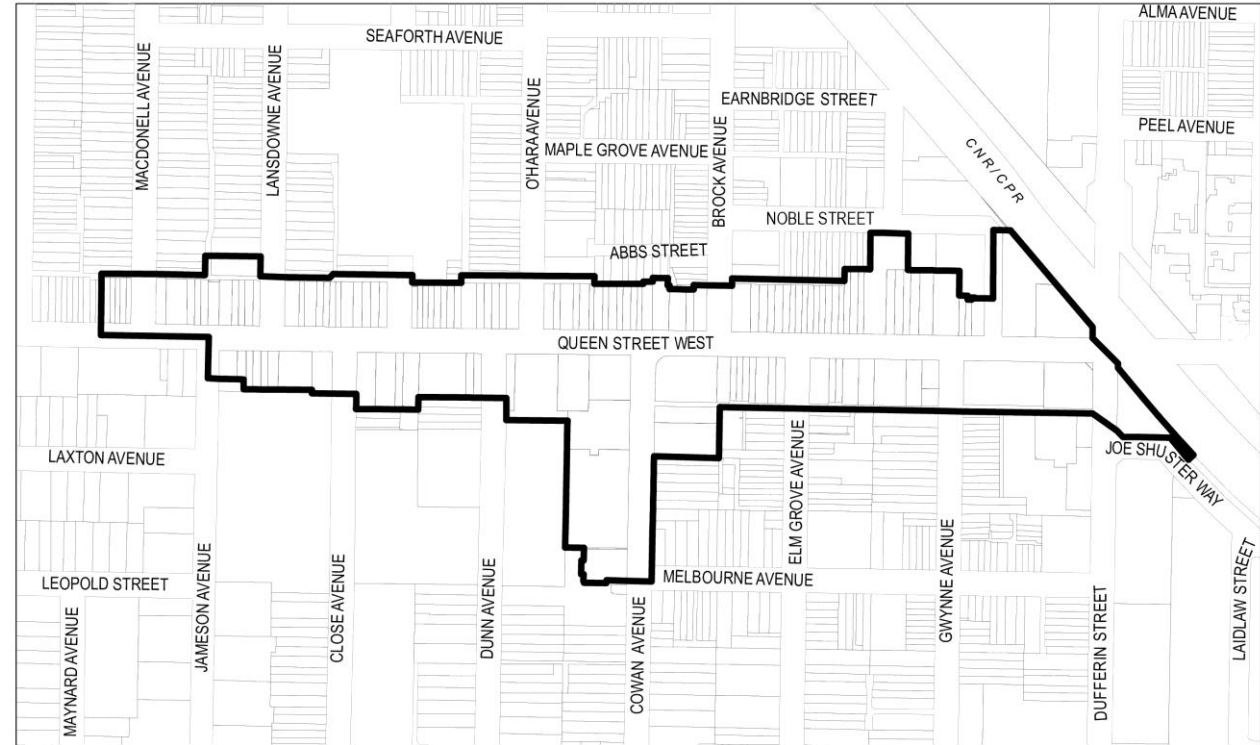
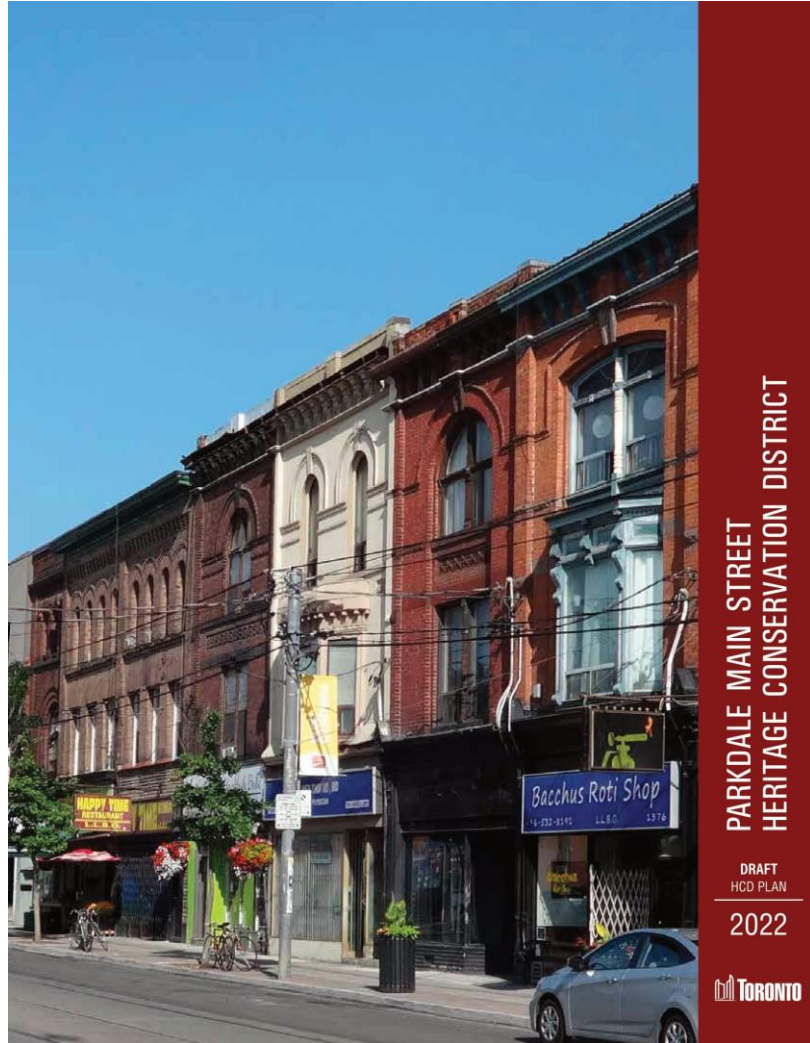




# PB35.11

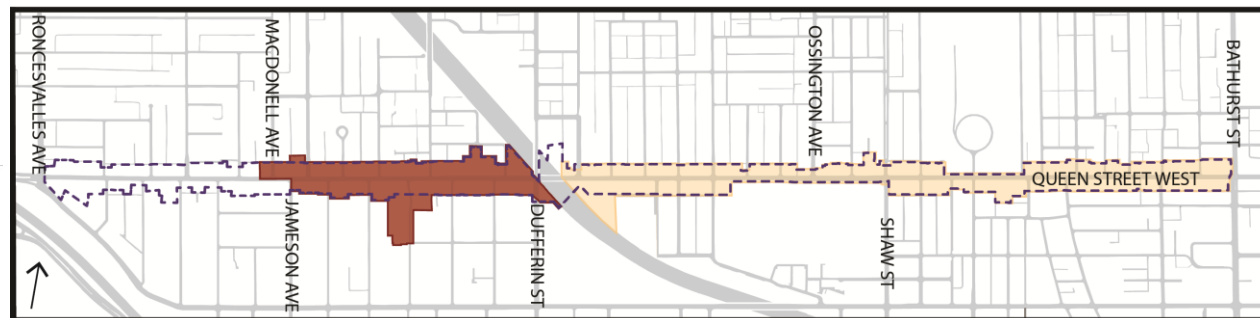
## Designation of the Parkdale Main Street Heritage Conservation District under Part V of the Ontario Heritage Act

