



Figure 35 / Public Realm Concept Plan

## 4.2 QUEEN STREET WEST FRONTAGE

Queen Street West includes a revitalized streetscape from the building face to the curb, with the intent of reinforcing and supporting the pedestrian-oriented Queen Street West character. This meets the needs of the Focus Area on Queen Street West as part of OPA 445 which provides public realm improvements that enhance and strengthen the street as an important cultural, civic, and social space. As well as prioritizing boulevards that expand landscape space and increase active uses within the publicly-owned boulevard.

The Queen Street West frontage includes widened sidewalks, retained and new street trees, upgraded pavements, new curbs, new site furniture, and new plantings. The new development and adaptive re-use of buildings fronting Queen Street West will provide a built form edge with at-grade community uses that contribute to the animation of the public realm.

Queen Street West is a City of Toronto Right-of-Way and all improvements are subject to City standards and review. Depending upon the timing/phasing of the various blocks, the streetscape treatment may be delivered incrementally.

### Surfacing Materials

- Poured in place concrete clearways using the City standard. Sidewalk treatment extended into the setback to provide continuity.
- Unit paver edge strip using the City standard.

### Street Trees and Planting

- Street trees planted within the City standard planting detail and soil volume requirements.
- At grade, covered tree pits using a City standard grate.

### Street Furniture

- City standard benches within the 1313 Queen Street West setback are encouraged.
- Cycle stands along Queen Street West, placed parallel to the curb.



Figure 36 / Queen Street West Public Realm Plan

### 4.3 COWAN AVENUE STREETScape

Improvements to the Cowan Avenue Streetscape will assist in marking the Hub as a place of cultural focus within the Parkdale Community. The design allows potential opportunities for the street to be temporarily transformed into a pedestrian-only gathering place during weekends and/or for special events. The streetscape design maintains the current one-way travel lane and curb alignment, which assists in traffic calming and providing additional sidewalk area in front of building entrances.

The angled setback along the East Block provides a gathering place/enhanced plaza at the Queen Street intersection. Refurbishments to the retained World Peace Monument (erected in 2005) are recommended to provide this well-loved public art piece with a greater presence. This includes the addition of a seating ring and additional seating along the building frontage to enable people to gather and mingle.

The streetscape is proposed to extend to the north entrance of Masaryk Park. The City of Toronto can extend this treatment further down along Cowan Avenue as part of this project or at a later stage to fully integrate and connect the park frontage within the Hub. The existing Wheel Trans drop-off on Cowan Avenue will be maintained. It is the responsibility of the Centre Block designers to consult with the public and persons with disabilities to determine if designated on-street accessible parking is required. Provision of curbside passenger loading and drop-off is preferred over laybys or curbside cuts.

#### Surfacing Materials

- Permeable precast concrete unit pavers in a mix of tones to complement the heritage and contemporary architecture.
- Extend the Cowan Avenue paving material palette to Queen Street to reinforce the prominence of Cowan Avenue along Queen Street West.
- A raised pedestrian crossing at Queen Street is recommended to prioritize pedestrian crossing and assist in traffic calming.
- Continue the paving materials and boulevard appearance of the pedestrian clearway and across driveways.

#### Street Trees and Planting

- Street trees planted within the City standard soil volumes.
- Frame the Community Centre entrance with open planters around the base of existing retained trees. Elsewhere, where open planters are not possible due to limited sidewalk space, use at-grade covered tree pits in accordance with the City standard.

#### Street Furniture

- Provide a diverse mix of seating, including permanent benches, benches with and without backrests and armrest, seatwalls, and/or movable chairs and tables.
- Provide a community notice board adjacent to the entrance to the Community Centre.
- Additional streetscape furnishings, such as pedestrian lighting, cycle stands and trash cans provide additional amenities for street users.
- Bike Share can be located adjacent to Cowan Avenue, in line with the proposed street trees. Consider adding e-bike charging stations in coordination with Bike Share.



Figure 37 / Cowan Avenue Streetscape

#### 4.4 MILKY WAY LANE

Milky Way Lane runs parallel to Queen Street West between Dufferin Street and Cowan Avenue. It plays an important function in service access to the buildings along Queen Street West and as a pedestrian connection that is well known for its community garden and some of Toronto's most loved street art. The HCD Plan identifies the importance of enhancing existing lane ways within the district.

