



WEST QUEEN WEST
HERITAGE CONSERVATION DISTRICT

HCD PLAN
VOLUME 1

2024

City of Toronto, City Planning Division

West Queen West Heritage Conservation District Plan online:
<https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-conservation-districts-planning-studies/>



WEST QUEEN WEST HCD

Table of Contents

- i. The Purpose of the Plan
- ii. How to Read this Plan

1. Introduction

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

2. Legislative and Policy Framework

- 2.1. Ontario Heritage Act
- 2.2. Provincial Planning Statement
- 2.3. City of Toronto Official Plan
- 2.4. Zoning By-laws
- 2.5. Applicable Studies, Plans, and Guidelines

3. District Significance

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

4. Statement Of Objectives

5. 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

6. Policies and Guidelines for Contributing Properties

- 6.1. Understanding
- 6.2. Conservation
- 6.3. Existing Part IV Designations
- 6.4. Consolidated and 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

7. Policies and Guidelines for Non-Contributing Properties

- 7.1. Understanding
- 7.2. Adjacency
- 7.3. Combined Properties
- 7.4. Demolition
- 7.5. New Development 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

8. Policies and Guidelines for Public Realm

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

9. Archaeological Resources

- 9.1. Requirements for Archaeological Resources

10. Procedures

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

11. Recommendations

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

Appendices

- A. Definitions
- B. Heritage Incentives
- C. Index of Contributing Properties
(*See Volume 2*)
- D. Statements of Contribution
(*See Volume 2*)
- E. List of Non-Contributing Properties
(*See Volume 2*)
- F. Transition
(*See Volume 2*)

i. The Purpose of the Plan

Heritage *conservation* plays an integral role in city planning as a powerful values-based approach to city building, helping to convey what makes Toronto unique. Heritage Conservation Districts (HCDs) are a planning tool that guide change in area that represent Toronto’s rich social, cultural, and architectural history—places that contribute to the livability and appeal of Toronto as a multicultural, sustainable, and equitable city. HCDs provide place-based *policies* that *conserve* and enhance historic neighbourhoods, while pointing to opportunities for contextually appropriate growth and change.

HCDs across Ontario vary in size and character. An HCD may include elements of residential, commercial, institutional, and main streets. The distinct character of an HCD derives from the natural and cultural resources within its boundaries. The focus of an HCD is on the prevailing character of an area, particularly its contextual attributes such as the physical and historical interrelationships of its buildings and structures, natural features, and circulation systems.

The purpose of the West Queen West Heritage Conservation District Plan (the “Plan”) is to establish a framework that will *conserve* the West Queen West Heritage Conservation District’s (the “District”) *cultural heritage value* through the protection and *conservation* 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* (“OHA”), 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; and
- 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 West Queen West area, facilitate an enhanced understanding of the benefits of heritage *conservation*, and provide access to heritage financial incentives for eligible *maintenance* and *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*.

Toronto Green Standard

The Plan encourages and supports sustainable building practices both within the context of *alterations* to existing buildings and for the design of *new development*. The Toronto Green Standard (TGS) is a critical tool in implementing Official Plan policies to advance sustainable city building and the climate action directions. The TGS is comprised of five categories of performance measures for sustainable development: Air Quality; Building Energy, Emissions and Resilience; Water Quality and Efficiency; Ecology and Biodiversity; and Waste and The Circular Economy. Property owners are encouraged to refer to the most recent version of the TGS and strive for the highest level of sustainability that they can achieve.

ii. How to Read This Plan

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

While all property owners within the District are strongly encouraged to read the entire Plan to understand its scope and intent, Sections 6 through 9 of the Plan apply to properties depending upon the property classification as a *contributing* or *non-contributing property*, 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, a summary of the HCD Study and Plan process, an overview of community engagement completed to inform the Plan, and the Plan's purpose.

Section 2 – Legislative and Policy Framework discusses applicable *policies* 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 basis 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.