# PB35.11 Parkdale Main Street HCD: Proposed Boundary



**Toronto**  
Proposed HCD Boundary

Parkdale Main Street  
Proposed Heritage Conservation District



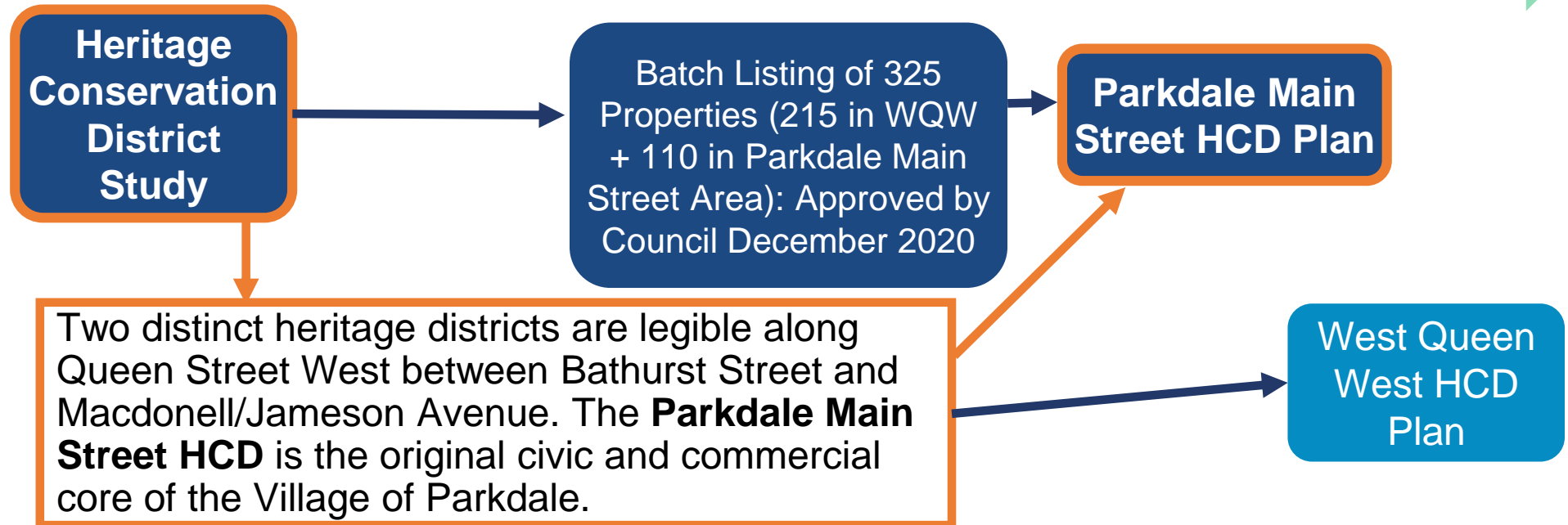
- HCD Study Area Boundary
- Proposed Parkdale Main Street HCD
- Proposed West Queen West HCD

**PB35.11**  
**Parkdale Main Street HCD: Overview**

**Queen Street West Planning Study** – Collaboration between Transportation Services and City Planning Staff, including Heritage Planning

**OPA 445:** City Council adopts OPA 445 in September 2020. The OPA is currently under appeal.

2014      2015      2016      2017      2018      2019      2020      2021      2022      2023



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## PB35.11 Parkdale Main Street HCD

- High concentration of late-19th and early 20th century main street commercial buildings that establish a **main street character** and reflect the history of Queen Street West as the principal commercial artery of the historic Town of Parkdale
- The collection of historic buildings along Queen Street West defines a **continuous commercial streetwall** articulated with civic buildings, with a cluster of **civic buildings** centered at Cowan Avenue, and reinforces the identity of Parkdale as a distinct 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**.



Queen Street West at Brock Avenue, c1970s; City of Toronto Archives, digitized by A. Wynne

## PB35.11 Parkdale Main Street HCD

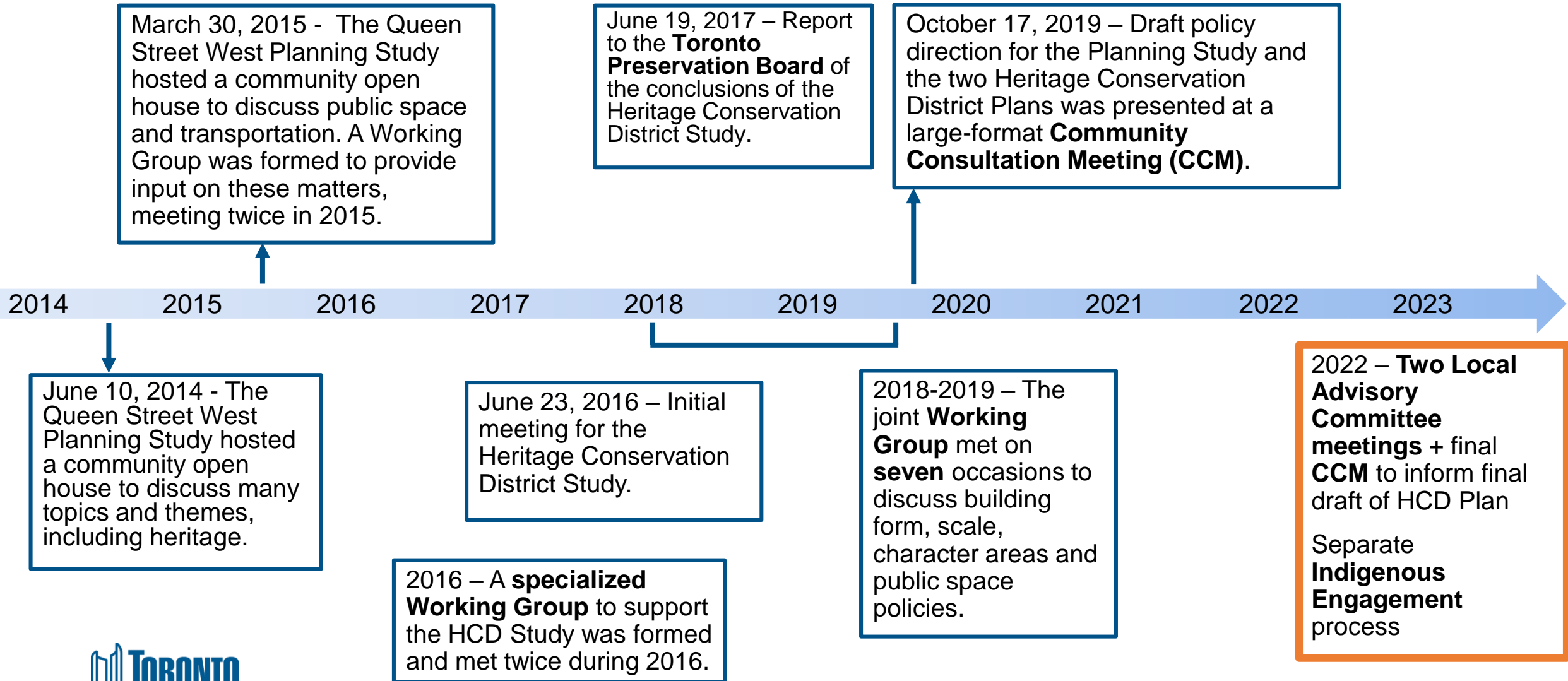
- West Queen West HCD Study (from Bathurst Street to Roncesvalles Avenue) was prioritized because the cultural heritage resources along Queen Street West and the overall **heritage character** and **historic environment** of the street had almost no form of heritage protection.
- *Listing* on the Heritage Register can act as an alert to demolition, but Part V designation, by an in-force HCD, will holistically and comprehensively conserve and maintain the **historic main street character** and **cultural heritage authenticity** of the Parkdale area, while allowing for vibrancy and change in the District.
- An HCD Plan ensures a consistent and cohesive approach to heritage conservation at a wider scale and provides policies and guidelines to **strategically manage growth and change** in the District. Any proposed alteration to heritage attributes and features that are visible from the public realm, will require a heritage permit.



