be consistent with Section 7.0 of this Plan.

7.3.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *new development* or *addition* of *non-contributing* portions of a *combined property* on the *contributing* portions to the satisfaction of the Chief Planner and Executive Director of City Planning.

- (a) The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purposes of identifying applicable *policies* and *guidelines*.

7.4 Demolition

Non-contributing properties do not represent the *cultural heritage value* of the District and can therefore be *demolished* without a negative impact on those *values*. However, *conserving* and *maintaining* the predominant built form, *streetwall* and rhythm of buildings and structures within the District is important to *preserving its integrity*. *Demolition of non-contributing properties* should therefore be closely followed by construction. *Demolition* that results in empty lots or other gaps in the urban fabric is strongly discouraged.

7.4.1 The demolition of buildings or structures on non-contributing properties may be permitted, upon satisfaction of policy 7.4.2 of this Plan.

7.4.2 If permission to demolish a building or structure on a non-contributing property is granted, demolition activity shall not begin until plans for the replacement building(s) or structure(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by the City.

- (a) Ensure that the replacement building(s) conform to applicable *policies* contained in Sections 6.0, 7.0 and 8.0 of this Plan, as well as the Official Plan and applicable zoning by-laws.
- (b) Substantial progress should be made in the construction of the replacement building(s) or structure(s) within two years of the *demolition* of the previous building or structure.
- (c) If construction of the replacement building(s) or structure(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site.

7.5 Alteration and Additions

New development and *additions* to *non-contributing properties* are reviewed for their impact on *adjacent contributing properties*, and the District's *cultural heritage value* and *heritage attributes*.

7.5.1 New development and additions to non-contributing properties shall not be permitted except where the proposed work has been evaluated and it has been demonstrated that the cultural heritage value and heritage attributes of the District will be conserved.

- (a) The documentation, description and mitigation measures for any *new development* or *addition* to *non-contributing properties* will be described through a Heritage Impact Assessment satisfactory to the Chief Planner and Executive Director of City Planning.

7.5.2 New development and additions to non-contributing properties shall be physically and visually compatible with the District's cultural heritage value and heritage attributes, including the cultural heritage value and heritage attributes of any adjacent contributing properties.

7.5.3 New development and additions to non-contributing properties shall not negatively impact the cultural heritage value, heritage attributes and integrity of the District and any adjacent contributing properties.

7.6 Massing

Massing relates to the exterior form of a building and its spatial relationship to its immediate context, including the space in front, behind, beside and above the building where visible from the *public realm*. It pertains to the overall proportions of the building, its relationship to its *adjacent* properties and its impact on the scale and character of the streetscape and *public realm*. Massing is interrelated to the composition of street-facing elevations, the roof, as well as architectural expression of the building or structure in its entirety.

The existing massing in the District is reflected in the historic main street character of Queen Street West, defined by a continuous *streetwall* comprising main street commercial buildings ranging from two to four storeys and built predominantly between the 1880s and 1930s. These *policies* and *guidelines* have been developed to provide guidance on how *new development* and *additions* on *non-contributing properties* can be accommodated in a manner that *conserves* and *maintains* the *cultural heritage value* and *heritage attributes* of the District.

The intention of the following *policies* and *guidelines* is to ensure *compatible new development* that *conserves* the District's *heritage attributes* through appropriate massing *adjacent* to *contributing properties*. This Plan recognizes that a range of design approaches may be appropriate to achieve the objectives of this Plan and *conserve* the District's *cultural heritage value* and *heritage attributes*, based on the scale, form and massing of the proposed *new development* and that of *adjacent contributing properties*.

7.6.1 *New development and additions to non-contributing properties shall be designed to be compatible with the design, scale, massing and form of adjacent contributing properties.*

7.6.2 *The base building portion of new development on non-contributing properties shall be designed to be compatible with the design, scale, height, massing and form of adjacent contributing properties and the District's heritage attributes.*

7.6.3 *New development on non-contributing properties shall be set back the same distance as the primary structure on adjacent contributing properties.*

7.6.4 *New development on non-contributing properties shall be designed with a streetwall that references the height of adjacent contributing properties and contributing properties of the block where it is located.*

(a) *New development on non-contributing corner properties may be permitted to have a taller streetwall height.*

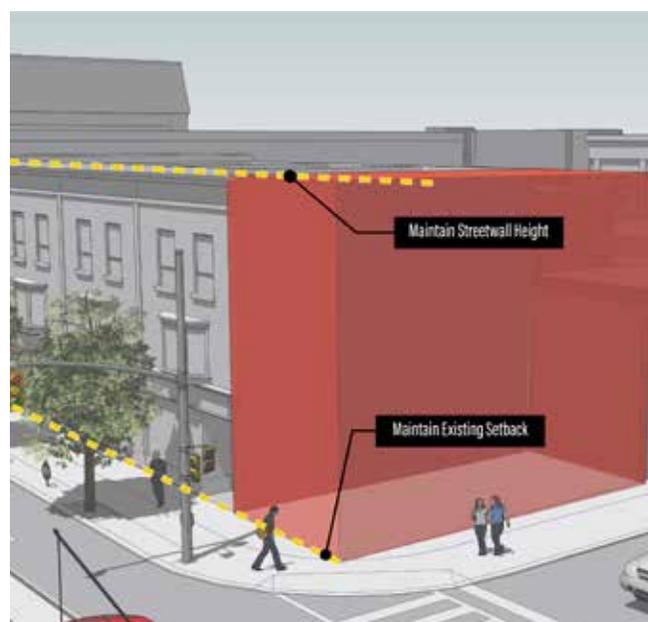


Figure 70: *New development on a non-contributing property shall be set back the same distance as the primary structure on adjacent contributing properties and contributing properties of the block where it is located.*

7.6.5 Any portion of *new development and additions to non-contributing properties* that are taller than *adjacent contributing properties* and *contributing properties* of the block where it is located shall provide a minimum *stepback* of 5.0 metres from the *streetwall* of *adjacent contributing properties* and *contributing properties* of the block where it is located to *maintain* the legibility and prominence of the low-scale *streetwall*.

- (a) For *adjacent contributing properties* with shed and gable roofs, a greater *stepback* may be required to *maintain* the roof form and profile and historic character of the roof of the *adjacent contributing properties*.

7.6.6 Where *new development and additions to non-contributing properties* exceeds a height of 16.5 metres, those portions of the uppermost storey shall provide an additional minimum

stepback of 3.0 metres beyond the minimum 5.0 metre *stepback* to support and reinforce the historic *streetwall*.

7.6.7 *New development and additions to non-contributing corner properties* shall provide a minimum *stepback* of 1.5 metres to *maintain* the *streetwall* height of their Queen Street West frontage.

- (a) Where *adjacent contributing properties* have a shed or gable roof, a greater *stepback* may be required to *conserve* the historic roof form and profile or *heritage attributes* of the *adjacent contributing properties*.

7.6.8 *Projecting balconies on new development and additions on non-contributing properties* are not permitted within required building *stepbacks*.



Figure 71: *New development on a non-contributing property* shall be designed with a *streetwall* that references the height of *adjacent contributing properties* and *contributing properties* of the block where it is located.

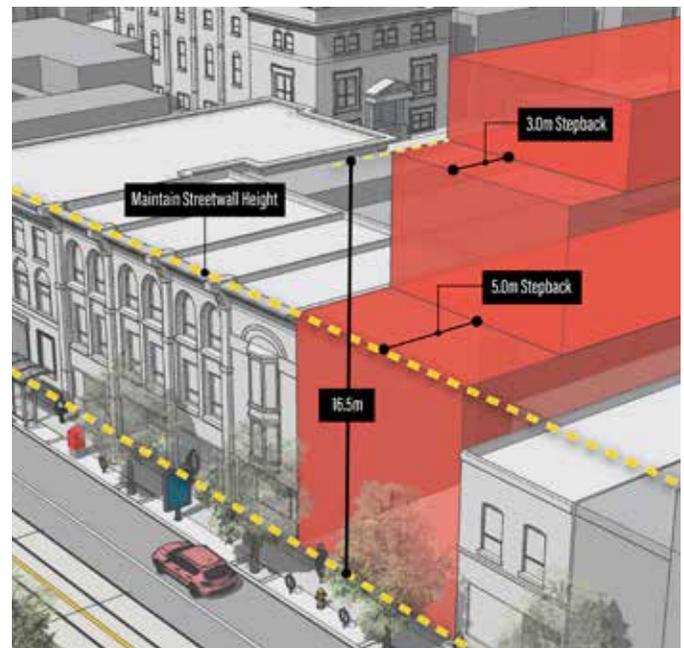


Figure 72: An additional minimum *stepback* of 3.0 metres beyond the minimum 5.0 metre *stepback* shall be provided where *new development and additions to non-contributing properties* exceeds a height of 16.5 metres.

7.7 Articulation and Proportions

Horizontal and vertical articulation refers to the rhythm and patterns and datum lines established by the architectural treatment of *contributing properties*' street-facing elevations. Fenestration patterns, bay distribution and material treatment, floor heights and material treatment are all components that establish the vertical and horizontal articulation of buildings on a given streetscape. Window and door openings establish the proportions and solid-to-void (wall surface to window/door openings) ratios of a building.

Responding to the patterns of horizontal and vertical articulation and proportions of window and door openings established by *contributing properties* in the District allows *new development* and *additions* to *conserve* the historic streetscape and main street character of Queen Street West and overall heritage context of the District.

7.7.1 *New development and additions on non-contributing properties shall conserve the horizontal rhythm articulated in the façades of adjacent contributing properties.*

- The horizontal rhythm of floor heights on *new development* and *additions* should be articulated.
- Horizontal articulation of *new development* and *additions* should align with the horizontal articulation of *adjacent contributing properties* such as datum lines, window heads, and articulated floor levels.

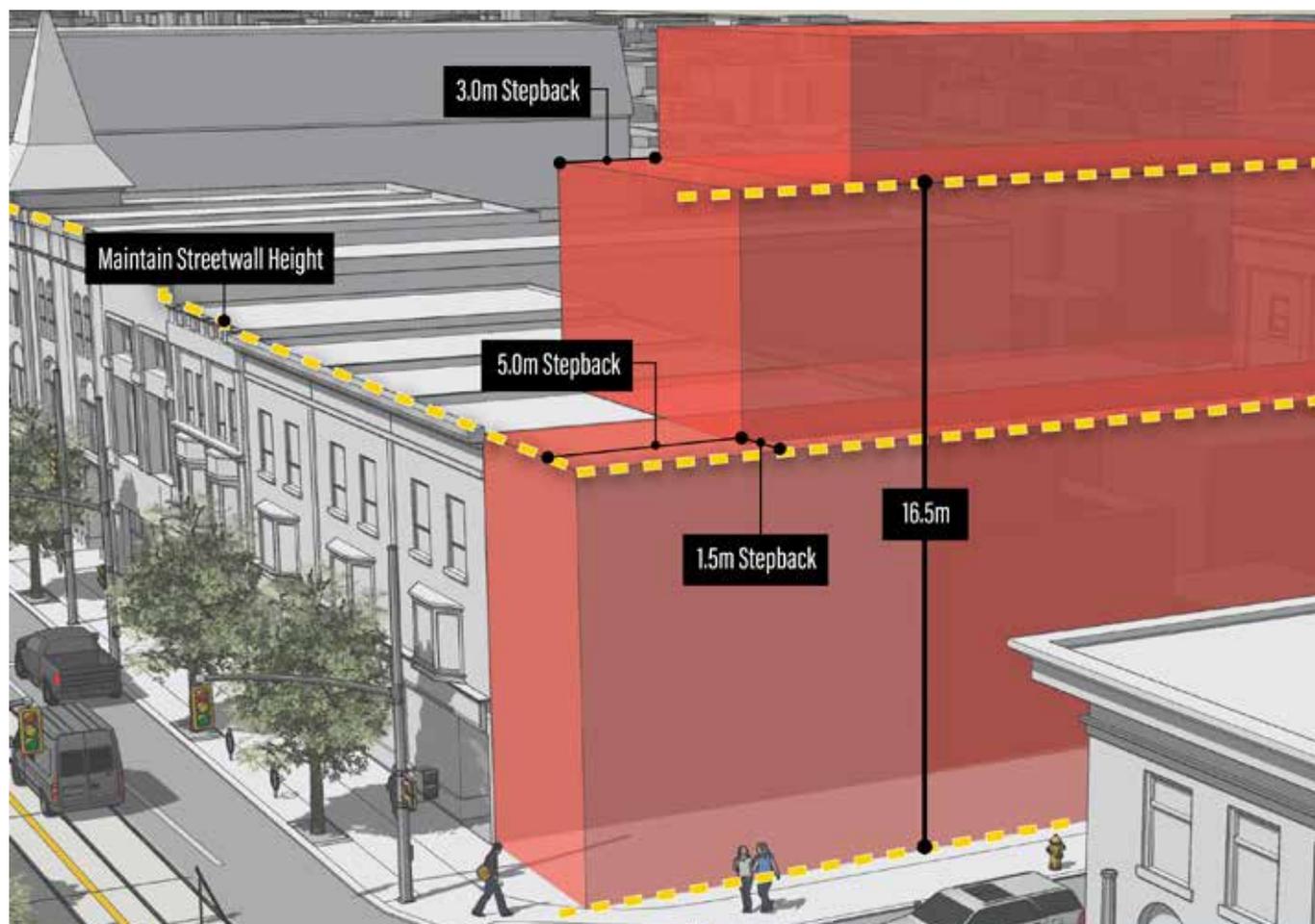


Figure 73: *New development* and *additions* to *non-contributing corner properties* shall provide a minimum *stepback* of 1.5 metres on their side elevation.

7.7.2 New development and additions on non-contributing properties shall conserve the vertical rhythm articulated in the façades of adjacent contributing properties.

- (a) Street-facing elevations should incorporate vertical articulations that reflect the predominant building widths and pattern of bay widths of *adjacent contributing properties*.
- (b) The bay width and storefront widths of an *adjacent contributing property* as well as other *contributing properties* within the block frontage should inform and guide infill *additions* and *alterations*.

7.7.3 New development and additions on non-contributing properties shall reference existing proportions and solid-to-void ratios found prevailing in the District.

- (a) The overall dimensions and appearance of window and door openings of the *base building* portion of *new development* on *non-contributing properties* should be in keeping with the general character of those found in the District.

7.7.4 New development and additions on non-contributing properties shall not include blank walls facing the public realm, excluding laneways.

