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STAFF REPORT

1438 Queen St West, Committee of Adjustment Application No. A0024/24TEY April 24th, 2024

Date:	April 17 th , 2024
To:	Chair and Committee Members, Toronto and East York District
From:	Anne Fisher, Acting Senior Manager, Heritage Planning, Urban Design, City Planning, Attn: Amir Nissan, Heritage Planner
Wards:	Parkdale – High Park (4)
Reference:	A0024/24TEY

RECOMMENDATION

Should the Committee of Adjustment approve the requested variances, Heritage Planning, Urban Design, City Planning respectfully requests that approval be subject to the following condition:

Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning

APPLICATION

To alter the existing two-storey mixed-use building (containing retail space on the ground floor and four residential dwelling units on the second storey) by constructing a rear second storey addition, and a complete third storey addition. The existing retail space will be maintained and unaltered. There will be a total of 16 residential dwelling units on the second and third storeys of this altered building.

COMMENTS

Heritage Planning (HP) has reviewed plans and drawings prepared by Battaglia Architect INC., dated January 15th, 2024.

Site and Context

The subject property is situated on the north side of Queen St West between Close Avenue and West Lodge Avenue. It is located within the currently under appeal Parkdale Heritage Conservation District (HCD) and is not yet designated under Section 41 of the Ontario Heritage Act. Constructed in 1930 and located on the main street of the HCD, it is listed on the City's Heritage Register and is a 20th century vernacular building.

Policy Framework

The City's Official Plan (OP) policies state that proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City (OP Policy 3.1.6.5).

Policy 3.1.6.4 of the OP says:

Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

Chapter 3, Standard 11 of The Standards and Guidelines for the Conservation of Historic Places in Canada (SGCHPC) states:

- Make the new work physically and visually compatible with, subordinate to, and distinguishable from the public realm.

Policy 3.1.6.33 of the OP says:

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 Parkdale HCD Plan says:

- Section 6.10.1 – The alteration of contributing properties shall be compatible with and subordinate to the District's cultural heritage value and heritage attributes.
- Section 6.10.2 – New materials shall be physically and visually compatible with the materials of the contributing property.

- Section 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.
- Section 6.12.1 – Alterations shall conserve the roof form and profile of contributing properties.
- Section 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.
- Section 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.

Analysis and Rationale

The subject property is included on the City’s Heritage register. It is also noted as a contributing property in the Parkdale HCD Plan. This plan that has been approved by Council but is currently under appeal and it is therefore not yet in full force and effect.

The proposed third floor addition does not accord with the policies in the Council approved HCD Plan. These state that additions shall be compatible with the scale, height, form and massing of the contributing property and that alterations should conserve the roof form and profile of the contributing property. The building on the subject lands is a two-storey Main Street commercial row building with a shallow pitched roof. It is representative example of an early 20th century commercial building typology that reflects the evolution of Parkdale from a suburban village to a distinct community within Toronto. Removing the existing pitched roof and to provide a third storey does not comply with the policies in the HCD Plan; however, as stated above this Plan is not yet in force and effect.

It is noted that the variances that are being sought relate to changes to the rear and side lot lines and to the parking requirements. These variances do not relate to the provision of the third floor. As such Heritage Planning have no comments with regard to the variances that are being sought.

Heritage Planning are requesting a condition for Heritage Planning to review the proposed plans prior to work commencing at the property in order to review these in relation to any changes in the status of the HCD Plan and the impact this could have on potential approvals required under the Ontario Heritage Act.

CONTACT

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SIGNATURE

A handwritten signature in blue ink, appearing to read 'Anne Fisher', with a period at the end.

Anne Fisher, Acting Senior Manager
Heritage Planning, Urban Design, City Planning

E-mail copy to: Stanley Woo, Committee of Adjustment Case Manager
E-mail copy to: Sabrina Salatino, Manager and Deputy Secretary-Treasurer,
Committee of Adjustment, Toronto & East York District