View west along Queen Street West at Cowan Avenue, 2022

“The significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and spatial elements, to include important vistas and views between and towards buildings and spaces within the district. The quality and interest of a district may also depend on the diversity of the lifestyle and the traditions of the people who live and work there. As the users and the ultimate guardians, the community forms a vital part of a district.” [HCDs - Ontario Heritage Tool Kit](#) (page 5)

# PB35.11 Parkdale Main Street HCD: Community Consultation



## PB35.11

### Parkdale Main Street HCD: Statement of Cultural Heritage Value

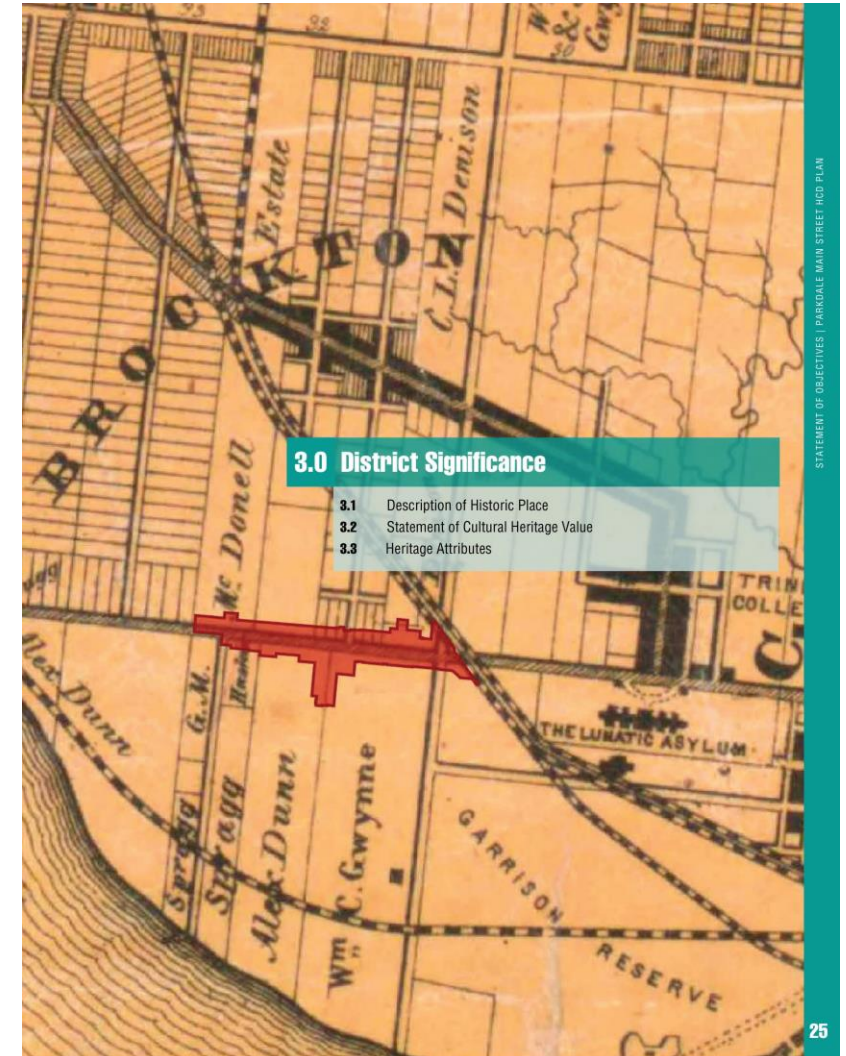
- **Historical and associative value** as the historic commercial main street of the former Town of Parkdale
- **Design and physical value** for its concentration of late-19th and early 20th century commercial and civic buildings
- **Contextual Value** as an example of early village main street commercial development in Toronto, conveying a defined sense of place
- **Social and Community Value** as a welcoming place that that has historically and continues to be the home of a diverse mix of social classes



1398-1400 Queen Street West, 1890; TPL



Construction of Cowan Avenue Police Station, 1931; CTA



## PB35.11 Parkdale Main Street HCD: Heritage Attributes

The HCD Plan identifies the heritage attributes of the District so that they can be protected and managed

- **Heritage Attributes:** these include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the cultural heritage value of the District, which must be retained to preserve its cultural heritage value.
- The heritage attributes of the Parkdale Main Street HCD include its built form, streetscape, public realm and archaeological resources.



Elm Grove Avenue and Queen Street West, 2022

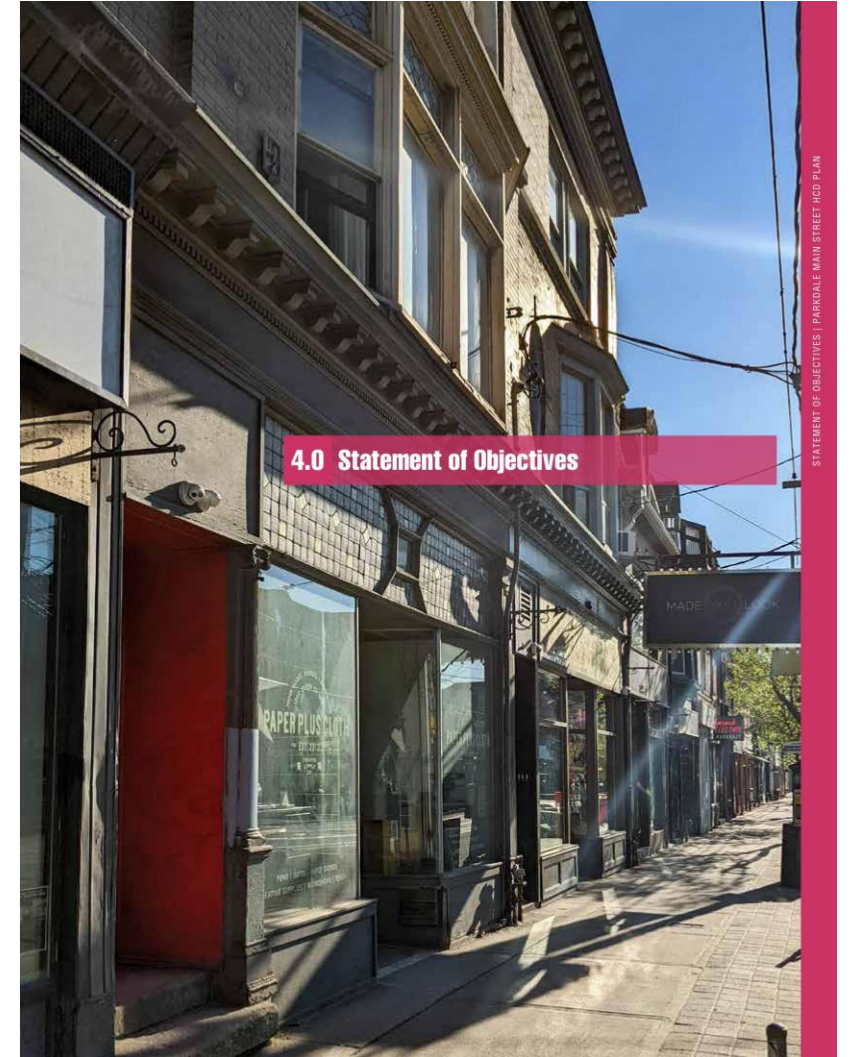


Queen Street West from Close Avenue to Jameson Avenue, c.2017 – EVOQ Architecture



## PB35.11 Parkdale Main Street HCD: Statement of Objectives

- The **Statement of Objectives** identifies what we are trying to achieve by designating the area a Heritage Conservation District.
- Relates to current and anticipated future condition
- The Parkdale Main Street HCD Plan has 17 objectives