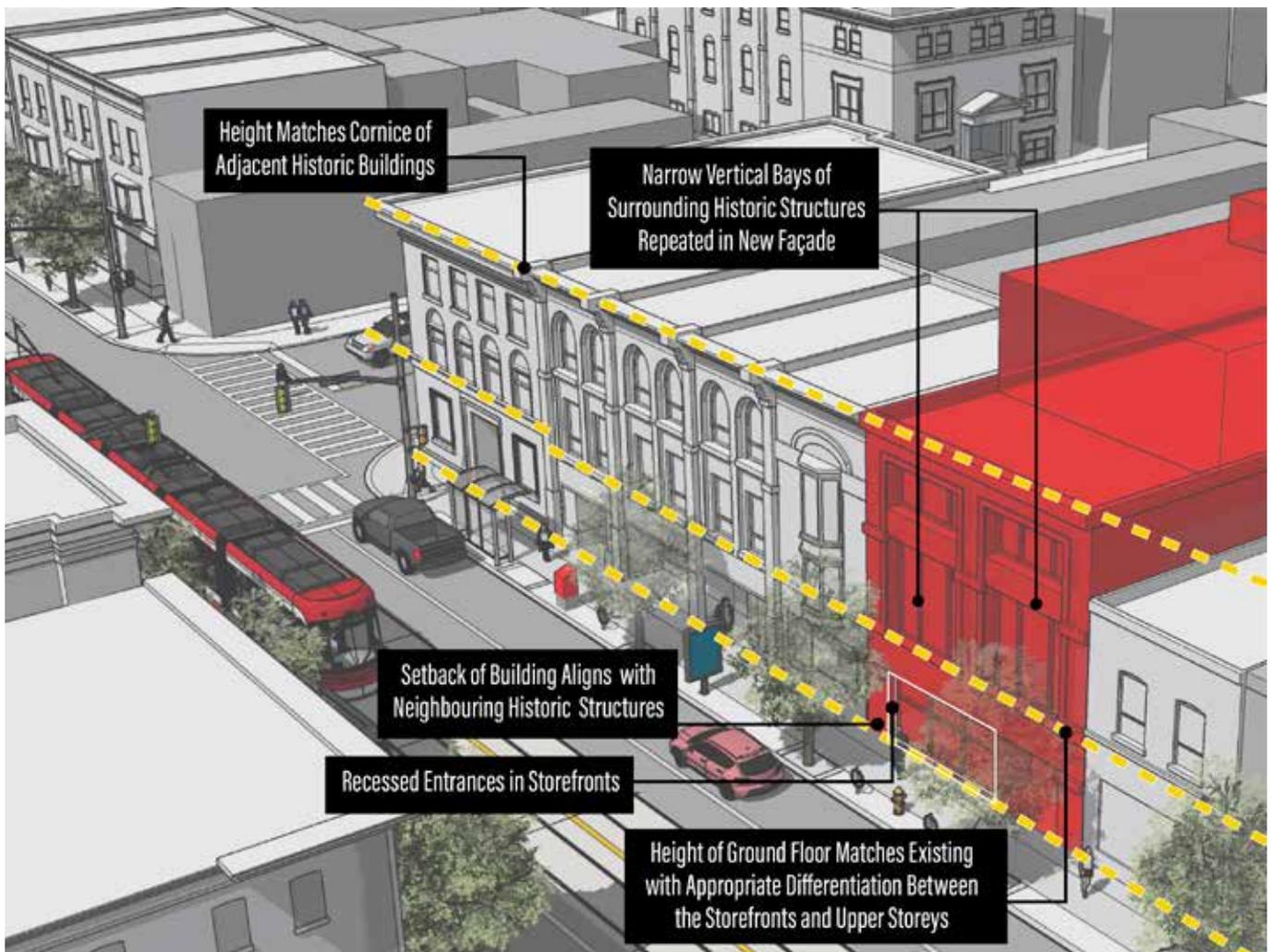


Figure 74: Conserve the horizontal and vertical rhythms articulated in the façades of *adjacent contributing properties* and reference existing proportions found prevailing in the District.

7.8 Roofs

The roof form of a building helps define its overall massing, proportions, scale and relationship to the *public realm*. Consideration should be given to its expression, junction with exterior walls and impact on *adjacent contributing properties*.

7.8.1 The roof design of *new development and additions on non-contributing properties* shall not detract from or obscure *adjacent contributing properties*, or negatively impact the District's *cultural heritage value and heritage attributes*. *New development and additions* shall be designed to respect the roof character and design of *adjacent contributing properties*.

7.8.2 New rooftop elements on *non-contributing properties*, including but not limited to mechanical penthouses, vents, drainage components, sustainable technologies, including solar panels and wind generators, satellite dishes, skylights, metal chimneys, flues and decks shall not detract from the *public realm*, excluding laneways, where technically possible.

- (a) If it is not technically possible to locate the rooftop elements out of view from the *public realm*, ensure that they are appropriately screened. Use screening material and design the screen so as to be *compatible* with the *heritage attributes*.



Figure 75: Storefronts should incorporate traditional compositions of storefront components.

7.9 Storefronts

Storefronts are entrances to commercial buildings often with large windows to allow for the display of goods. A continuous *streetwall* with commercial storefronts reflects the late-19th - early 20th century main street commercial character of the District.

The components of storefronts in the District include: recessed entrances, bulkheads, transom windows, signage bands, awnings, canopies, storefront cornices, piers, lighting, etc.

7.9.1 *New development on non-contributing properties* should incorporate traditional storefront compositions (e.g. recessed entry, bulkhead, transom windows, display windows, piers, signage band, storefront cornice, etc.), and should be physically and visually *compatible* with the *heritage attributes* of the District.

- (a) Contemporary design and materials may be permitted, provided they do not negatively impact the *cultural heritage value and heritage attributes* of the District.



Figure 76: 1312 Queen Street West is a *non-contributing* property, but its storefront incorporates traditional composition principles and elements.

7.10 Materiality and Exterior Walls

The exterior walls of *contributing properties* express the overall materiality of buildings in the District. *New development* and *additions on non-contributing properties* shall *conserve* and *maintain* the District's *cultural heritage value* and *heritage attributes* with materials and finishes that are *compatible* with the exterior walls of *adjacent contributing properties*. Contemporary materials may be used to create a contrast between *new development* and historic buildings. For portions of *new development* and *additions* that are higher than the *streetwall* of *adjacent contributing properties*, contemporary materials such as glass can add lightness to a building and mitigate some of its visual impact on *adjacent contributing properties* and the streetscape.

7.10.1 The exterior walls of *new development* and *additions on non-contributing properties*, that are visible from the *public realm*, shall be designed in a manner that anticipates their visibility and is physically and visually compatible with the District's *cultural heritage value* and *heritage attributes* and does not negatively impact the historic character of the *adjacent contributing properties*.

- (a) Continue the materiality of street-facing elevations on side and rear walls.
- (b) Include windows and other forms of articulation on side, rear and street-facing exterior walls.
- (c) Include secondary entrances on side, rear and street-facing exterior walls, especially where facing a laneway or street.

7.10.2 Cladding materials used on exterior walls of *new development* on *non-contributing properties*, that are visible from the *public realm*, shall be physically and visually compatible with the *cultural heritage value* and *heritage attributes* of the District and shall not negatively impact the historic character of the *adjacent contributing properties*.

- (a) The materials used predominantly on *contributing properties*, such as brick and stone, should be used for *new development* and *additions*. A wider range of materials are permitted on portions of *new development* and *additions* that rise above the *streetwall* height of *adjacent contributing properties*, providing they do not negatively impact the *cultural heritage value* and *heritage attributes* of the District and the historic character of the *adjacent contributing properties*.
- (b) Contemporary materials may be permitted, provided they do not negatively impact the *cultural heritage value* and *heritage attributes* of the District.
- (c) Synthetic materials such as vinyl or aluminum siding, concrete fibre board, synthetic wood products, and Exterior Insulation and Finish Systems (EIFS) are discouraged on exterior walls that are visible from the *public realm*.

7.11 Lighting

The lighting of *non-contributing properties* is an opportunity to both illuminate the building as well as contribute to the District's historic main street character. Care should be exercised in the design of lighting schemes for *non-contributing properties* to consider the impact on *adjacent contributing properties* and the District's *cultural heritage value* and *heritage attributes*.

7.11.1 Exterior lighting of *non-contributing properties* should not detract from or obscure *adjacent contributing properties*, or negatively impact the District's *cultural heritage value* and *heritage attributes* and historic character of the *adjacent contributing properties*.

- (a) The design of lighting schemes and individual lighting fixtures including their material, scale, colour, and brightness should be *compatible* with the historic character of the streetscape. The design of new lighting should not imitate historic lighting schemes or fixtures.

7.11.2 Exterior lighting on *non-contributing properties* should conform to applicable City of Toronto lighting by-laws.

7.12 Signage

All applications for new signage on *non-contributing properties* will be reviewed in accordance with the City of Toronto's Sign By-Law and the definitions and regulations specified therein. The *guidelines* developed here provide additional direction on the application of the Sign By-Law to *non-contributing properties* without negatively impacting the *cultural heritage value* and *heritage attributes* of the District.

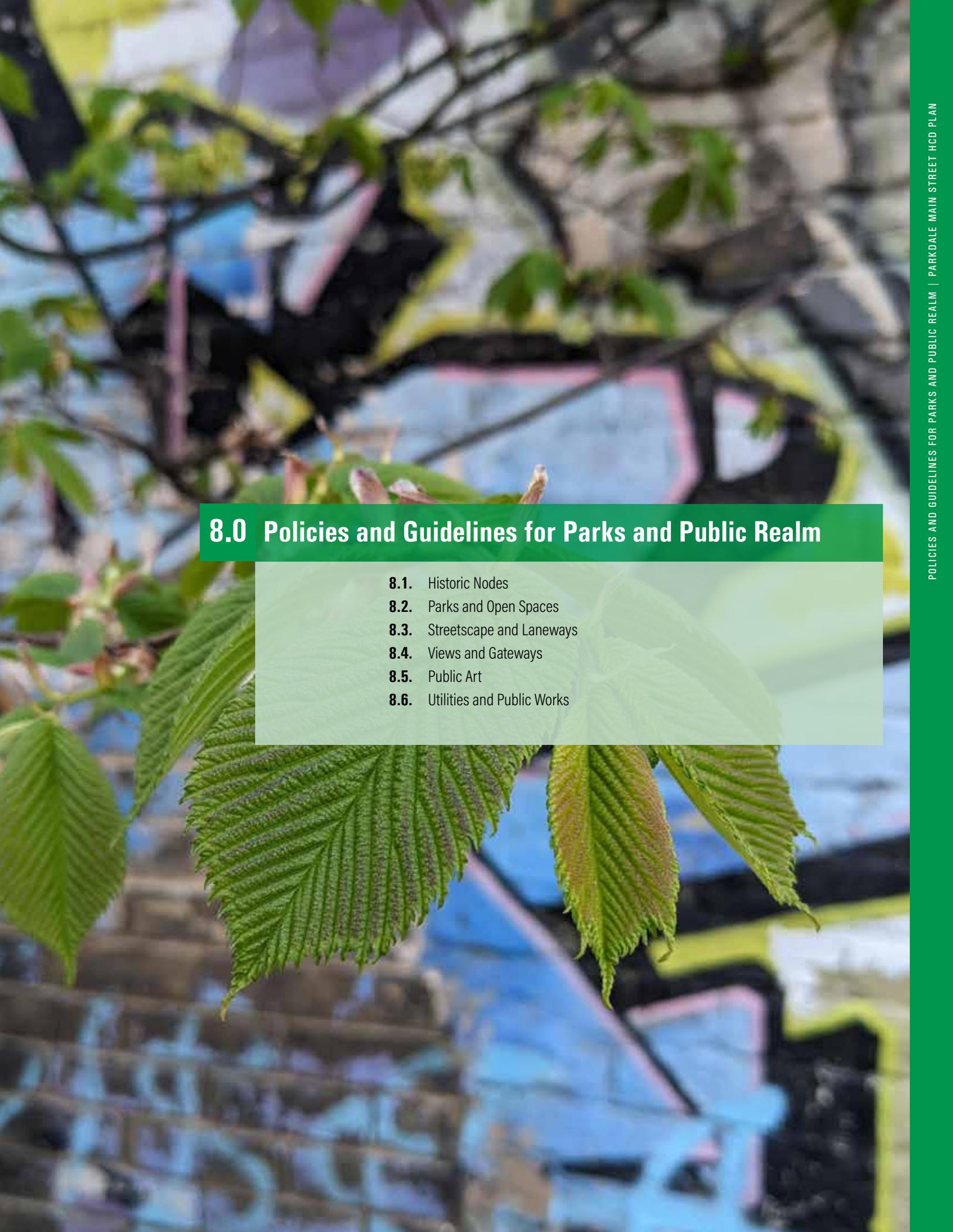
- (a) New signage on *non-contributing properties* should not detract from or obscure *adjacent contributing properties*, or negatively impact the District's *cultural heritage value* and *heritage attributes* and historic character of *adjacent contributing properties*.
 1. Design the location, scale, design and materials of new signage to be *compatible* with *adjacent contributing properties*.
 2. Signage should not be located on the upper storeys of buildings.
- (b) Signage materials should be physically and visually *compatible* with the *cultural heritage values* and *heritage attributes* of the District and should not negatively impact the historic character of *adjacent contributing properties*.
- (c) The following signage types may be permitted on the first floor of *non-contributing properties*:
 1. Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays
 - i. Window signs should not be mounted on the exterior of a window.
 - ii. Window signs should not cover more than 25% of the window.
 2. Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6m from the wall
 - i. Fascia signs should be located on storefront fascias.

3. Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall
 - i. Projecting signs should be located in proximity to entrances. One projecting sign may be appropriate per entrance.
 - ii. Projecting signs should have a minimum vertical clearance of 2.5m from the ground to the lowest point of the sign.
 - iii. Projecting signs should not project more than 0.6m from the exterior wall of a building, and should not have a sign face greater than 1.0m².
 4. Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign.
- (d) The following signage types should not be installed on *non-contributing properties*:
1. Third party signs: signage not related to the occupants or programming of the property
 2. Banners: suspended fabric signs mounted parallel to the building façade
 3. Digital display screens, moving signs, signs with mechanical or electronic copy
 4. Wall signs: signage attached or painted directly onto the wall surface
 5. Roof signs: signage installed on or projecting from the roof
 6. Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes
- (e) The installation of any signage type not listed in the previous two *guidelines* may be permitted providing it does not negatively impact the *cultural heritage values* and *heritage attributes* of the District.
- (f) New signage on *non-contributing properties* should comply with the City of Toronto's Sign By-Law.

7.13 Parking and Circulation

7.13.1 Vehicular access through the streetwall of *non-contributing properties* shall not be permitted, unless it can be demonstrated that this access is essential to the function of the proposed *new development* and alternative means of access are not possible.

- (a) When vehicular access through the *streetwall* is deemed necessary, this access will be designed to minimize its visual impact on the historic streetscape.
- (b) New surface parking lots should not be created within the District.
- (c) Limit expansion of existing surface parking lots.
- (d) *Removal* of existing surface parking lots is strongly encouraged.
- (e) Parking areas for *new development* should be located underground.



8.0 Policies and Guidelines for Parks and Public Realm

- 8.1. Historic Nodes
- 8.2. Parks and Open Spaces
- 8.3. Streetscape and Laneways
- 8.4. Views and Gateways
- 8.5. Public Art
- 8.6. Utilities and Public Works

This section contains *policies* and *guidelines* intended to manage change within the District to meet the objectives of this Plan and to *conserve* the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for the management of the District in a clear and direct manner. The directions provided by the *policies* generally use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved, however there may be other methods for satisfying related *policies*. *Guidelines* are useful directions on how to meet the *policies* of this Plan.

8.1 Historic Nodes

The historic nodes, identified in Section 5.6.1 of this Plan, are important to the Parkdale community and should be *conserved*.

8.1.1 To support the Plan's objectives relating to the enhancement of *public realm*, main street experience and sense of place, the historic T-intersections, identified in Section 5.6.1 of this Plan, should be *conserved* and *enhanced*.