The design concept proposes to transform Milky Way Lane into an enhanced laneway that is more functional and pedestrian friendly. Milky Way Lane will be rebuilt to include a 3.0m pedestrian sidewalk along the building edge and a 6.0m travelway to accommodate two-way traffic along the length of the southern property line. A conveyance is required to widen Milky Way Lane.

It is recommended that Milky Way Lane east of the site be modified to a one-way lane running east instead of its current western direction. It is possible to extend these lane improvements incrementally eastwards as the properties to the east of the Hub are redeveloped.

An outdoor amenity area is illustrated at grade on the south east side of the East Block. Access to this amenity area would be through the indoor amenity area or via a gate located on Milky Way Lane. The location and programming of this outdoor amenity space will be explored by the future proponent. An accessible parking space is provided adjacent to the secondary entrance off Milky Way Lane.

The redesign of Milky Way Lane provides an opportunity for heritage interpretation within the laneway through murals, paving details, public art, or lighting.

Milky Way Lane is a City of Toronto Right-of-Way and all improvements are subject to City standards and review.

#### Surfacing Materials / Tree Planting / Street Furniture

- See Cowan Avenue Streetscape for surfacing materials, tree planting and street furniture.

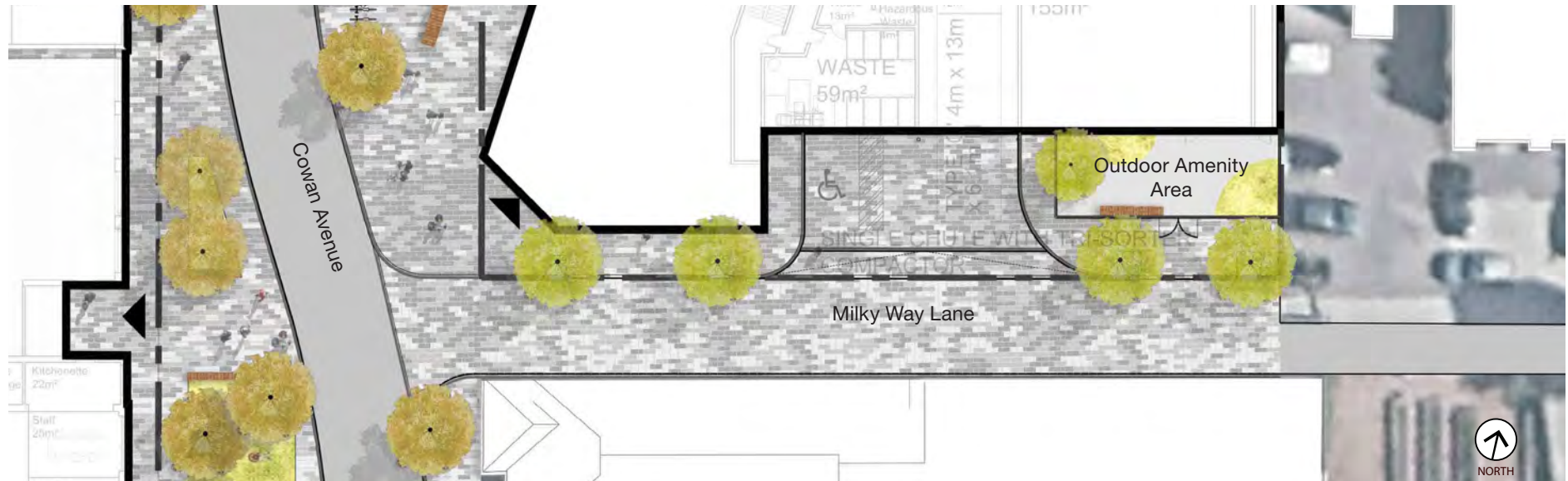


Figure 38 / Milky Way Lane

## 4.5 MASARYK PARK

Masaryk Park is an important community space within the district, serving the community as a recreational and gathering space.

The new single storey addition to the recreation centre will add active ground floor uses and improve sightlines into Masaryk Park. The Public Realm Concept Plan proposes a 1.5m width pathway along the building edge and maintains the existing community gardens along the north side of the park. This new path will assist in connect Cowan Avenue to Dunn Avenue.