# PB35.11 Parkdale Main Street HCD: Building Typologies

 Main Street Commercial Row




 Main Street Commercial Block



 Pre-War Apartment



 House-form with Storefront Addition



 Landmark



# PB35.11 Parkdale Main Street HCD: Architectural Styles

19<sup>th</sup> and 20<sup>th</sup> Century  
Vernacular



Romanesque  
Revival



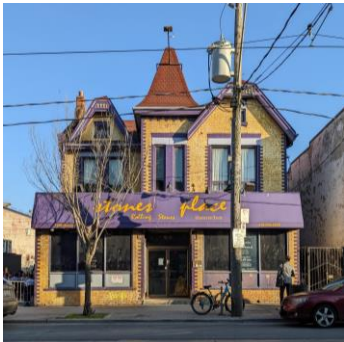
Italianate



Art Deco



Queen Anne  
Revival/Italianate



Second Empire



Edwardian/Edwardian Classicism



Gothic Revival



Beaux-Arts/Edwardian

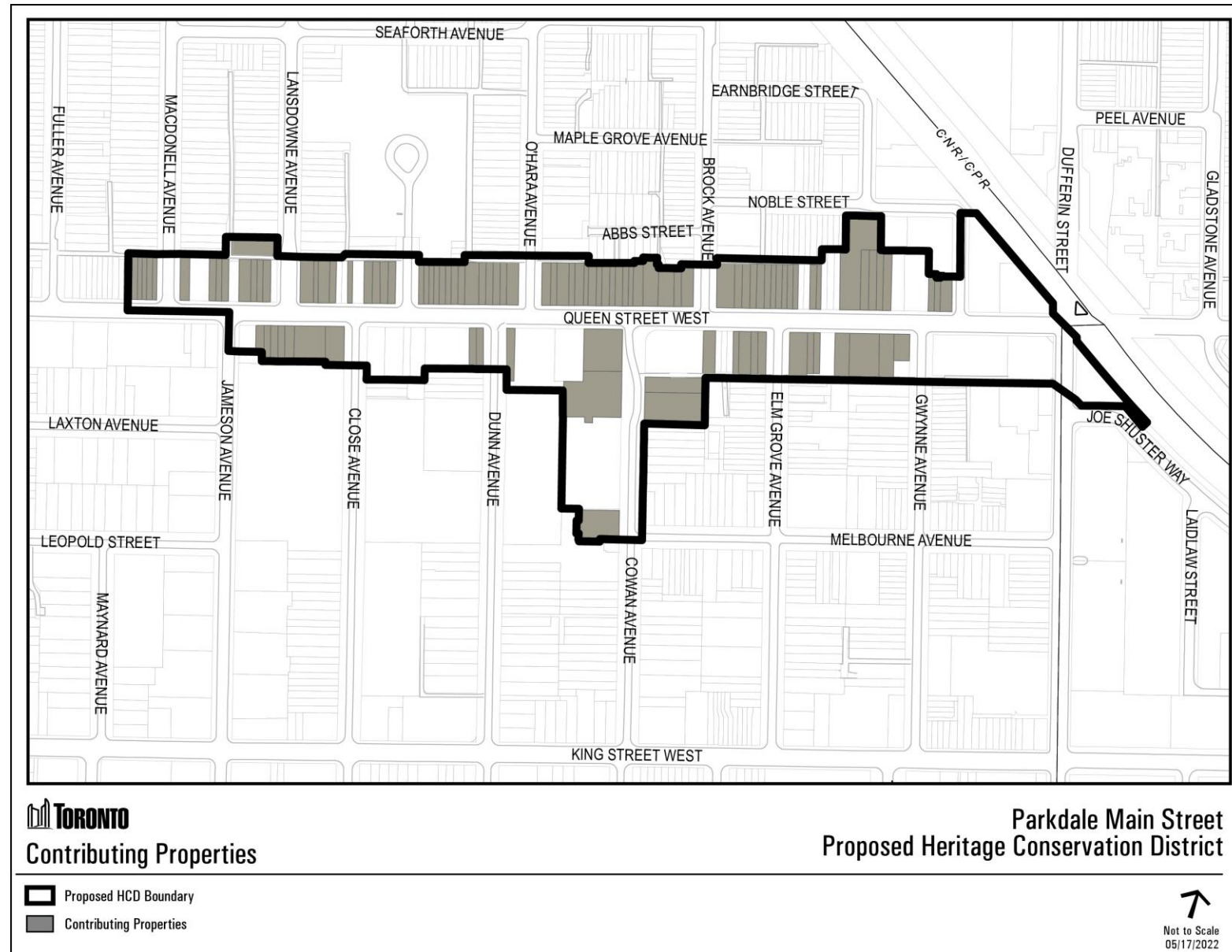


## PB35.11 Parkdale Main Street HCD: Contributing & Non-Contributing Properties

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

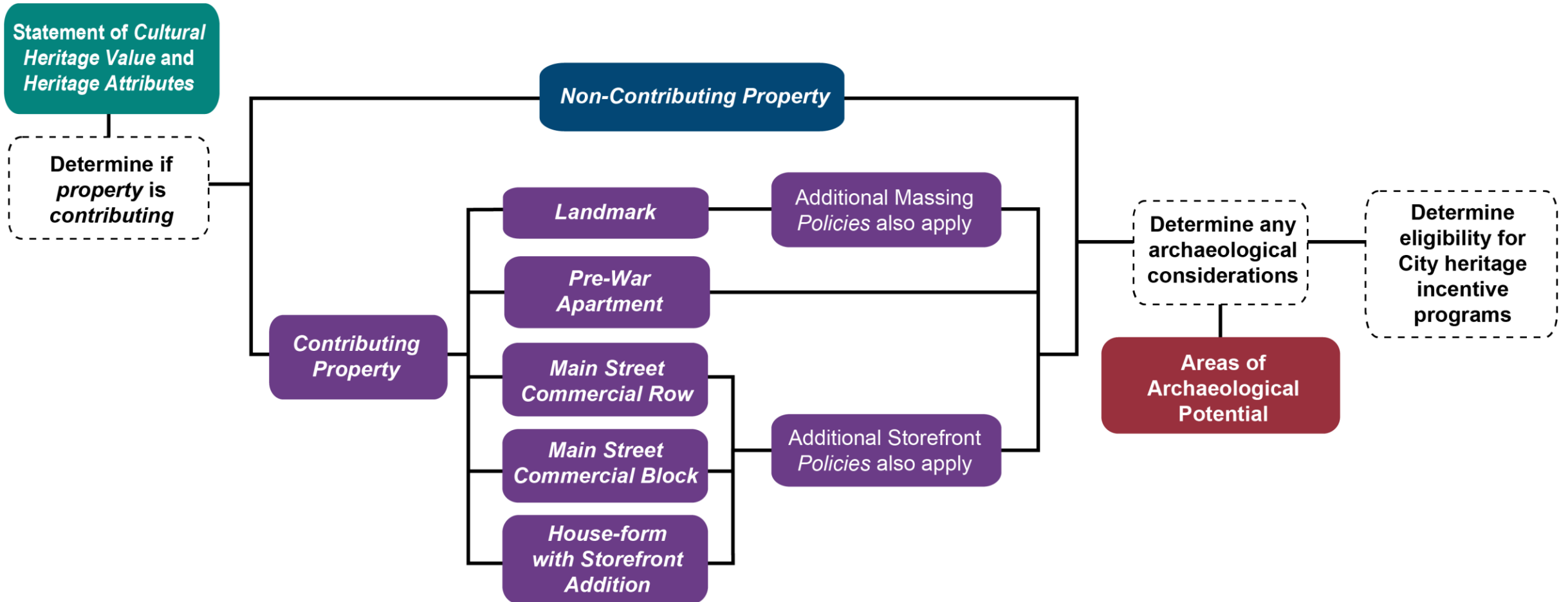
There are separate policies and guidelines for “contributing” and “non-contributing” properties.