- (a) Provide opportunities for gathering spaces, enhanced landscaping, heritage interpretation and public art opportunities at historic nodes.
- (b) Limit using the side spaces of corner properties for parking.



Figure 78: The T-intersection at Queen Street West and Brock Avenue is a historic node.



Figure 79: The T-intersection at Queen Street West and Elm Grove Avenue is a historic node.

Figure 77: Previous page: spring leaves in Milky Way.

8.2 Parks and Open Spaces

Two parks are within the District: Masaryk Park and Parkdale Amphitheatre. They are both important community spaces serving the community as recreational and gathering spaces.

- (a) *Maintain* and enhance Masaryk Park as an important public gathering space in the District.
- (b) The physical and visual connection between Masaryk Park, as a public park within the District, and Cowan Avenue and the civic landmarks located along Cowan Avenue, should be reinforced and enhanced to support the overall historic character and sense of place of the District.
- (c) Accommodate community and special events, as appropriate, in Masaryk Park and Parkdale Amphitheatre.
- (d) In consultation with Indigenous communities and nations and Aboriginal Affairs Advisory Committee, prioritize the creation of spaces appropriate for Indigenous cultural and ceremonial practices in Masaryk Park and Parkdale Amphitheatre.
- (e) The physical and visual connection between Parkdale Amphitheatre and Queen Street West, its role as a recreational and gathering space, and its contribution to the identified gateway to the District, should be reinforced and enhanced.
 1. Improvements should be made to Parkdale Amphitheatre to reinforce the *public realm* and open space experience of Queen Street West.



Figure 80: Masaryk Park is an important green space in the District.



Figure 81: The wading pool at Masaryk Park.



Figure 82: The Parkdale Amphitheatre serves an important role as a gateway to the District, in addition to being a recreational and gathering space.

8.3 Streetscape and Laneways

The Parkdale Main Street HCD includes a vibrant streetscape enjoyed by members of the community and visitors from across the city, and beyond. The streetscape elements contribute to the District's heritage character and sense of community and identity.

8.3.1 The street and laneway network should be *conserved and, where appropriate, extended and/or enhanced*.

- (a) The existing pavement surface elevations, layout pattern and road widths should be regularly *maintained* and retained when resurfacing or upgrades are undertaken.
- (b) A variety of uses and functions should be facilitated, including but not limited to pedestrian and bicycle use, service access, active uses at-grade, and creative and cultural activities.
- (c) Business servicing and delivery hours should be coordinated to support the use of laneways as public circulation routes.
- (d) Encourage the interpretation of the laneway network, including their historic use and evolution over time.
- (e) Street signage design should reinforce the District's overall historic character and sense of place, and assist in the historical interpretation of the area.
- (f) *Maintain* laneway paving in good condition.
- (g) Enhance laneways with pavement treatments and appropriate lighting to create a pedestrian-friendly environment.
- (h) *Maintain* and enhance *public realm* by using the public spaces for cultural events and activities that contribute to the historic character and sense of place of the District.
- (i) In consultation with Indigenous communities and nations and Aboriginal Affairs Advisory Committee, honour and celebrate Indigenous heritage and languages through the naming of streets, laneways, and public spaces.

8.3.2 Street furniture design should be consistent throughout the District. A coherent set of street furniture is encouraged to be selected from existing *City guidelines* or may follow a unique design to express the District's *cultural heritage value* and historic main street character.

- (a) Honour and celebrate the history of Parkdale, including Indigenous heritage and history of social and community activism through placemaking, wayfinding and interpretive features.
- (b) Street furniture should not detract from the historic identity and heritage character of the District.

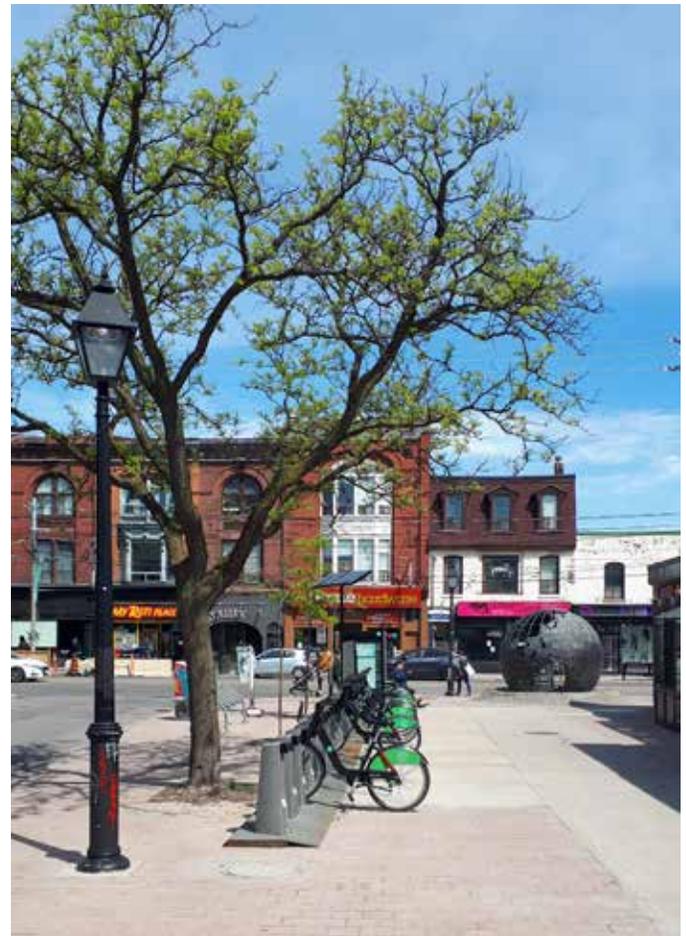


Figure 83: The wide sidewalks on Cowan Avenue near Queen Street West provide space for street furniture and public art.

8.3.3 In consultation with the BIA, in select locations, consistent light fixtures and treatments should be introduced along Queen Street West and Cowan Avenue. Location or designing lighting treatments should not undermine the District’s cultural heritage value and heritage attributes.

- (a) Lighting fixtures and treatments within the District should be designed to be pedestrian scaled and cohesive.
- (b) New lighting should be physically and visually *compatible* with, and does not detract from, the *heritage attributes* and *cultural heritage value* of the District.
- (c) Pole treatments for both pedestrian post top lights and tall street lights should be consistent. It is recommended that a cast aluminum luminaire pole with black polyester powder coat finish is used for pedestrian and tall street light poles.
- (d) Lighting within laneways should match surrounding environmental factors which provide security. Lighting and new design elements should not be used to generate activity where no legitimate pathways or uses exist.

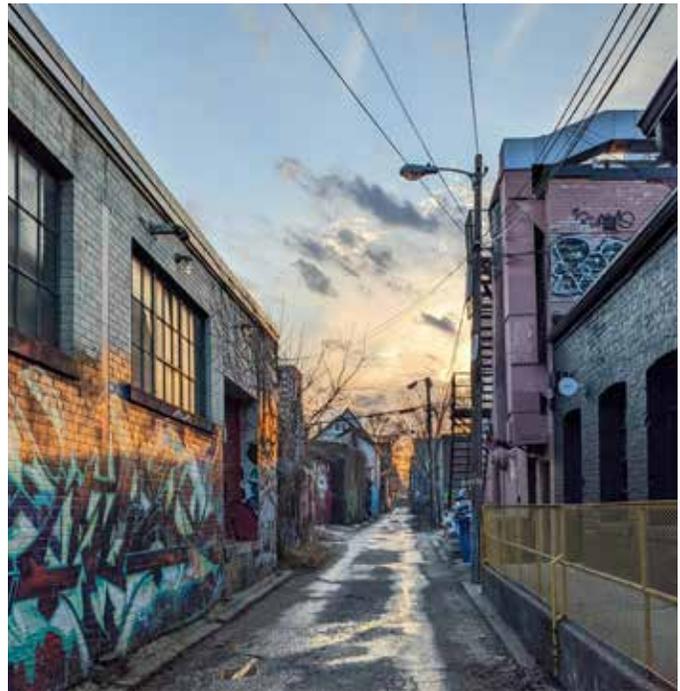


Figure 84: Laneways and the existing street network should be *conserved* and enhanced.



Figure 85: Fresh produce available for sale is displayed on the sidewalk along Queen Street West near O'Hara Avenue.

8.4 Views and Gateways

Views identified in the District that connect the *public realm* to local landmarks and community destinations as well as the identified gateway at Queen Street West and Dufferin Street must be *conserved* and enhanced.

8.4.1 Views identified in this Plan (as listed in Section 5.5) express the District’s cultural heritage value and heritage attributes, and shall be conserved. New development on non-contributing properties and additions to contributing properties should be undertaken to be compatible with and not obstruct these views.

8.4.2 Gateway treatments should function to provide a narrative relating to the District’s cultural heritage values.

- (a) Gateway treatments present opportunities to communicate focused messages that articulate the coherence and significance of the District. Improvements should be made to the identified gateway at Queen Street West and Dufferin Street, defined by the railway overpass and the change in topography, to support the *public realm* and open space experience of Queen Street West.
- (b) The gateway can be expressed through a variety of means including, but not limited to banners, public art, sidewalk inlays, street furniture, special lighting, or landscaping. The scale of the gateway treatment should be in keeping with the context of the District.
- (c) The physical and visual connection between the identified gateway and Parkdale Amphitheatre should be reinforced and enhanced.
- (d) Honour and recognize special events, such as National Indigenous Peoples Day, as part of the gateway treatments.
- (e) Gateways should work on a vehicular and pedestrian scale. More than one gateway strategy may be used at the identified gateway to ensure that the intent of the gateway is communicated to vehicular and pedestrian traffic (e.g. banners and public art could be used in tandem to communicate the presence of the gateway on different levels).

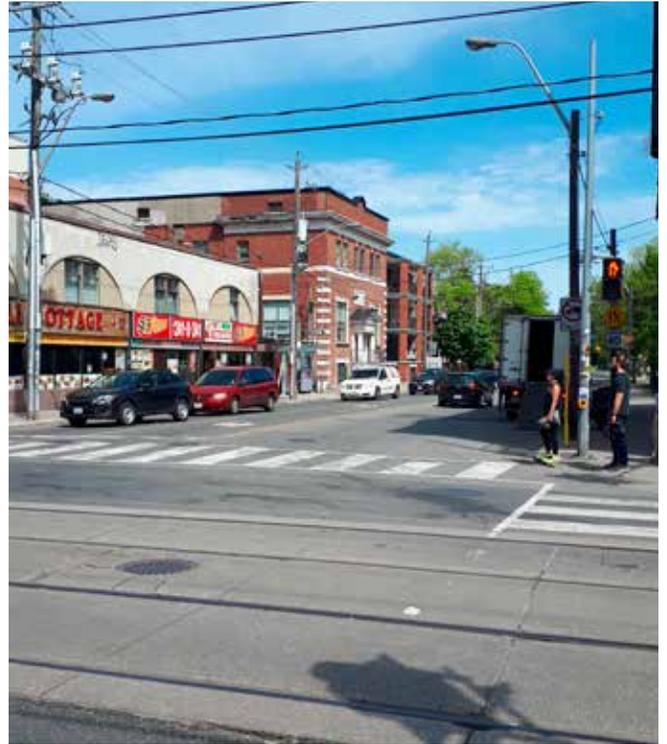


Figure 86: View 1 northwest towards 10 Lansdowne Avenue from the corner of Lansdowne Avenue and Queen Street West.



Figure 87: View 3 southeast towards 1313 Queen Street West from the corner of O'Hara Avenue and Queen Street West.

8.5 Public Art

Public art contributes to the heritage character of the Parkdale Main Street HCD by expressing the cultural heritage, community identity and sense of place.

- (a) Public art should be added and enhanced through site-specific development applications, Parkdale Village Business Improvement Area (BIA) initiatives and streetscape upgrades to support the District's rich history and its distinctive characteristics, identity and sense of place.
 1. In consultation with Indigenous communities and nations and Aboriginal Affairs Advisory Committee, *maintenance* and enhancement of the *public realm* by creation of public art or other art installations that reference Indigenous heritage are strongly encouraged.
 2. *Maintenance* and enhancement of the *public realm* through the creation of public art installations that recognize the former Village of Parkdale, significant persons, organizations, places and events are strongly encouraged.
 3. Engage local agencies, residents associations, non-profit organizations and the Parkdale Village BIA to assess public art opportunities in the community.
 4. Consider providing public art or other art installations through engagement and coordination with City programs such as Percent for Public Art, StreetARToronto, and Arts and Culture Services in the Economic Development & Culture division.
 5. Murals on blank walls of existing or new development as permanent or interim conditions are strongly encouraged. Ensure consultation with the community is included in the process of selection for murals.



Figure 88: The World Peace Monument, a copper globe and fountain, was installed at the corner of Queen Street West and Cowan Avenue in 2005.



Figure 89: The laneway between Lansdowne Avenue and Macdonell Avenue was transformed with a collection of new murals as part of a Women Paint event in 2017.



Figure 90: Brightly coloured artworks on the side elevation of 1233R Queen Street West.

8.6 Utilities and Public Works

8.6.1 Public works and utility upgrades shall meet the requirements of this Plan.

- (a) Utility boxes and meters should be located in an inconspicuous but accessible location, preferably along the side of the building.

8.6.2 Heritage Planning shall be consulted prior to work relating to public works and utility upgrades being undertaken within the District.

8.6.3 Installation of below and above ground services, and other public works or utilities shall avoid non-reversible and visible *alterations* to *contributing properties* or *adjacent to contributing properties*.



Figure 91: A painted utility box on Elm Grove Avenue near Queen Street West.



9.0 Archaeological Resources

9.1 Archaeological Resources Requirements

9.1 Archaeological Resources Requirements

In general, the *City of Toronto's Archaeological Management Plan* assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. An archaeological assessment is required when a property with archaeological potential is subject to an application under the *Planning Act*.

In addition to obtaining a permit under Part V of the OHA for any *archaeological sites or resources* identified as *heritage attributes* of the District, the procedures for archaeology identified within the *City of Toronto's Archaeological Management Plan* must also be adhered to.

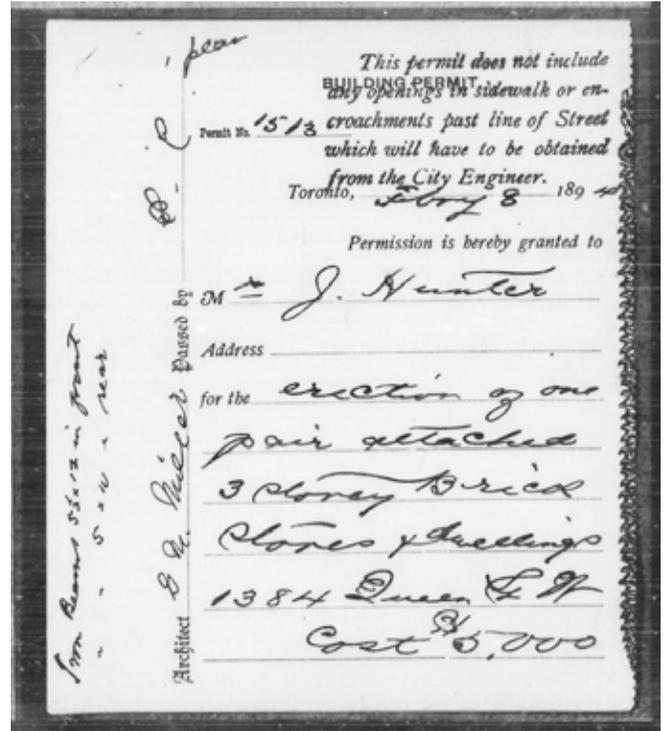


Figure 93: The original building permit for a pair of attached 3 storey brick stores and dwellings at 1384 Queen Street West dating to 1894; Courtesy City of Toronto Archives via Adam Wynne.