The future design of the Centre Block provides excellent opportunities to take advantage of the site's adjacency to the park. It is recommended that the future proponent explore the potential for:

- Designing the 1 storey addition to include indoor/outdoor spaces that connect the community centre and park.
- Using glazing to provide transparency to the interior uses of the Community Centre.
- Adding low pathway level lighting to the new east/west connection to assist in wayfinding. Lighting should minimize impacts on the night sky.

### Surfacing Materials / Tree Planting / Street Furniture

- See Cowan Avenue Streetscape for surfacing materials, tree planting and street furniture.



Figure 39 / Masaryk Park Interface

## 4.6 DUNN AVENUE INTERFACE

The Dunn Avenue Interface includes a new pedestrian connection to Masaryk Park along the south face of the West Block. The Demonstration Plan (see Section 5.0) proposes a colonnade fronted by community spaces to animate the public realm. The pedestrian connection is lined with seating, bicycle parking and a lawn area for outdoor amenity.

New entrances to the West Block are possible via a small hardscaped courtyard and the south face of the building, both accessible from Dunn Avenue. The courtyard is to be proposed to be enclosed with a landscape fence. The courtyard design includes tree planting, low shade tolerant understory planting and seating. The courtyard functions as a day-to-day building access and an outdoor spill-out space for gatherings.

The existing 245 Dunn Avenue playground is proposed to be relocated elsewhere on the 245 Dunn Avenue property. The exact location and design is to be determined by Toronto Community Housing.

A hardscaped service court with a flush curb provides a flexible space for loading and servicing for the East and Centre Block. The service court is accessed from an improved shared service drive that includes 4 accessible parking spaces. This area will be brightly lit and designed with a high-quality public realm, aiming to enhance pedestrian safety and foster connections to and from Masaryk Park.

### Surfacing Materials / Tree Planting / Street Furniture

- See Cowan Avenue Streetscape for surfacing materials, tree planting and street furniture.



Figure 40 / Dunn Avenue Interface

## **5.0** DEMONSTRATION PLAN

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**To visualize the intention of the Design Brief, a Demonstration Plan massing model has been developed. The Demonstration Plan massing model illustrates the three-dimensional qualities of potential buildings and open spaces to provide a clear and legible translation of the Design Brief.**

**The Demonstration Plan is presented for illustrative purposes only and represents one potential outcome of this Design Brief.**



Masaryk  
Park

Cowan Avenue

Queen Street West





## 5.1 PARKDALE HUB

Aerial view of Parkdale Hub looking northwest from Queen Street West.

The adaptive re-use of heritage buildings, complemented with new infill buildings and public realm improvements to Queen Street West, Cowan Avenue, Milky Way Lane, and the Masaryk Park Interface create a pedestrian-scaled and animated community hub in the heart of Parkdale.





## 5.2 CENTRE BLOCK

Aerial view of the Centre Block looking towards Queen Street West. The proposal integrates heritage buildings with new infill buildings into a community centre and Toronto Public Library branch.





### 5.3 EAST BLOCK

Aerial view of the East Block looking southeast from Queen Street West.

The conceptual rendering shows the new six storey East Block Building and streetscape improvements along Cowan Avenue and Queen Street West. The angled facade frames a new plaza/gathering space at the Cowan and Queen Street West intersection and provides enhanced views of the heritage buildings at 1313 Queen Street West and 220 Cowan Avenue.



Queen Street West



#### 5.4 WEST BLOCK

Aerial view of the West Block looking southeast from Queen Street West.

The conceptual rendering shows how the new streetwall aligns with the façade of the adjacent heritage building and the upper building storeys are stepped-back from Queen Street West frontage.







**5.5 COWAN AVENUE**

Pedestrian level view looking towards Queen Street West.

Streetscape improvements along Cowan Avenue will assist in marking the Hub as an important gathering place within the Parkdale Community.





## 5.6 MILKY WAY LANE

View looking west along Milky Way Lane towards the entrance of the Centre Block. Active ground floor building frontages and streetscape improvements will assist in transforming the lane into a better functioning and more pedestrian friendly space.





## 5.7 QUEEN STREET WEST FRONTAGE

Pedestrian level view looking west along Queen Street West.

The conceptual rendering shows the rehabilitated landmark 1313 Queen Street building and the Globe sculpture marking the entrance to Cowan Avenue. Refurbished heritage buildings, new infill buildings, widened sidewalks and street tree planting along Queen Street West will support and animate the public realm.

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