- 104 **Contributing** Properties
- 33 **Non-Contributing** Properties
- 94 properties **Listed** on the City’s Heritage Register
- 7 properties **Designated under Part IV** of the Ontario Heritage Act



# PB35.11

## Parkdale Main Street HCD: Road Map – How to Read the Plan

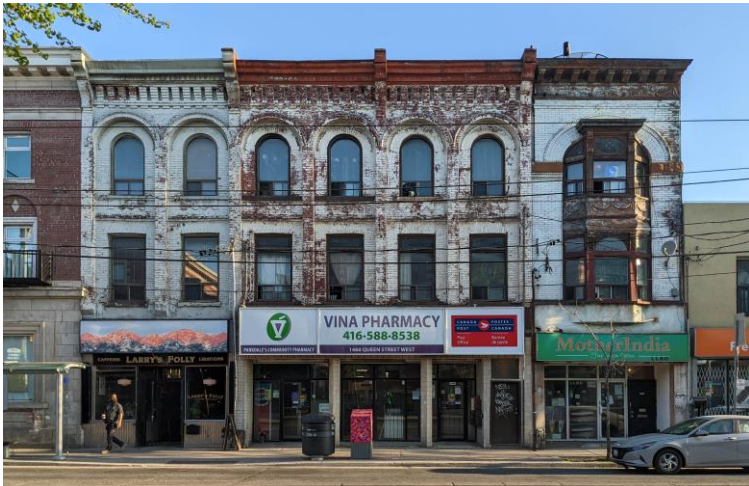


## PB35.11

# Parkdale Main Street HCD: Policies & Guidelines for Contributing Properties

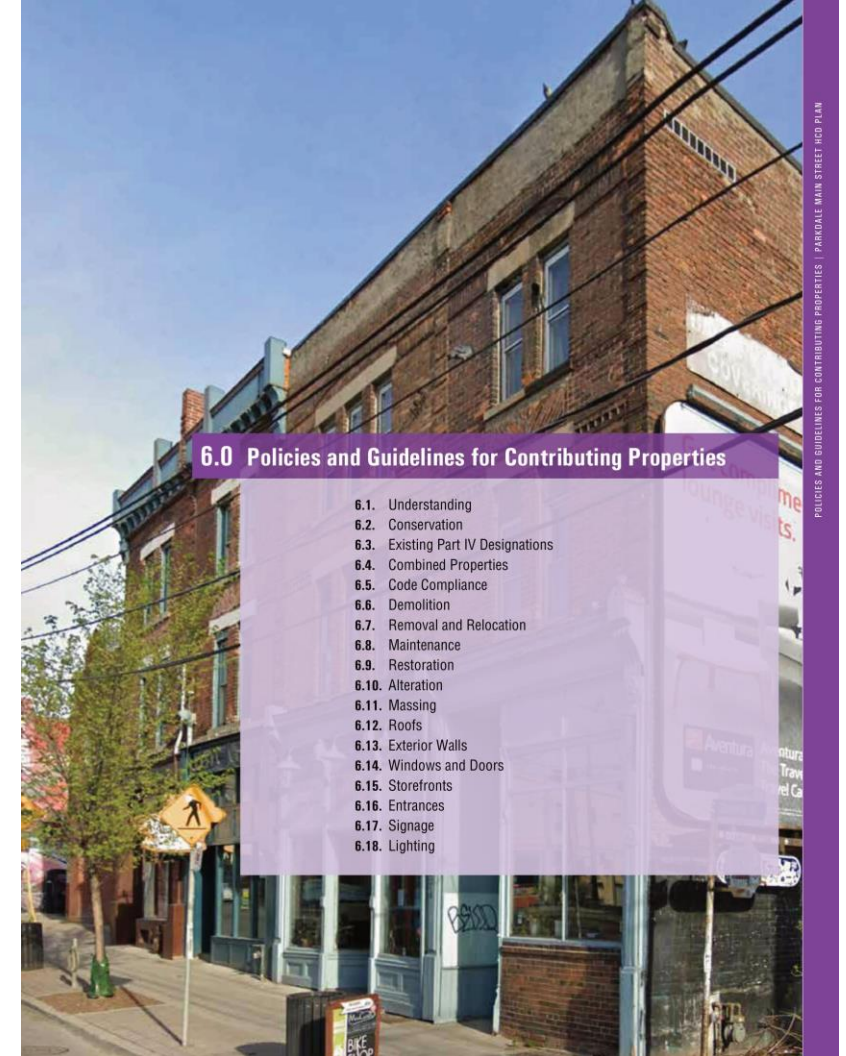


1468A-1474 Queen Street West, 2022



1456-1462 Queen Street West, 2022

- 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



### 6.0 Policies and Guidelines for Contributing Properties

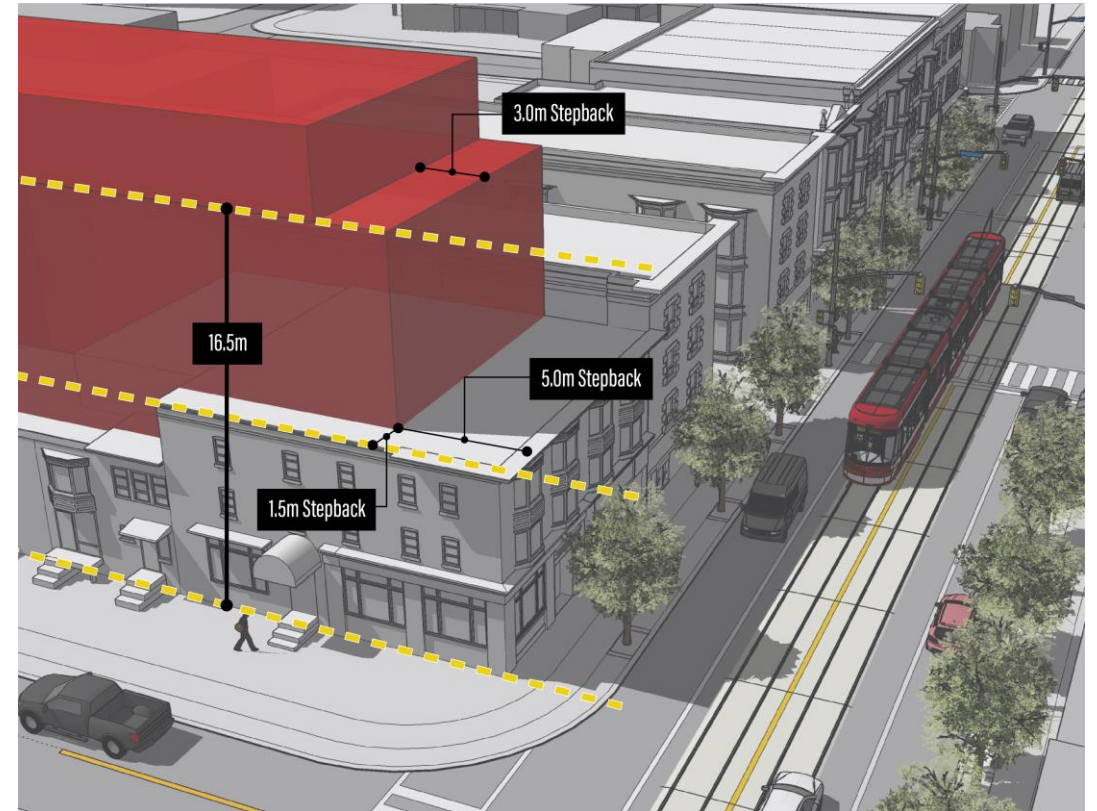
- 6.1. Understanding
- 6.2. Conservation
- 6.3. Existing Part IV Designations
- 6.4. Combined Properties
- 6.5. Code Compliance
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- 6.14. Windows and Doors
- 6.15. Storefronts
- 6.16. Entrances
- 6.17. Signage
- 6.18. Lighting

## PB35.11

### Parkdale Main Street HCD: Policies & Guidelines for Contributing Properties



New development & 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 to maintain the **legibility & prominence** of the **low-scale streetwall**.