Figure 94: Queen Street West at West Lodge Avenue c.1960s; Courtesy Toronto Public Library Digital Archives.

Figure 92: Previous page: the Fire Station on Cowan Avenue (shown here in this archival photograph from the 1920s) was *demolished* to make way for the construction of the new Police Station; Courtesy City of Toronto Archives.

10.0 Procedures

- 10.1 Heritage Permits Deemed to be Issued
- 10.2 Heritage Permit Process
- 10.3 Heritage Impact Assessment
- 10.4 Archaeological Assessment



10.1 Heritage Permits Deemed to be Issued

Applications for the erection, *demolition*, *alteration*, or *removal* of a building or structure within the District require a heritage permit. In accordance with Part V of the OHA and with Chapter 103 of the City of Toronto Municipal Code, certain classes of *alterations* are considered minor in nature and may be carried out without applying for a heritage permit. These include:

- Painting of wood, stucco or metal finishes
- *Repair* of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are *repaired* in-kind
- Installation of eavestroughs
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping
- Installation of exterior lights
- Temporary commercial signage (i.e., ‘sale’ sign in a window display)
- *Maintenance* of existing features
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- *Repair* of existing utilities or public works
- Temporary or seasonal installations, such as planters, patios and seasonal decorations

Although a heritage permit is not required for the above classes of *alterations*, property owners and tenants are encouraged to conform to the intent of this Plan for all work undertaken on their properties.

10.2 Heritage Permit Process

Owners of property within the District are required to submit a heritage permit application for *alterations* that are visible from the *public realm*. Proposed *alterations* are reviewed for consistency with this Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the *public realm*, this Plan does not apply to the *alteration* of interiors or to exteriors that cannot be seen from the *public realm*.

Section 10.1 of this Plan includes a list of minor *alterations* that do not require a heritage permit within the District.

Heritage Permit Process

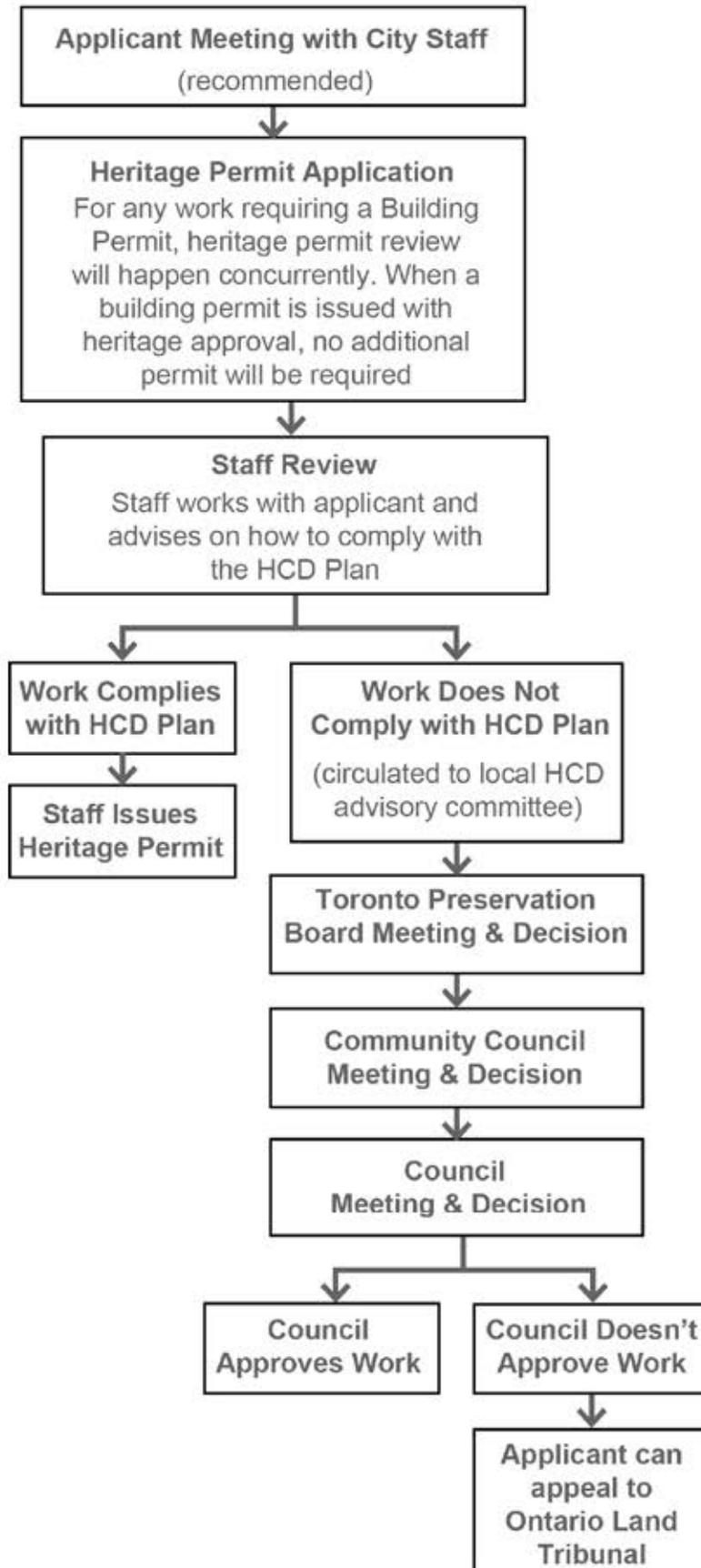


Figure 96: For alterations that are visible from the public realm, property owners will need to apply for a heritage permit.

10.3 Heritage Impact Assessment

The City of Toronto's Official Plan states that a Heritage Impact Assessment may be requested for development proposals on any property that is listed on the Heritage Register; this includes any property within the District. A Heritage Impact Assessment will be required to accompany any applications for a zoning by-law amendment, Official Plan amendment, consent to sever or site plan agreement. The Heritage Impact Assessment must be prepared by a qualified heritage professional. The purpose of a Heritage Impact Assessment is to describe and assess the existing physical condition of a heritage resource, the potential for the *restoration* and reuse of the heritage resource, and how the proposed *alteration* or development *conserves* the heritage resource.

For *additions to contributing and non-contributing properties*:

“The City of Toronto may require heritage impact assessments for *additions to contributing* (also for *non-contributing*) *properties* to determine the impact of the *addition* on the *cultural heritage value* and [*heritage*] *attributes* of the district.”

For *demolitions*:

“A heritage impact assessment will be required to determine the impact of replacement buildings on the *cultural heritage value* and [*heritage*] *attributes* of the district.”

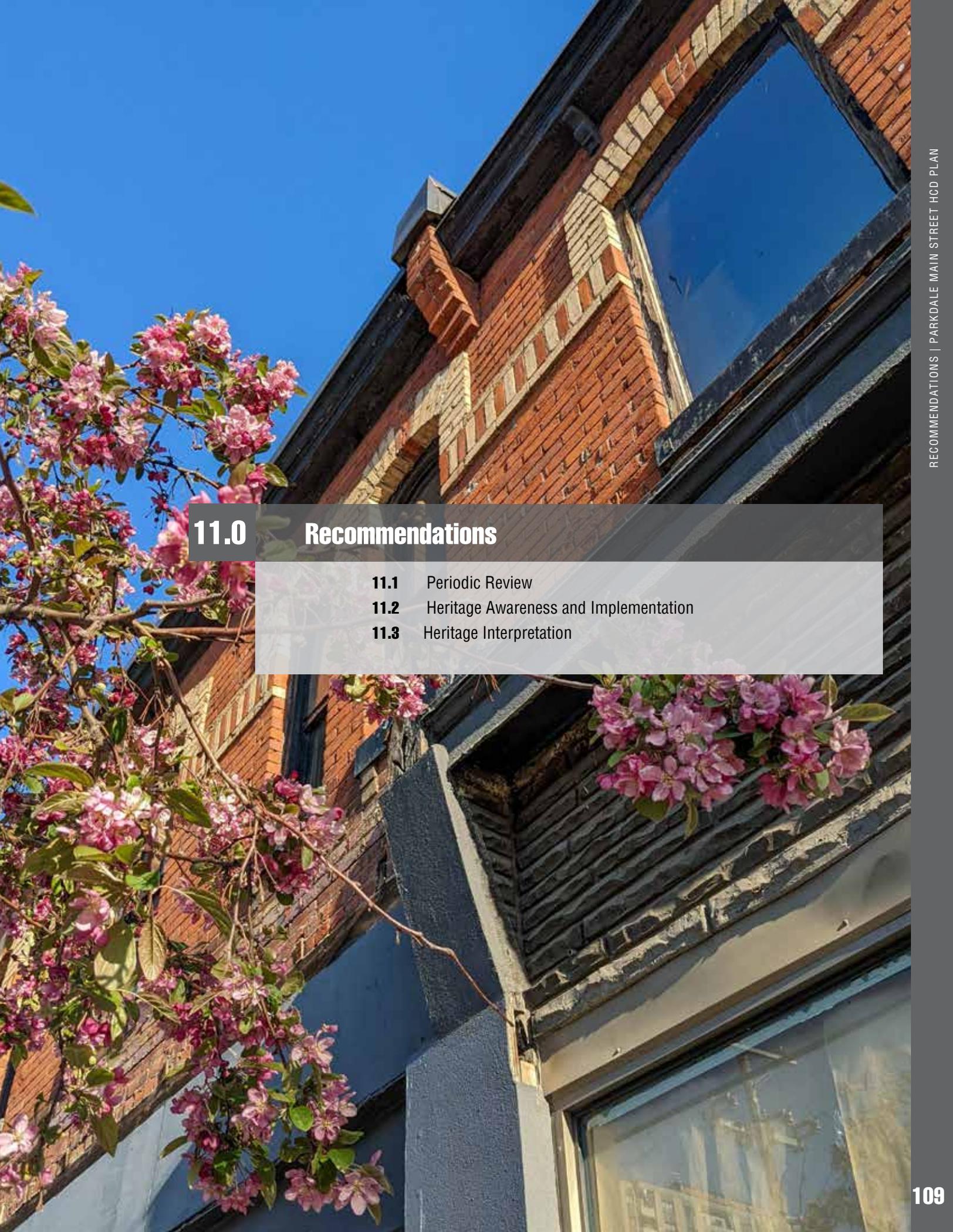
For *new development*:

“A heritage impact assessment may be required to determine the impact of new buildings and structures on the *cultural heritage value* and [*heritage*] *attributes* of the district.”

10.4 Archaeological Assessment

For *contributing* and *non-contributing properties* within areas of archaeological potential, applications under the *Planning Act* will be subject to archaeological review by City staff and an archaeological assessment will be required.

In addition to obtaining a permit under Part V of the OHA for any *archaeological sites* or *resources* identified as *heritage attributes* of the District, the procedures for archaeology identified within the *City of Toronto's Archaeological Management Plan* must also be adhered to.



11.0 Recommendations

- 11.1 Periodic Review
- 11.2 Heritage Awareness and Implementation
- 11.3 Heritage Interpretation

11.1 Periodic Review

It is recommended that the City undertake a review of the Parkdale Main Street HCD Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

A preliminary review may be initiated by the City, which will initiate the review in coordination with the local HCD advisory committee, if applicable. If the preliminary review determines that changes to the Plan are required, then an in-depth review will be completed to determine the specific nature and content of changes to the Plan. An outside consultant may be retained for the purpose of completing an intensive review.

Changes to this Plan must be carefully considered, and only undertaken in the spirit of *conservation* which informed its preparation. Where Council accepts recommended changes to the Plan, it will do so through an amendment to this Plan and its by-law.

11.2 Heritage Awareness and Implementation

It is recommended that, following the approval of this Plan, City staff and the community meet to discuss the potential creation of an HCD Advisory Committee. The Advisory Committee will serve as a conduit for community based feedback to the City regarding the consistency of heritage permit applications with the *policies* and *guidelines* of this Plan, and may also assist owners in understanding how to follow the *policies* and *guidelines* when planning *alterations* to properties within the District. The Advisory Committee will provide valuable input in decisions under the OHA, however it will not have the authority to issue permits or exemptions to this Plan's requirements, or to override decisions made by City staff or Council.

The City will provide a draft terms of reference for the Advisory Committee based upon that provided in HCDs in Toronto, and modified as appropriate to reflect the unique stakeholder and community interests within the District.

The enactment of this Plan is an opportunity to facilitate heritage awareness within the District as it relates to heritage *conservation*. City staff will work with Business Improvement Areas (BIAs), residents associations, the councillor's office, and other community members to increase awareness of the benefits of heritage *conservation* within the District, and to facilitate access to incentives available to owners of *contributing properties*. City staff will use the Plan to inform other City initiatives, including but not limited to culture and economic development.



Figure 98: Business Improvement Areas (BIAs) play important roles in increasing heritage awareness. This information sign is one of several placed in miniature green spaces located at street corners throughout the Parkdale Main Street HCD.

11.3 Heritage Interpretation

Recognized to have *cultural heritage value*, HCDs are cultural assets that can be leveraged in the place-making process, rooting the ongoing evolution of a District in a historic narrative, building a sense of place and neighbourhood identity. Public awareness and celebration of the *cultural heritage value* and *heritage attributes* of a place is an important component of successful *conservation*.

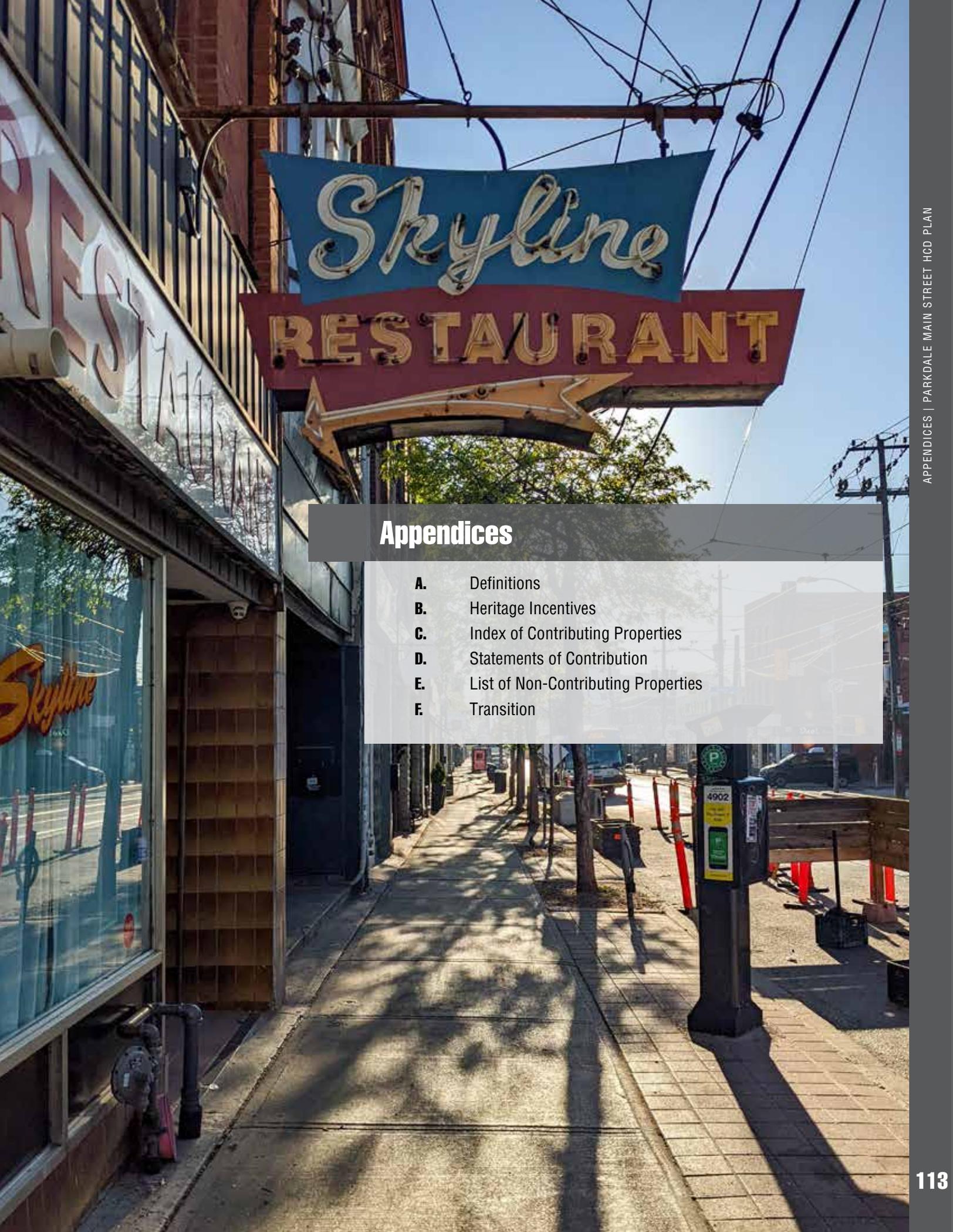
Heritage interpretation is an effective *conservation* tool, communicating, revealing and enhancing awareness of the *cultural heritage value* and *heritage attributes* of a place. Heritage interpretation takes on a wide range of forms, from plaques and interpretative signage to the programming of a building, to the design of site and landscape plans. To the extent possible, the planning and design of *new development*, *alterations* and *additions* should interpret the *cultural heritage value* and *heritage attributes* of *contributing properties* and the District as a whole.

Heritage interpretation is particularly important in the *conservation* of intangible *cultural heritage values* that are not directly expressed in physical *heritage attributes*. For example, interpretive storytelling of Indigenous heritage and incorporation of Indigenous imagery and symbolism in interpretive design.

Heritage interpretation opportunities in the Parkdale Main Street HCD include, but are not limited to: interpretive storytelling of Indigenous heritage, commemoration of historical Indigenous trails that passed through or near the District and other persons, places or events that are significant to Indigenous history.



Figure 99: Plaques, such as this one on the façade of 1313 Queen Street West, are one possible form of heritage interpretation.



Appendices

- A. Definitions
- B. Heritage Incentives
- C. Index of Contributing Properties
- D. Statements of Contribution
- E. List of Non-Contributing Properties
- F. Transition

A. Definitions

Accessibility: The degree to which an historic place is easy to access by as many people as possible, including people with disabilities.

Addition: New construction that extends an existing building's envelope in any direction, and which increases the building's existing volume.

Adjacent: Lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the Heritage Register.

Alteration: To change a property on the Heritage Register in any manner, including *restoration*, renovation, *repair* or disturbance, or a change, *demolition* or *removal* of an *adjacent* property that may result in any change to a property on the Heritage Register. *Alteration* and alter have corresponding meanings.

Archaeological Resources: Includes artifacts, archaeological sites, marine archaeological sites as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological field work undertaken in accordance with the *Ontario Heritage Act*.

Base Building: The lower portion of a mid-rise or tall building, designed to define and support *adjacent* streets, parks, and open space at an appropriate scale, integrate with *adjacent* buildings, assist to achieve transition down to lower-scale buildings, and minimize the impact of parking and servicing on the *public realm*.

Combined property: A property that contains both *contributing* and *non-contributing properties* due to the consolidation of two or more properties or a *contributing property* that contains significant vacant space in addition to buildings or structures.

Compatible: In the context of this document refers to the physical and visual impacts of *new development* on existing structures and *contributing properties*. Physical compatibility refers to the use of materials and construction methods that do not negatively impact the *contributing property*, detract from or damage its *heritage attributes*. Visual compatibility refers to designing new work in such a way that it is distinguishable from the historic building, while *complementing* its design, massing, and proportions. *Compatible* and compatibility have corresponding meanings.

Complement: To physically and visually *conserve* or enhance the *cultural heritage value* and *heritage attributes* of the District in regard to *alterations*, *additions* and *new development*. To be physically complementary refers to the use of materials and construction methods that do not detract from or damage *heritage attributes*. To be visually complementary refers to the selection of materials and design, massing, proportions and details so as to *conserve* and enhance the District's *cultural heritage value*. *Complement* and complementary have corresponding meanings.

Conservation: The identification, protection, management and use of built heritage resources, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their *cultural heritage value* is retained under the *Ontario Heritage Act*. *Conservation* can include *preservation*, *rehabilitation*, *restoration*, or a combination of these *conservation treatments*. *Conservation* and conserve have corresponding meanings.

Conservation process: As defined by the Standards and Guidelines, the sequential process of understanding, planning and intervening required when undertaking *conservation* projects.

Conservation treatments: The actions of *preservation*, *rehabilitation*, and *restoration* as defined by the Standards and Guidelines to be used individually or in combination when undertaking *conservation* projects.

Contributing property: A property, structure, landscape element or other feature of an HCD that supports the identified significant *cultural heritage value*, *heritage attribute* and *integrity* of the District.

Cultural heritage landscape: A defined geographical area that may have been modified by human activity and is identified as having *cultural heritage value* or interest by a community, including an Indigenous community. The area may involve features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have *cultural heritage value* or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (PPS 2020)

Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of an historic place is embodied in its *heritage attributes* and its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Demolition: The complete destruction of a heritage structure or property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. *Demolition* and *demolish* have corresponding meanings.

Guideline: In this document, guidelines are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved, however there may be other methods for satisfying related *policies*. Guidelines are useful directions on how to meet the *policies* of this Plan.

Heritage Attributes: In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their *cultural heritage value* as described in the District Significance section of this Plan and designation by-law of individual properties (designated under Part IV of the *Ontario Heritage Act*). These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the *cultural heritage value* of an historic place, which must be retained to *conserve* its *cultural heritage value*. They also includes the elements, features and building components that hold up, support or protect the heritage values and attributes and without which the heritage values and attributes may be at risk.

Integrity: A measure of the wholeness and intactness of the *cultural heritage values* and *heritage attributes* of a *contributing property* or the District. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its *cultural heritage value*; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse effects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment.

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor *repair* and refinishing operations and the replacement of damaged or deteriorated materials that are impractical to save. *Maintenance* and *maintain* have corresponding meanings.

Monitoring: The systematic and regular inspection or measurement of the condition of the materials and elements of an historic place to determine their behaviour, performance, and rate of deterioration over time. *Monitoring* and *monitor* have corresponding meanings.

New Development: new construction and/or *additions* to existing buildings or structures.

Non-Contributing Property: A property, structure, landscape element or feature of a district that does not support the overall *cultural heritage value, heritage attributes* and *integrity* of the district.

Policy: In this document, policies set the direction for management of the District in a clear and direct manner. The direction provided by the policies use either ‘shall’ or ‘should’ language and are to be interpreted accordingly.

Preservation: The action or process of protecting, *maintaining*, and/or stabilizing the existing materials, form, and *integrity* of a historic place or of an individual component, while protecting its *cultural heritage value*. *Preservation* and *preserve* have corresponding meanings.

Primary Structure: The main structure of a *contributing property*, in three dimensions, notwithstanding *additions* that are not visible from the *public realm* or that are unrelated to the property’s Statement of Contribution.

Public realm: Any public space, including but not limited to: streets, sidewalks, laneways, parks, and privately owned publically-accessible open spaces, walkways or easements.

Rehabilitation: The action or process of making possible a continuing or *compatible* contemporary use of a historic place or an individual component, while protecting its *cultural heritage value*.

Relocation: The dislocation of a building from one portion of a property and placement on to another part of the property. *Relocation* and *relocate* have corresponding meanings.

Removal: The complete and permanent dislocation of a building or structure from its property to another property. *Removal* and *remove* have corresponding meanings.

Repair: *Maintenance* -type work that does not require a significant material change and that has no negative impact on the property’s *integrity*.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its *cultural heritage value*. *Restoration* and *restore* have corresponding meanings.

Setback: A horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure.

Stepback: The measure by which a portion of a building mass above grade level is recessed from the wall of the building directly below.

Streetwall: The streetwall is the portion(s) of a building immediately fronting onto a street, forming a built form edge to the *adjacent* right-of-way.

Three-Dimensional Integrity: A building in three dimensions, on all of its sides including its roof planes.

B. Heritage Incentives

Incentive programs from all levels of government are critical *conservation* tools. They can provide funding support for property owners who are *conserving* their properties, often at considerable expense.

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of *conservation*: the Toronto Heritage Grant Program, and the Toronto Heritage Property Tax Rebate Program. Beyond providing funding support, these programs assist successful applicants in reaching the highest *conservation* standards possible for their projects.

The Heritage Property Tax Rebate Program offers a tax rebate of 40% of taxes paid on the portions of eligible properties that have been identified as *heritage attribute* in a Heritage Easement Agreement. Revisions to the program in 2015 updated eligibility to include commercial or industrial properties exclusively, including properties within Heritage Conservation Districts

(identified as *contributing properties*). This update included revisions that recalculate rebates to provide matching funds for eligible *conservation* work. The provincial government shares the cost of rebates with the City according to the education portion of the property taxes.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage *conservation* work to owners of properties that are designated under Part IV or Part V of the OHA. The program receives stable annual funding; at the time of writing, funding is at just over \$300,000 annually. Revisions to the program in 2015 have updated eligibility for the program to include residential and tax-exempt properties exclusively.



Figure 101: Looking west along Queen Street West near Gwynne Avenue.

C. Index of Contributing Properties

No.	Primary Address/ Street Name	Structure Address/ Entrance Address
1.	186 Cowan Avenue	
2.	201 Cowan Avenue	
3.	207 Cowan Avenue	
4.	220 Cowan Avenue	
5.	10 Lansdowne Avenue	
6.	1233 Queen Street West	78 1/2 Gwynne Ave 80 Gwynne Ave 1235 A Queen St W 1235 Queen St W 1237 A Queen St W 1237 Queen St W
7.	1239 Queen Street West	
8.	1249 Queen Street West	
9.	1255 Queen Street West	
10.	1263 Queen Street West	1263 A Queen St W
11.	1265 Queen Street West	1265 A Queen St W
12.	1267 Queen Street West	81 Elm Grove Ave 83 Elm Grove Ave
13.	1273 Queen Street West	80 Elm Grove Ave 88 Elm Grove Ave
14.	1274 Queen Street West	
15.	1275 Queen Street West	1275 A Queen St W
16.	1276 Queen Street West	
17.	1277 Queen Street West	1279 Queen St W
18.	1278 Queen Street West	
19.	1280 Queen Street West	
20.	1281 Queen Street West	
21.	1291 Queen Street West	
22.	1292 Queen Street West	
23.	1294 Queen Street West	1294 A Queen St W
24.	1296 Queen Street West	1298 Queen St W
25.	1300 Queen Street West	
26.	1302 Queen Street West	1308 Queen St W
27.	1313 Queen Street West	
28.	1318 Queen Street West	
29.	1320 Queen Street West	1320 A Queen St W
30.	1326 Queen Street West	
31.	1328 Queen Street West	
32.	1330 Queen Street West	

No.	Primary Address/ Street Name	Structure Address/ Entrance Address
33.	1332 Queen Street West	
34.	1334 Queen Street West	
35.	1336 Queen Street West	
36.	1338 Queen Street West	
37.	1340 Queen Street West	
38.	1342 Queen Street West	
39.	1344 Queen Street West	
40.	1346 Queen Street West	1 Brock Ave 1348 Queen St W
41.	1347 Queen Street West	263 Dunn Ave 265 Dunn Ave 267 Dunn Ave 269 Dunn Ave 271 Dunn Ave 1345 Queen St W
42.	1349 Queen Street West	262 A Dunn Ave 264 A Dunn Ave 264 Dunn Ave 266 Dunn Ave
43.	1351 Queen Street West	1351 1/2
44.	1354 Queen Street West	4 Brock Ave 6 Brock Ave 2 Brock Ave 1356 Queen St W
45.	1358 Queen Street West	
46.	1360 Queen Street West	
47.	1366 Queen Street West	1368 Queen St W 1370 Queen St W
48.	1372 Queen Street West	1372 A Queen St W
49.	1374 Queen Street West	1374 A Queen St W
50.	1376 Queen Street West	1376 A Queen St W
51.	1378 Queen Street West	
52.	1380 Queen Street West	

No.	Primary Address/ Street Name	Structure Address/ Entrance Address
53.	1381 Queen Street West	216 Close Ave 216 A Close Ave 216 B Close Ave 218 Close Ave 218 B Close Ave 1381 1/2 Queen St W 1381 B Queen St W 1383 Queen St W 1385 Queen St W 1385 A Queen St W
54.	1382 Queen Street West	
55.	1384 Queen Street West	
56.	1384 ½ Queen Street West	
57.	1386 Queen Street West	1386 A Queen St W
58.	1387 Queen Street West	
59.	1388 Queen Street West	
60.	1390 Queen Street West	
61.	1392 Queen Street West	1394 Queen St W 1396 Queen St W
62.	1395 Queen Street West	1397 Queen St W
63.	1398 Queen Street West	
64.	1399 Queen Street West	1399 B Queen St W
65.	1400 Queen Street West	
66.	1402 Queen Street West	1404 Queen St W
67.	1405 Queen Street West	1401 Queen St W
68.	1406 Queen Street West	
69.	1407 Queen Street West	
70.	1408 Queen Street West	
71.	1410 Queen Street West	
72.	1412 Queen Street West	1412 A Queen St W
73.	1414 Queen Street West	1416 Queen St W
74.	1418 Queen Street West	
75.	1420 Queen Street West	
76.	1422 Queen Street West	
77.	1424 Queen Street West	
78.	1426 Queen Street West	
79.	1427 Queen Street West	1425 Queen St W
80.	1428 Queen Street West	
81.	1430 Queen Street West	

No.	Primary Address/ Street Name	Structure Address/ Entrance Address
82.	1432 Queen Street West	
83.	1434 Queen Street West	
84.	1436 Queen Street West	
85.	1438 Queen Street West	
86.	1440 Queen Street West	
87.	1450 Queen Street West	
88.	1456 Queen Street West	1456 A Queen St W
89.	1458 Queen Street West	1458-1460 Queen St W 1460 Queen St W
90.	1462 Queen Street West	
91.	1464 Queen Street West	1 Lansdowne Ave
92.	1468 A Queen Street West	1468 1/2 Queen St W 1470 Queen St W
93.	1472 Queen Street West	1472 A Queen St W
94.	1474 Queen Street West	
95.	1476 Queen Street West	1476 A Queen St W
96.	1482 Queen Street West	
97.	1484 Queen Street West	1484 A Queen St W
98.	1486 Queen Street West	
99.	1496 Queen Street West	3 Macdonell Ave
100.	1498 Queen Street West and 2 Macdonell Avenue	4 Macdonell Ave 6 Macdonell Ave 8 Macdonell Ave 10 Macdonell Ave 1498 A Queen St W
101.	1500 Queen Street West	1500 A Queen St W
102.	1502 Queen Street West	1502 A Queen St W
103.	1504 Queen Street West	1504 A Queen St W
104.	1506 Queen Street West	1506 A Queen St W

TOTAL:

Contributing Properties:	104
Heritage Register:	102
Listed:	94
Designated Part IV:	7

D. Statement of Contribution

Schedule 1

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
1.		186 Cowan Avenue		Landmark	Gothic Revival	Part IV	1887	Historical/Associative Design/Physical Contextual
2.		201 Cowan Avenue		Landmark	Gothic Revival	Part IV	1881	Historical/Associative Design/Physical Contextual
3.		207 Cowan Avenue		Landmark	20th Century Vernacular	Listed	c. 1899	Historical/Associative Design/Physical Contextual
4.		220 Cowan Avenue	212 Cowan Ave	Landmark	Beaux-Arts/ Edwardian	Part IV	1898	Historical/Associative Design/Physical Contextual Social/Community
5.		10 Lansdowne Avenue		Landmark	Edwardian Classicism	Listed	1889 alt. 1913	Design/Physical Contextual
6.		1233 Queen Street West	78 1/2 Gwynne Ave 80 Gwynne Ave 1235 A Queen St W 1235 Queen St W 1237 A Queen St W 1237 Queen St W	Main Street Commercial Row	Italianate	Listed	c. 1886	Design/Physical Contextual

¹Further research may reveal historical/associative values beyond what is identified in Schedule 1 during the initial evaluation.