New development & 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.

## PB35.11

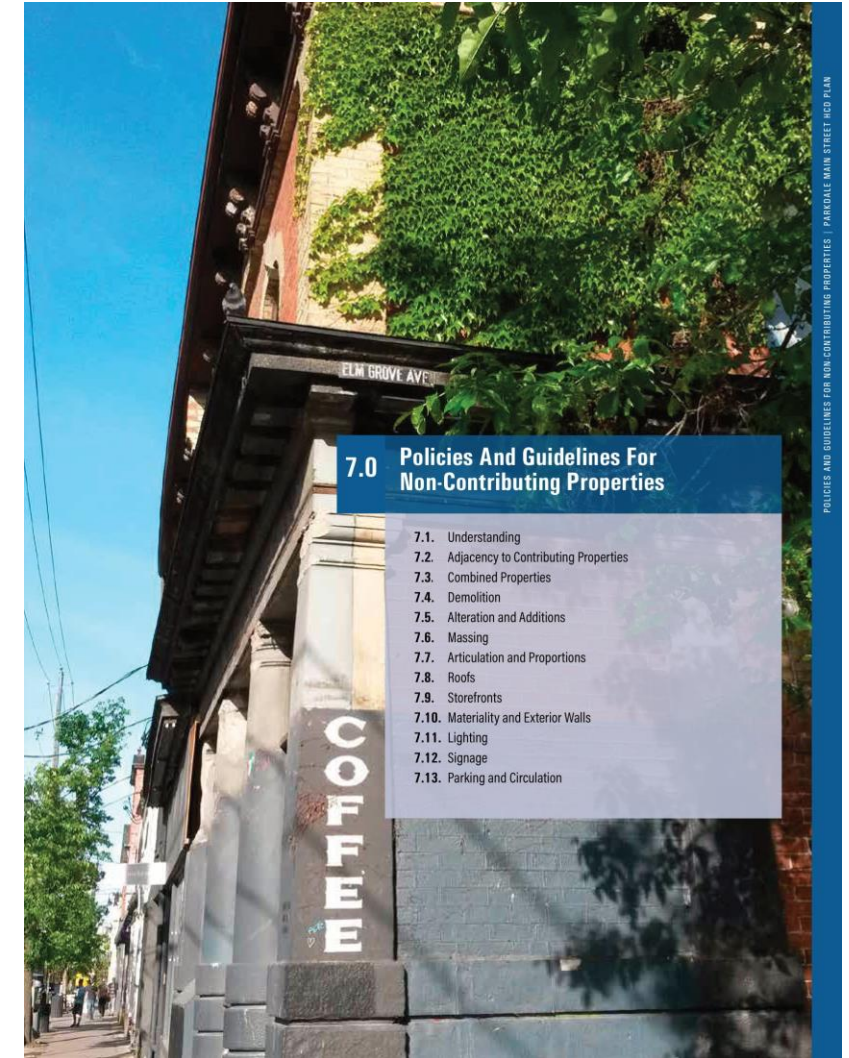
# Parkdale Main Street HCD: Policies & Guidelines for Non-Contributing Properties

**Section 7.0** contains policies and guidelines intended to manage change within the Parkdale Main Street HCD to meet the objectives of the HCD Plan and to conserve the District's cultural heritage value and heritage attributes.

- 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



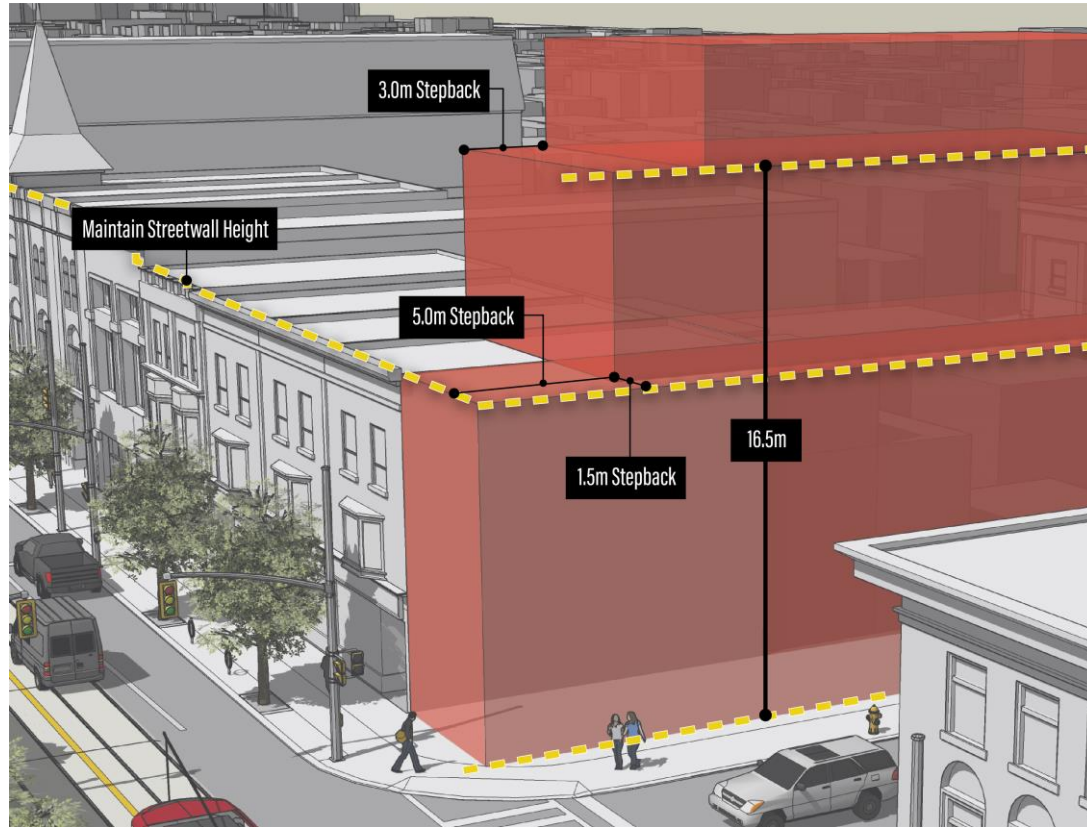
Queen Street West from Lansdowne Avenue to West Lodge Avenue, c.2017 – EVOQ Architecture