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
7.		1239 Queen Street West		Main Street Commercial Row ²	20th Century Vernacular	Listed	c. 1909	Design/Physical Contextual
8.		1249 Queen Street West		Main Street Commercial Block	Italianate/ Romanesque Revival	Listed	1885, 1888; altered 1909	Design/Physical Contextual
9.		1255 Queen Street West		House-form with Storefront Addition	Queen Anne Revival	Listed	c. 1880	Historical/Associative Design/Physical Contextual
10.		1263 Queen Street West	1263 A Queen St W	Main Street Commercial Row	19th Century Vernacular	Listed	c. 1882	Design/Physical Contextual
11.		1265 Queen Street West	1265 A Queen St W	Main Street Commercial Row	19th Century Vernacular	Listed	c. 1882	Design/Physical Contextual
12.		1267 Queen Street West	81 Elm Grove Ave 83 Elm Grove Ave	Main Street Commercial Row	Second Empire	Listed	c. 1884- 1886; altered c. 1898	Design/Physical Contextual Historic Storefront

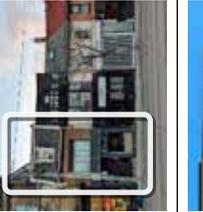
²Originally constructed as a place of worship, later altered for commercial use

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
13.		1273 Queen Street West	80 Elm Grove Ave 88 Elm Grove Ave	Main Street Commercial Row	19th Century Vernacular	Listed	1880	Historical/Associative Design/Physical Contextual Historic Storefront
14.		1274 Queen Street West		Main Street Commercial Row	Edwardian Classicism	Listed	c.1889	Design/Physical Contextual Historic Storefront
15.		1275 Queen Street West	1275 A Queen St W	Main Street Commercial Row	20th Century Vernacular	Listed	c.1905	Design/Physical Contextual Historic Storefront
16.		1276 Queen Street West		Main Street Commercial Row	Edwardian Classicism	Listed	c.1889	Design/Physical Contextual Historic Storefront
17.		1277 Queen Street West	1279 Queen St W	Main Street Commercial Block	20th Century Vernacular	Listed	c.1939	Design/Physical Contextual

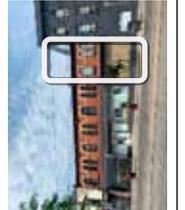
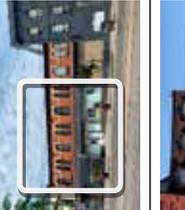
No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
18.		1278 Queen Street West		Main Street Commercial Row	Edwardian Classicism	Listed	c. 1889	Design/Physical Contextual
19.		1280 Queen Street West		Main Street Commercial Row	Edwardian Classicism	Listed	c. 1889	Design/Physical Contextual Historic Storefront
20.		1281 Queen Street West		Main Street Commercial Row	20th Century Vernacular	Listed	c. 1909	Design/Physical Contextual
21.		1291 Queen Street West		Main Street Commercial Block	Romanesque Revival	Part IV	1892	Design/Physical Contextual

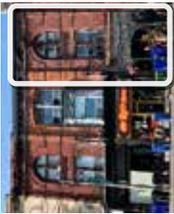
No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
22.		1292 Queen Street West		Main Street Commercial Row	Italianate	Listed	1905	Design/Physical Contextual
23.		1294 Queen Street West	1294 A Queen St W	Main Street Commercial Row	19th Century Vernacular	Listed	c.1889	Design/Physical Contextual
24.		1296 Queen Street West	1298 Queen St W	Main Street Commercial Row	Italianate	Listed	1880	Design/Physical Contextual
25.		1300 Queen Street West		Main Street Commercial Row	Second Empire	Listed	c.1881	Historical/Associative Design/Physical Contextual
26.		1302 Queen Street West	1308 Queen St W	Main Street Commercial Row	Second Empire	Listed	c.1881	Historical/Associative Design/Physical Contextual

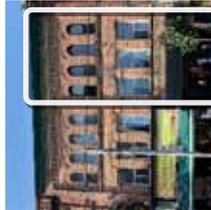
No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
27.		1313 Queen Street West		Landmark	Art Deco	Listed	1932	Historical/Associative Design/Physical Contextual Social/Community
28.		1318 Queen Street West		Main Street Commercial Row	Italianate	Listed	c.1889	Design/Physical Contextual
29.		1320 Queen Street West	1320 A Queen St W	Main Street Commercial Row	Italianate	Listed	1881	Design/Physical Contextual
30.		1326 Queen Street West		Main Street Commercial Row	Second Empire	Listed	c.1885	Design/Physical Contextual
31.		1328 Queen Street West		Main Street Commercial Row	Second Empire	Listed	c.1885	Design/Physical Contextual

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
32.		1330 Queen Street West		Main Street Commercial Row	19th Century Vernacular	Listed	c.1881	Design/Physical Contextual
33.		1332 Queen Street West		Main Street Commercial Row	19th Century Vernacular	Listed	c.1881	Design/Physical Contextual
34.		1334 Queen Street West		Main Street Commercial Row	Second Empire	Listed	c.1878	Design/Physical Contextual
35.		1336 Queen Street West		Main Street Commercial Row	Second Empire	Listed	c.1884	Design/Physical Contextual
36.		1338 Queen Street West		Main Street Commercial Block	Edwardian Classicism	Listed	c.1899	Design/Physical Contextual Historic Storefront

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
37.		1340 Queen Street West		Main Street Commercial Block	Edwardian Classicism	Listed	c. 1899	Design/Physical Contextual Historic Storefront
38.		1342 Queen Street West		Main Street Commercial Block	Edwardian Classicism	Listed	c. 1899	Design/Physical Contextual
39.		1344 Queen Street West		Main Street Commercial Row	Edwardian Classicism	Listed	c. 1909	Design/Physical Contextual
40.		1346 Queen Street West	1 Brock Ave 1348 Queen St W	Main Street Commercial Block	Edwardian Classicism	Listed	1910	Design/Physical Contextual Historic Storefront
41.		1347 Queen Street West	263 Dunn Ave 265 Dunn Ave 267 Dunn Ave 269 Dunn Ave 271 Dunn Ave 1345 Queen St W	Main Street Commercial Row	Italianate	Listed	c. 1882	Design/Physical Contextual

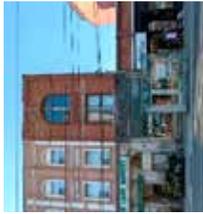
No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
42.		1349 Queen Street West	262 A Dunn Ave 264 A Dunn Ave 264 Dunn Ave 266 Dunn Ave	Main Street Commercial Row	Italianate	Listed	1898	Design/Physical Contextual Historic Storefront
43.		1351 Queen Street West	1351 1/2	Main Street Commercial Row	Italianate	Listed	1898	Design/Physical Contextual Historic Storefront
44.		1354 Queen Street West	4 Brock Ave 6 Brock Ave 2 Brock Ave 1356 Queen St W	Main Street Commercial Block	Italianate	Part IV	c.1881- 1889	Historical/Associative Design/Physical Contextual
45.		1358 Queen Street West		Main Street Commercial Row	Italianate	Part IV	c.1881	Historical/Associative Design/Physical Contextual
46.		1360 Queen Street West		Main Street Commercial Row	Italianate	Part IV	c.1881	Historical/Associative Design/Physical Contextual
47.		1366 Queen Street West	1368 Queen St W 1370 Queen St W	Main Street Commercial Row	Mixed: 19th Century Vernacular (1366); and Second Empire (1368)	Listed	c.1884- 1910	Design/Physical Contextual

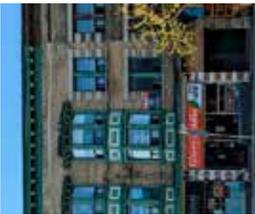
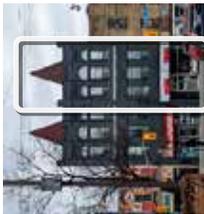
No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
48.		1372 Queen Street West	1372 A Queen St W	Main Street Commercial Row	Italianate	Listed	c. 1889	Design/Physical Contextual
49.		1374 Queen Street West	1374 A Queen St W	Main Street Commercial Block	Italianate	Listed	c. 1889	Design/Physical Contextual
50.		1376 Queen Street West	1376 A Queen St W	Main Street Commercial Block	Italianate	Listed	c. 1889	Design/Physical Contextual Historic Storefront
51.		1378 Queen Street West		Main Street Commercial Block	Italianate	Listed	c. 1889	Design/Physical Contextual Historic Storefront
52.		1380 Queen Street West		Main Street Commercial Row	Italianate	Listed	c. 1889	Design/Physical Contextual

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
53.		1381 Queen Street West	216 Close Ave 216 A Close Ave 216 B Close Ave 218 Close Ave 218 B Close Ave 1381 1/2 Queen St W 1381 B Queen St W 1383 Queen St W 1385 Queen St W 1385 A Queen St W	Main Street Commercial Block	Edwardian Classicism	Listed	1906	Historical/Associative Design/Physical Contextual Historic Storefront
54.		1382 Queen Street West		Main Street Commercial Row	Italianate	Listed	c. 1889	Design/Physical Contextual
55.		1384 Queen Street West		Main Street Commercial Row	Italianate	Listed	1894	Historical/Associative Design/Physical Contextual
56.		1384 1/2 Queen Street West		Main Street Commercial Row	Italianate	Listed	1894	Historical/Associative Design/Physical Contextual

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
57.		1386 Queen Street West	1386 A Queen St W	Main Street Commercial Row	Italianate	Listed	c. 1892	Design/Physical Contextual
58.		1387 Queen Street West		Pre-War Apartment	Edwardian Classicism	Listed	1919	Design/Physical Contextual
59.		1388 Queen Street West ³		Main Street Commercial Row	Italianate	Listed	c. 1892	Design/Physical Contextual
60.		1390 Queen Street West		Main Street Commercial Row	Italianate	Listed	c. 1892	Design/Physical Contextual Historic Storefront
61.		1392 Queen Street West	1394 Queen St W 1396 Queen St W	Main Street Commercial Row	19th Century Vernacular	Listed	c. 1891	Design/Physical Contextual Historic Storefront

³1388 Queen Street West has been re-clad, the original facade may still exist behind.

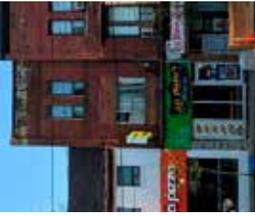
No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
62.		1395 Queen Street West	1397 Queen St W	Main Street Commercial Row	Edwardian Classicism	Listed	1906	Design/Physical Contextual
63.		1398 Queen Street West		Main Street Commercial Row	Italianate	Listed	1888	Historical/Associative Design/Physical Contextual Historic Storefront
64.		1399 Queen Street West	1399 B Queen St W	Main Street Commercial Block	Edwardian Classicism	Listed	c.1909	Design/Physical Contextual
65.		1400 Queen Street West		Main Street Commercial Row	Italianate	Listed	1888	Historical/Associative Design/Physical Contextual Historic Storefront
66.		1402 Queen Street West	1404 Queen St W	Main Street Commercial Row	Second Empire	Listed	c.1882- 1886	Design/Physical Contextual

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
67.		1405 Queen Street West	1401 Queen St W	Main Street Commercial Block	Edwardian Classicism	Listed	c.1909	Design/Physical Contextual
68.		1406 Queen Street West		Main Street Commercial Row	19th Century Vernacular	Listed	1940	Design/Physical Contextual
69.		1407 Queen Street West		Main Street Commercial Block	Edwardian Classicism	Listed	c.1909	Design/Physical Contextual
70.		1408 Queen Street West		Main Street Commercial Block	Italianate	Listed	c.1889/ 1899	Design/Physical Contextual
71.		1410 Queen Street West		Main Street Commercial Block	Italianate	Listed	c.1889/ 1899	Design/Physical Contextual

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
72.		1412 Queen Street West	1412 A Queen St W	Main Street Commercial Row	Italianate	Listed	c.1883	Design/Physical Contextual
73.		1414 Queen Street West ⁴	1416 Queen St W	Main Street Commercial Row	20th Century Vernacular	N/A	c.1883	Design/Physical Contextual
74.		1418 Queen Street West		Main Street Commercial Row	Italianate	Listed	c.1890	Design/Physical Contextual Historic Storefront
75.		1420 Queen Street West		Main Street Commercial Row	Italianate	Listed	c.1890	Design/Physical Contextual
76.		1422 Queen Street West		Main Street Commercial Block	Italianate	Listed	c.1889	Design/Physical Contextual

⁴1414 Queen Street West has been re-clad, the original facade may still exist behind.

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
77.		1424 Queen Street West		Main Street Commercial Block	Italianate	Listed	c. 1889	Design/Physical Contextual
78.		1426 Queen Street West		Main Street Commercial Block	Italianate	Listed	c. 1889	Design/Physical Contextual
79.		1427 Queen Street West	1425 Queen St W	Main Street Commercial Block	Edwardian Classicism	Listed	c. 1909	Design/Physical Contextual
80.		1428 Queen Street West		Main Street Commercial Row	Edwardian	Listed	c. 1890- 1903	Design/Physical Contextual

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
81.		1430 Queen Street West		Main Street Commercial Row	Edwardian	Listed	c. 1909	Design/Physical Contextual
82.		1432 Queen Street West		Main Street Commercial Row	19th Century Vernacular	Listed	c. 1879	Design/Physical Contextual
83.		1434 Queen Street West		Main Street Commercial Block	Edwardian	Listed	c. 1896- 1904	Design/Physical Contextual
84.		1436 Queen Street West		Main Street Commercial Block	Edwardian	Listed	c. 1896- 1904	Design/Physical Contextual
85.		1438 Queen Street West		Main Street Commercial Row	20th Century Vernacular	Listed	c. 1930	Design/Physical Contextual
86.		1440 Queen Street West		Main Street Commercial Row	20th Century Vernacular	Listed	c. 1930	Design/Physical Contextual

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
87.		1450 Queen Street West ⁵		Main Street Commercial Row	19th Century Vernacular	N/A	c. 1899	Design/Physical Contextual
88.		1456 Queen Street West	1456 A Queen St W	Main Street Commercial Row	Italianate	Listed	c. 1900	Design/Physical Contextual
89.		1458 Queen Street West	1458-1460 Queen St W 1460 Queen St W	Main Street Commercial Row	Italianate	Listed	c. 1888- 1899	Historical/Associative Design/Physical Contextual
90.		1462 Queen Street West		Main Street Commercial Row	Italianate	Listed	c. 1888- 1899	Historical/Associative Design/Physical Contextual

⁵1450 Queen Street West has been re-clad, the original facade may still exist behind.

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
91.		1464 Queen Street West	1 Lansdowne Ave	Main Street Commercial Block	20th Century Vernacular	Listed	1909	Historical/Associative Design/Physical Contextual Historic Storefront
92.		1468 A Queen Street West	1468 1/2 Queen St W 1470 Queen St W	Main Street Commercial Row	Edwardian Classicism	Listed	1909	Design/Physical Contextual
93.		1472 Queen Street West	1472 A Queen St W	Main Street Commercial Row	Edwardian Classicism	Listed	1909	Design/Physical Contextual
94.		1474 Queen Street West		Main Street Commercial Row	Edwardian Classicism	Listed	1909	Design/Physical Contextual
95.		1476 Queen Street West	1476 A Queen St W	Main Street Commercial Row	Edwardian Classicism	Listed	1901	Design/Physical Contextual

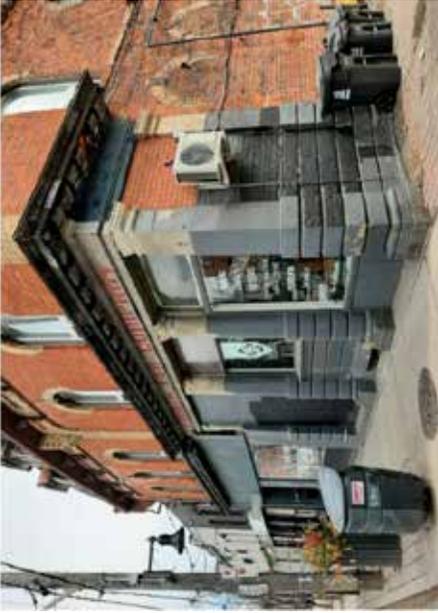
No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
96.		1482 Queen Street West		Main Street Commercial Block	Gothic Revival	Listed	1892	Design/Physical Contextual
97.		1484 Queen Street West	1484 A Queen St W	Main Street Commercial Block	Gothic Revival	Listed	1892	Design/Physical Contextual
98.		1486 Queen Street West		Main Street Commercial Block	Gothic Revival	Listed	1892	Design/Physical Contextual
99.		1496 Queen Street West	3 Macdonell Ave	Main Street Commercial Block	Second Empire	Listed	c.1893	Design/Physical Contextual
100.		1498 Queen Street West and 2 Macdonell Avenue	4 Macdonell Ave 6 Macdonell Ave 8 Macdonell Ave 10 Macdonell Ave 1498 A Queen St W	Main Street Commercial Block	Italianate	Listed	c.1899	Design/Physical Contextual

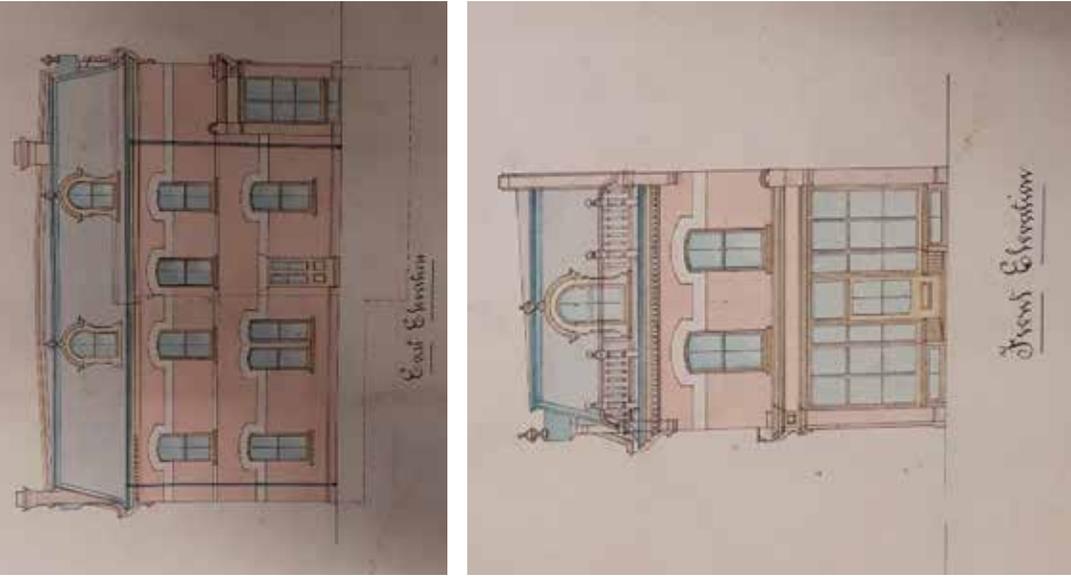
No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution ¹
101.		1500 Queen Street West	1500 A Queen St W	Main Street Commercial Block	Italianate	Listed	c.1899	Design/Physical Contextual
102.		1502 Queen Street West	1502 A Queen St W	Main Street Commercial Block	Italianate	Listed	c.1899	Design/Physical Contextual
103.		1504 Queen Street West	1504 A Queen St W	Main Street Commercial Block	Italianate	Listed	c.1899	Design/Physical Contextual
104.		1506 Queen Street West	1506 A Queen St W	Main Street Commercial Row	Edwardian Classicism	Listed	c.1909	Design/Physical Contextual

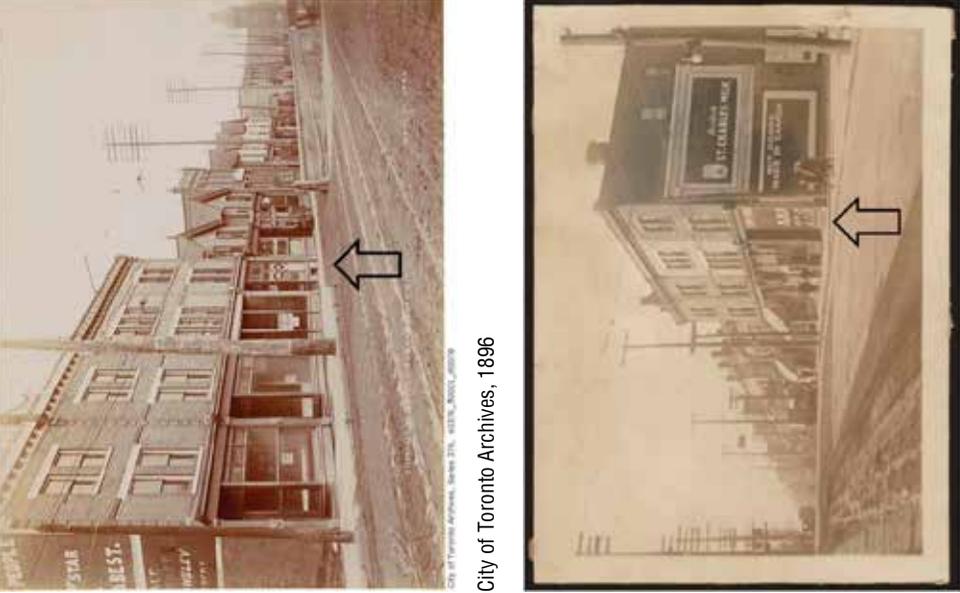
Schedule 2

The table below reflects the historic storefront analysis pertaining to *contributing properties* in the District. The first column provides a reference number (Ref. No.) related to the line number in the “Statement of Contribution”. The second column (Address) includes photo records of each analyzed storefront. The third column (Historic Documents) includes archival photography, the earliest photo available of the property, and/or link to an archival document. Finally, the Historic Components column includes a point form description of historic components.

The list of historic components provides a non-exhaustive description of readily identifiable historic components based on visual observation during the field review and informed by archival sources where available. The table also includes some storefronts for which no archival photographic evidence of a previous condition has been located, and the general configuration and composition of storefront elements is similar to other examples for which archival photos are available, and at least one element still exists that appears original, including but not limited to, an iron column or cornice.

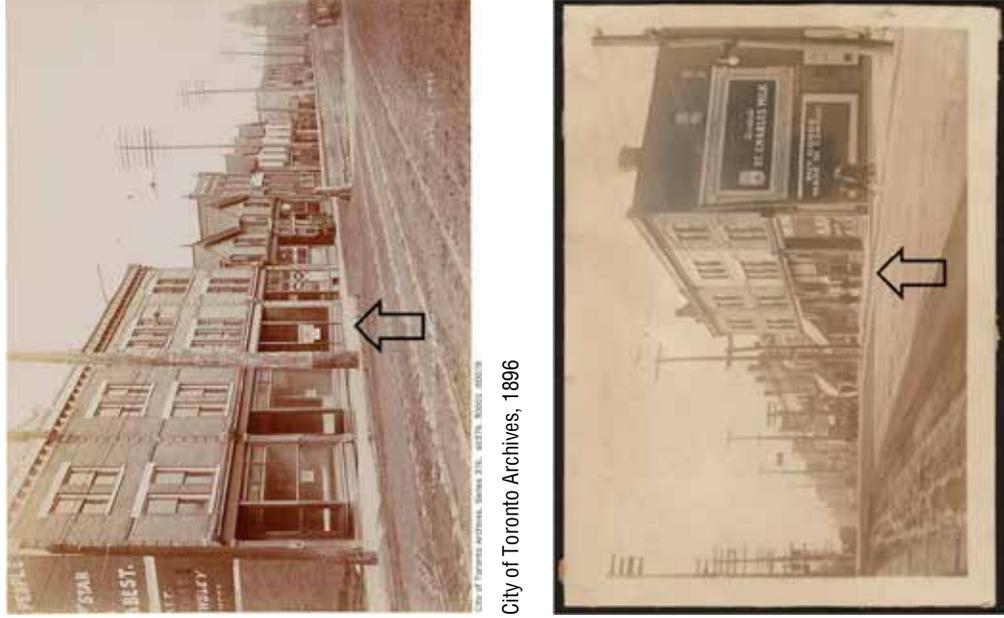
Historic Storefronts		Historic Documents	Historic Components
Ref No.	Address	Historic Photo(s)	
12.	1267 Queen Street West  Heritage Planning, April 2022	Archival Photo(s):  Photo from LCBO archives, c.1927  Photo from Osgoode Law School Archives, 1971 Link to ACO information: https://www.acotoronto.ca/building.php?ID=13613	<p>The property at 1267 Queen Street West is located at the corner with Elm Grove Avenue and it includes 2 elevations: a primary and a side elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Cornice on both elevations • Stone piers/pilasters on both elevations • Window openings on primary elevation • Stone base on both elevations

Historic Storefronts	Ref No.	Address	Historic Documents	Historic Components
13.	1273 Queen Street West		<p>Archival Drawing(s):</p> 	<p>The property at 1273 Queen Street West is located at the corner with Elm Grove Avenue and it includes 2 elevations: a primary and a side elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition of cornice, base, fenestration and base are compatible with archival drawings
 <p>Heritage Planning, April 2022</p>			<p>D. B. Dick Drawings from Archives of Ontario, 1880 (Alteration lines faintly visible on portions of the drawing)</p>	

Historic Storefronts		Historic Documents	Historic Components
<p>Ref No.</p> <p>14.</p>	<p>Address</p> <p>1274 Queen Street West</p>  <p>Top: Heritage Planning, May 2022; Bottom: Heritage Planning, April 2022</p>	<p>Archival Photo(s):</p>  <p>City of Toronto Archives, Silver 276, 46276_A0001_0001 City of Toronto Archives, early 1920s (1920-1926)</p>	<p>The property at 1274 Queen Street West is located at the corner with Noble Street and it includes one primary elevation. It is part of a collection together with 1276, 1278 & 1280 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront • Cornice, sign band/panels, fenestration, & piers/pilasters

Historic Storefronts			
Ref No.	Address	Historic Documents	Historic Components
15.	1275 Queen Street West 	N/A	<p>The property at 1275 Queen Street West is a mid-block property with one primary elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront • Cornice, fenestration and base

Heritage Planning, May 2022

Historic Storefronts		Address	Historic Documents	Historic Components
Ref No.	16.	1276 Queen Street West	<p>Archival Photo(s):</p>  <p>City of Toronto Archives, 1896</p> <p>City of Toronto Archives, early 1920s (1920-1926)</p>	<p>The property at 1276 Queen Street West is a mid-block property with one primary storefront elevation. It is part of a collection together with 1274, 1278 and 1280 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront • Cornice, sign band/panels, fenestration, piers/pilasters, base



Top: Heritage Planning, May 2022;
Bottom: Heritage Planning, April 2022

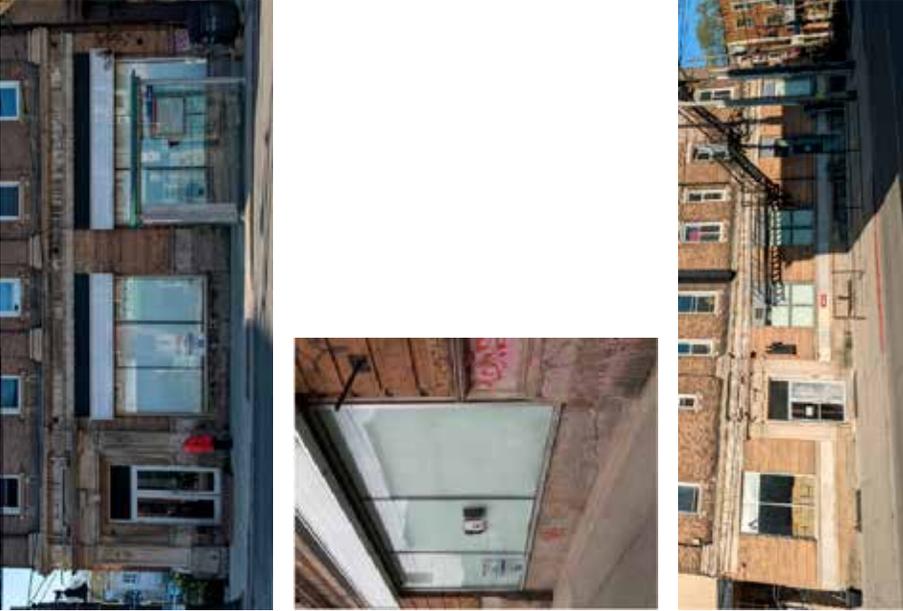
Historic Storefronts		Historic Documents	Historic Components
Ref No. 19.	Address 1280 Queen Street West 	Historic Photo(s):  City of Toronto Archives, Series 376, #0376_0002_0003B  City of Toronto Archives, early 1920s (1920-1926)	<p>The property at 1280 Queen Street West is a mid-block property with one primary elevation. It is part of a collection together with 1276, 1278 & 1280 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront. • Cornice, sign band/panels, fenestration, piers/pilasters, base