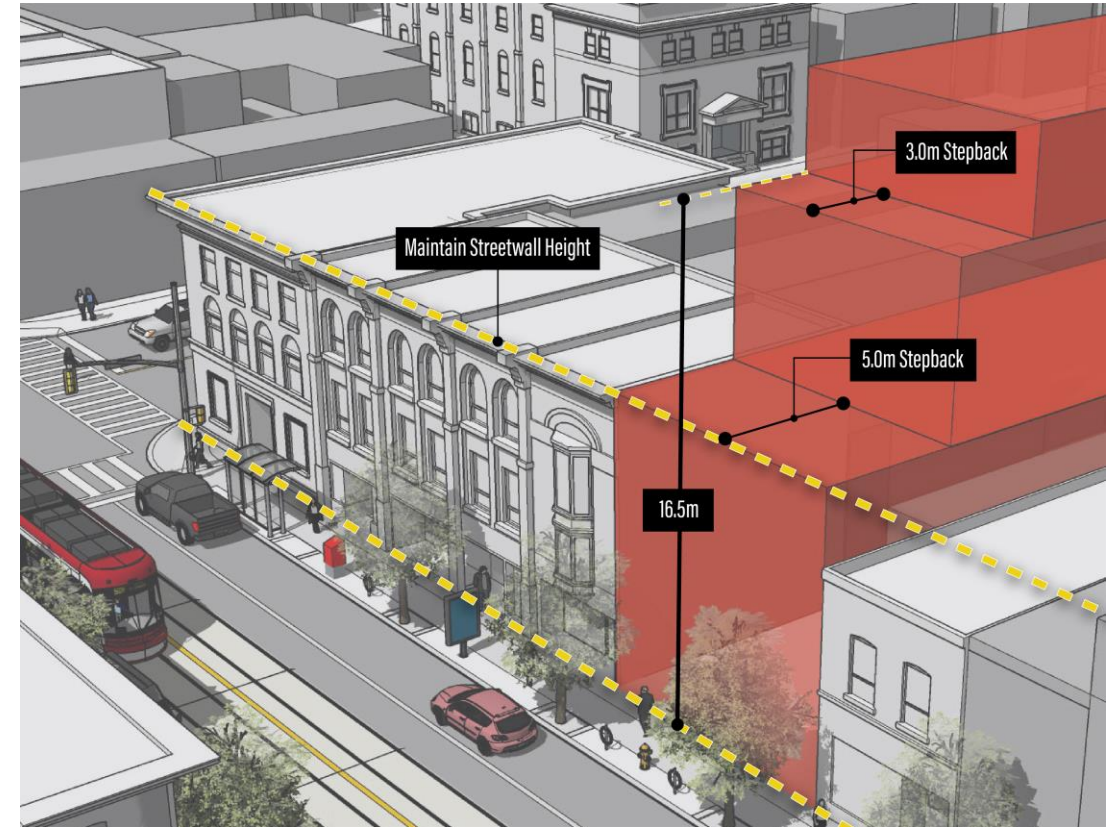


## PB35.11

### Parkdale Main Street HCD: Policies & Guidelines for Non-Contributing Properties



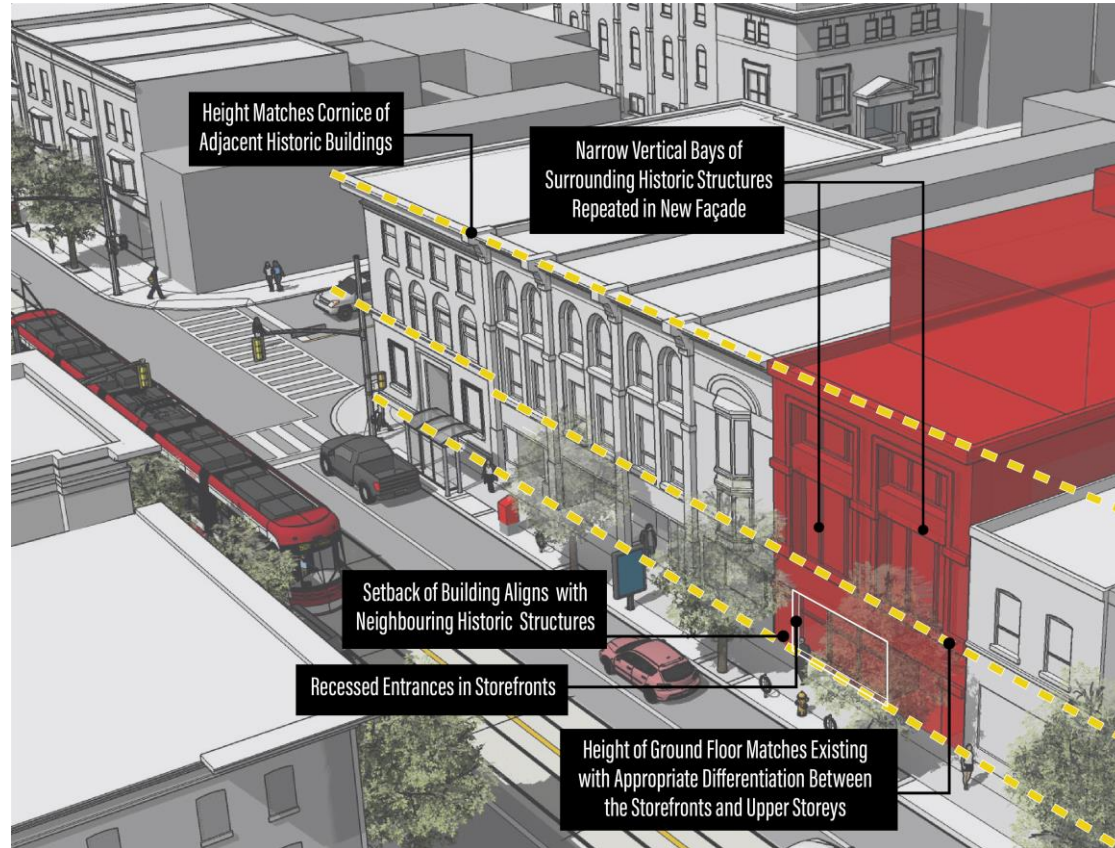
New development & additions to non-contributing corner properties shall provide a minimum stepback of 1.5 metres to **maintain the streetwall height** of their Queen Street West frontage.



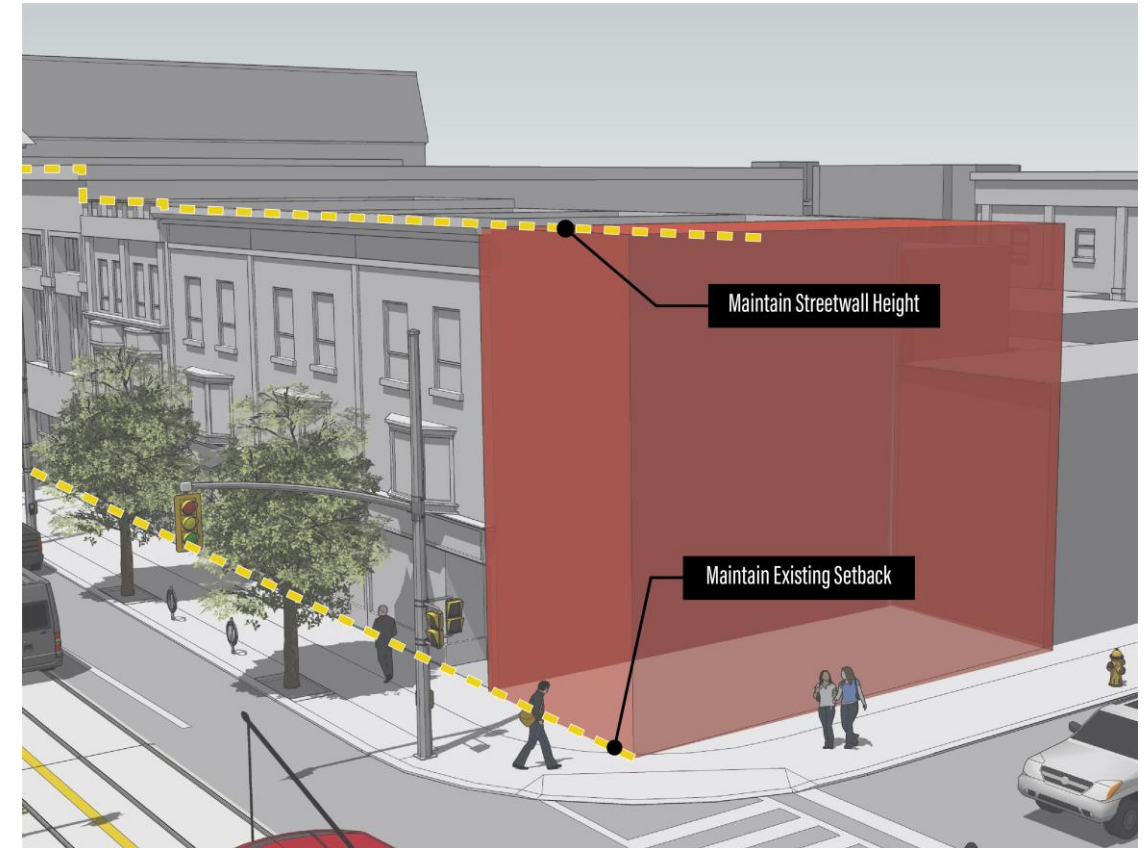
Any portion of new development & additions to non-contributing properties that are taller than adjacent contributing properties & contributing properties of the block where it is located shall provide a minimum stepback of 5.0 metres from the streetwall of adjacent contributing properties & contributing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