Historic Storefronts		Historic Documents	Historic Components
Ref No. 36.	Address 1338 Queen Street West  <p>Heritage Planning, May 2022</p>	Historic Photo(s):  <p>Toronto Public Library – Queen Street West and Brock Avenue, 1918</p>	<p>The property at 1338 Queen Street West is a mid-block property with one primary elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Central recessed entry • Cornice

Historic Storefronts		Historic Documents	Historic Components
Ref No. 37.	Address 1340 Queen Street West  	Archival Photo(s):  <p>Toronto Public Library – Queen Street West and Brock Avenue, 1918</p>	<p>The property at 1340 Queen Street West is a mid-block property with one primary elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration, composition • Recessed central entry • Cornice, prism glass transom band, fenestration and base

Heritage Planning, April 2022

Historic Storefronts		Historic Documents	Historic Components
<p>Ref No. 40.</p> <p>Address 1346 Queen Street West</p>  <p>Top and Bottom: Heritage Planning, May 2022; Middle: Heritage Planning, April 2022</p>	<p>Archival Photo(s):</p>  <p>Toronto Public Library – Queen Street West and Brock Avenue, 1918</p>	<p>The property at 1346 Queen Street West is located at the corner with Brock Avenue and it includes 2 elevations: a primary and a side elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration, and composition • Stone cornice, piers/pilasters, brick façade including corbelled banding, entrance surround carved stone detailing including but not limited to casements and key stone, and stone building base 	

Historic Storefronts			
Ref No.	Address	Historic Documents	Historic Components
42.	<p>1349 Queen Street West</p> 	N/A	<p>The property at 1349 Queen Street West is located at the corner with Dunn Avenue and it includes 2 elevations: a primary and a side elevation. It is part of a pair with 1351 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition of storefront elements, cornice, fenestration and base. • Recessed chamfered corner entry • Iron columns

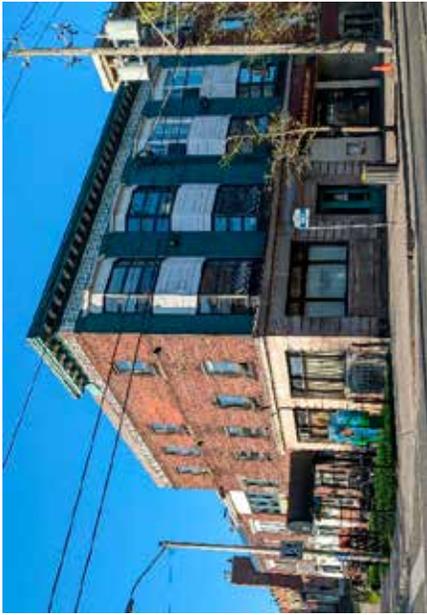
Heritage Planning, April 2022

Historic Storefronts		Historic Documents	Historic Components
Ref No.	Address		
43.	<p>1351 Queen Street West</p> 	N/A	<p>The property at 1351 Queen Street West is a mid-block property with one primary elevation. It is part of a pair with 1349 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition of storefront elements, cornice, fenestration and base • Recessed storefront entry located to one side of the storefront

Historic Storefronts			
Ref No.	Address	Historic Documents	Historic Components
50.	1376 Queen Street West  <p>Heritage Planning, April 2022</p>	N/A	<p>The property at 1376 Queen Street West is a mid-block property with one primary storefront elevation. It is part of a pair with 1378 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront • Cornice, piers/pilasters with capital detailing and base

Historic Storefronts		Historic Documents	Historic Components
Ref No.	Address		
51.	<p>1378 Queen Street West</p>   	N/A	<p>The property at 1378 Queen Street West is a mid-block property with one primary storefront elevation. The property is part of a pair with 1376 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront. • Cornice, piers/pilasters with capital detailing and base.

Top: Heritage Planning, May 2022;
Bottom: Heritage Planning, April 2022

Historic Storefronts		Historic Documents	Historic Components
Ref No. 53.	Address 1381 Queen Street West   <p>Heritage Planning, May 2022</p>	Archival Photo(s):  <p>City of Toronto Archives – Queen St W and Close Ave, early 1920s</p>	<p>The property at 1381 Queen Street West is located at the corner with Close Avenue and it includes 2 elevations: a primary and a side elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Entry located to one side of the primary elevation • Stone masonry clad façade including cornice, piers/pilasters, fenestration surround and building base • Entrance surround with carved stone detailing including but not limited to casements & keystone

Historic Storefronts			
Ref No.	Address	Historic Documents	Historic Components
60.	<p>1390 Queen Street West</p> 	N/A	<p>The property at 1390 Queen Street West is a mid-block property with one primary elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront • Transom windows with lead came design

Heritage Planning, May 2022

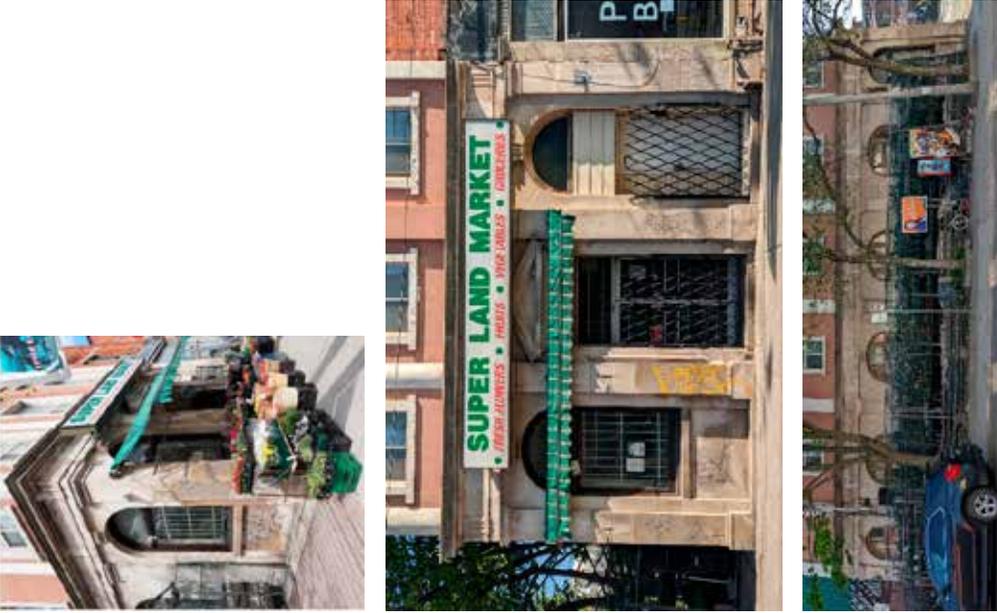
Historic Storefronts		Historic Documents	Historic Components
Ref No. 61.	Address 1392 Queen Street West  <p>Top: Heritage Planning, May 2022; Bottom: Heritage Planning, April 2022</p>	N/A	<p>The property at 1392 Queen Street West is a mid-block property with one primary elevation. It is part of a trio with 1394 and 1396 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition. • Recessed storefront entry located to one side of the storefront. • Cornice, sign band area, storefront fenestration and metal colonnette, brick masonry and stone sill base.

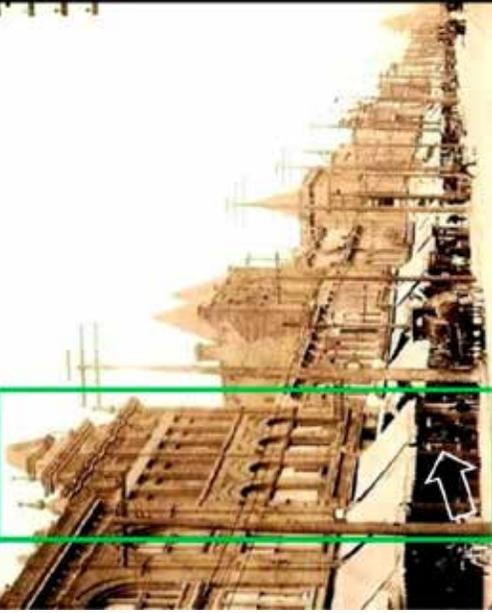
Historic Storefronts		Historic Documents	Historic Components
Ref No.	Address		
(61.)	(Entrance Address 1394 Queen Street West)	N/A	<p>The property at 1394 Queen Street West is a mid-block property with one primary elevation. It is part of a trio with 1392 and 1396 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront • Cornice, sign band area, storefront fenestration, brick masonry and stone sill base
			

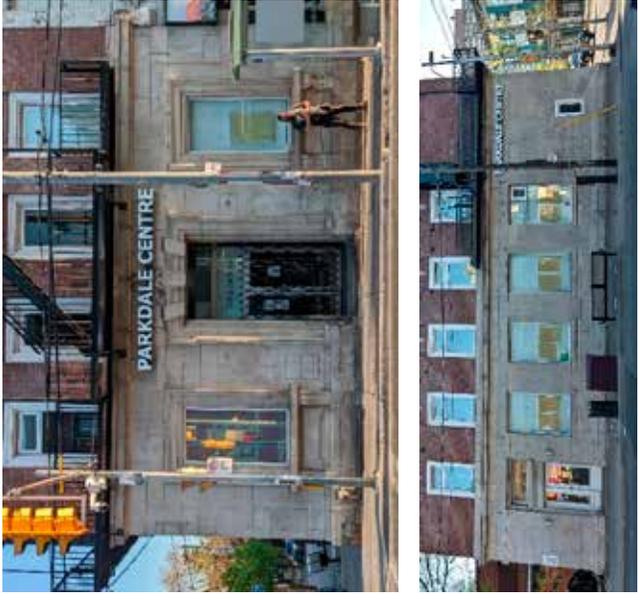
Heritage Planning, April 2022

Historic Storefronts		Historic Documents	Historic Components
Ref No. 63.	Address 1398 Queen Street West  	Archival Photo(s):  <p>Toronto Public Library – 1398-1400 Queen St W., 1890</p>	<p>The property at 1398 Queen Street West is a mid-block property with one primary elevation. The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Transom windows with lead came design

Top: Heritage Planning, April 2022;
Bottom: Heritage Planning, May 2022

Historic Storefronts		Historic Documents	Historic Components
Ref No.	Address	Historic Photo(s)	
65.	<p>1400 Queen Street West</p> 	<p>Archival Photo(s):</p>  <p>Toronto Public Library – 1398-1400 Queen St W., 1890 Entry for Hogle & Davis, Biographical Dictionary of Canada; Merchants Bank, Queen Street West at O'Hara Avenue, 1906 (City of Toronto b.p. #5478, 8 Oct. 1906)</p> <ul style="list-style-type: none"> • Morley W. Hogle architect for conversion/alterations in 1906 to Merchants' Bank of Canada (use continued as a bank, later Bank of Montreal, into the 1970s) 	<p>The property at 1400 Queen Street West is located at the corner with O'Hara Avenue and it includes 2 elevations: a primary and a side elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Stone ground floor façade, including cornice, piers/pilasters and door feature with pediment and semi-circular arched windows

Historic Storefronts		Historic Documents	Historic Components
Ref No. 74.	Address 1418 Queen Street West  <p>Heritage Planning, April 2022</p>	Historic Photo(s):  <p>Sunnyside Historical Society – c.1910</p>	<p>The property at 1418 Queen Street West is a mid-block property with one primary storefront elevation. It is part of a pair with 1420 Queen Street West.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed storefront entry located to one side of the storefront • Cornice and prism glass transom

Historic Storefronts		Address	Historic Documents	Historic Components
Ref No.	1464	Queen Street West	N/A	<p>The property at 1464 Queen Street West is located at the corner with Lansdowne Avenue and it includes 2 elevations: a primary and a side elevation.</p> <p>The historic components include, but are not limited to:</p> <ul style="list-style-type: none"> • General configuration and composition • Recessed central entry • Stone ground floor level façade including but not limited to cornice, carved stone door and window surrounds
	 <p>Top and Bottom: Heritage Planning, May 2022</p>			

E. List of Non-Contributing Properties

No.	Primary Address/Street Name	Structure Address/ Entrance Address
1.	212 Cowan Avenue	
2.	95 Joe Shuster Way	
3.	1205 and 1209 Queen Street West	
4.	1229 and 1229 R Queen Street West	
5.	1233 R Queen Street West	
6.	1257 Queen Street West	1257 1/2 Queen St W 1257 A Queen St W 1261 Queen St W
7.	1258 Queen Street West	
8.	1266 Queen Street West	
9.	1285 Queen Street West	
10.	1287 Queen Street West	
11.	1288 Queen Street West	
12.	1289 Queen Street West	
13.	1290 Queen Street West	1290 A Queen St W
14.	1303 Queen Street West	1303 A Queen St W
15.	1312 Queen Street West	
16.	1314 Queen Street West	
17.	1316 Queen Street West	
18.	1322 Queen Street West	
19.	1324 Queen Street West	
20.	1325 Queen Street West	
21.	1337 Queen Street West	
22.	1357 Queen Street West	1353 Queen St W 1359 Queen St W
23.	1367 Queen Street West	1365 Queen St W
24.	1369 Queen Street West	
25.	1371 Queen Street West	1373 Queen St W
26.	1375 Queen Street West	
27.	1429 Queen Street West	223 Jameson Ave 1431 Queen St W 1433 Queen St W
28.	1446 Queen Street West	1444 Queen St W 1448 Queen St W
29.	1452 Queen Street West	
30.	1454 Queen Street West	
31.	1468 Queen Street West	
32.	1478 and 1480 Queen Street West	1480 A Queen St W
33.	1488 Queen Street West	

TOTAL:

Non-Contributing Properties:

33

F. Transition

This Plan does not apply to those approvals identified in Appendix “F” (the “Listed Approvals”). For clarity such Listed Approvals are inclusive of instruments that have been approved in principle, either by a decision of Council or the Ontario Land Tribunal, or successor, and of any pending or subsequent site plan applications which implement such approvals.

This Plan also does not apply to any modifications or changes to such Listed Approvals provided that such modifications or changes are substantially in accordance with the Conservation Plan related to the Listed Approval, if a Conservation Plan was required as part of the earlier application. For the purposes of this appendix, “approved in principle” shall mean an approval by City Council or the Ontario Land Tribunal, or successor, approving a proposal in principle, but does not require bills to have been adopted by Council or a final Order from the Ontario Land Tribunal, or successor.

This appendix shall not be interpreted as to exclude or exempt a property from this Plan should a new development application(s) be proposed on a property that is not substantially in accordance with such Listed Approval.

Address & Application Number	Date of Decision	File/Item Number	By-law
1375 Queen Street West	N/A	PL210017	N/A
1488 Queen Street West	N/A	TE32.2	N/A