## PB35.11

### Parkdale Main Street HCD: Policies & Guidelines for Non-Contributing Properties



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



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.

## PB35.11

# Parkdale Main Street HCD: Policies & Guidelines for Parks and Public Realm



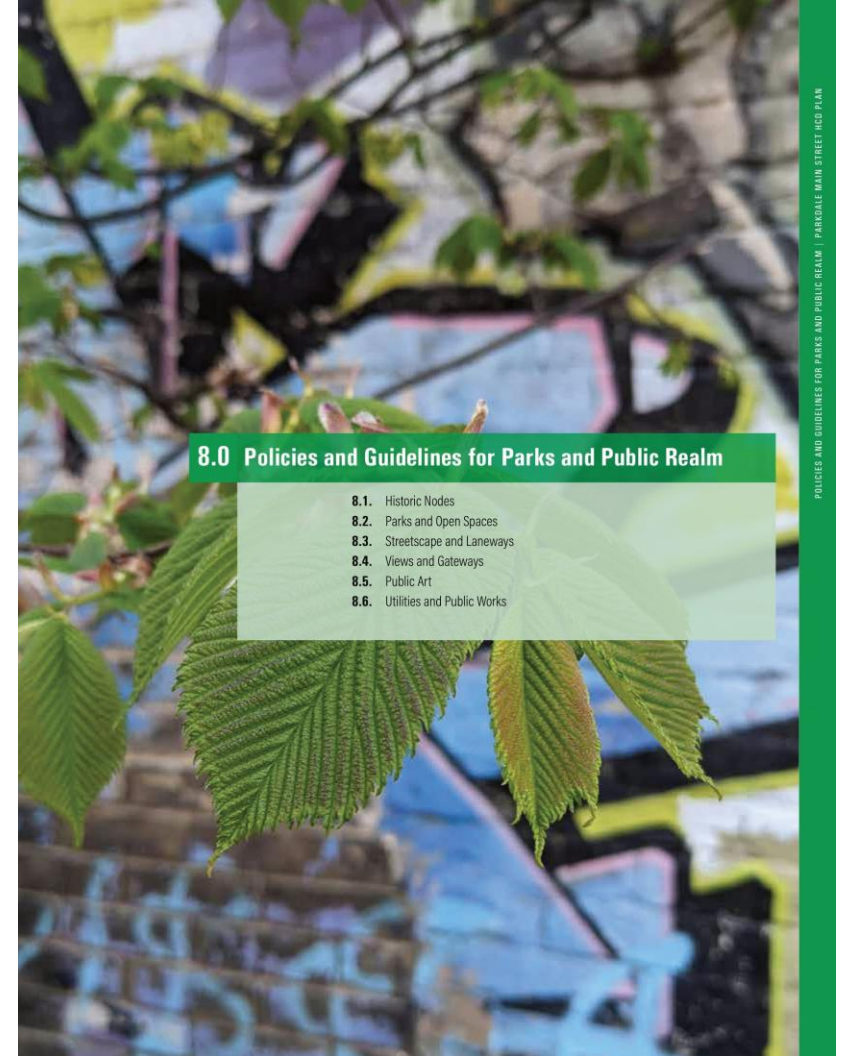
Milky Way



Masaryk Park



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



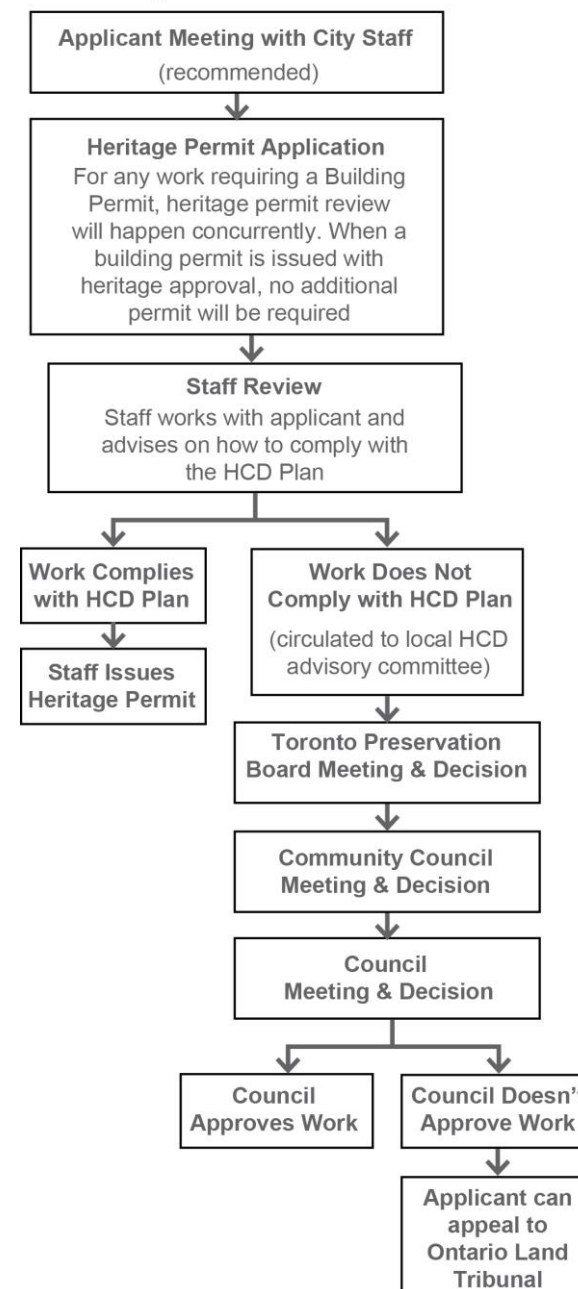
### 8.0 Policies and Guidelines for Parks and Public Realm

- 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

# PB35.11 Parkdale Main Street HCD: Procedures & Appendices

No.	Photo	Primary Address/ Street Name	Structure Address/ Entrance Address	Typology	Architectural Style	Heritage Status	Built	Statement of Contribution <sup>1</sup>
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

## Heritage Permit Process



Appendix D: Statements of Contribution