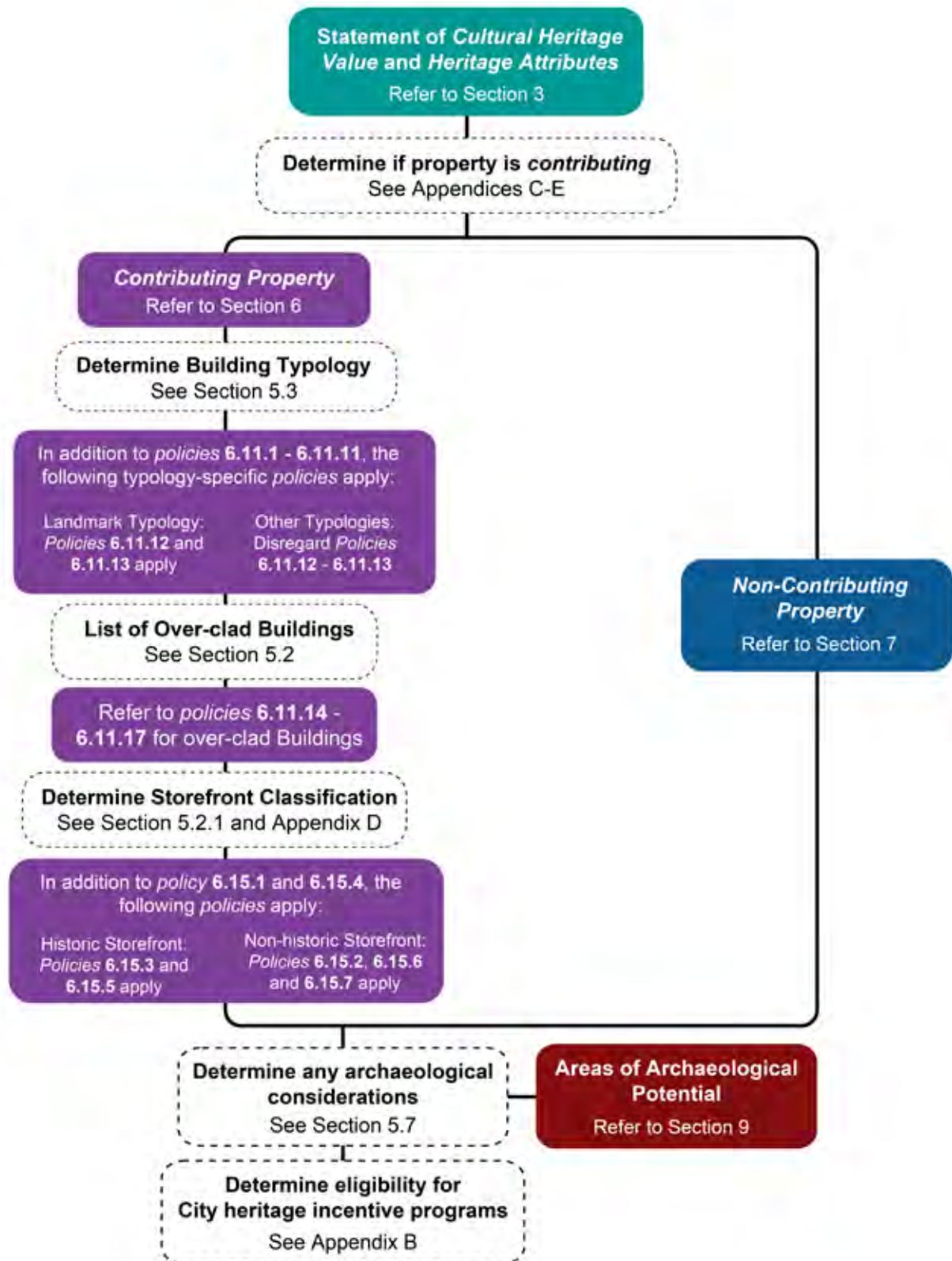
Section 10 – Procedures describes how the Plan will be used, including a list of activities that do not require review against the Plan, and outlines the heritage permit process.

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, typology, and storefront classification.

Road Map





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

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 valuable regulatory tools 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 policies 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 forms. 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.

Maps and Figures

The maps and figures presented in this Plan, although reasonably accurate, are intended for illustrative purposes. Maps which require precise boundaries, such as the HCD boundary, will be provided by the City of Toronto as an attachment to the by-law adopting this HCD Plan.

Figure 3: Previous page: Queen Street West, looking east from Markham Street, circa 1990s. Courtesy City of Toronto Archives.

1.2 Project Background

In Toronto, heritage conservation districts are identified and designated under Part V of the OHA 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 by City Council in March 2015. The purpose of the HCD Study was to provide an overall understanding of the area’s history and heritage character and to determine if an HCD would be appropriate for the study area. 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 of Toronto’s City Planning Division 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 to inform the development of the West Queen West 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 West Queen West Planning Study (the “Planning Study”).

In Fall 2019, a community consultation meeting was held to present two HCD Plans, while the West Queen 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

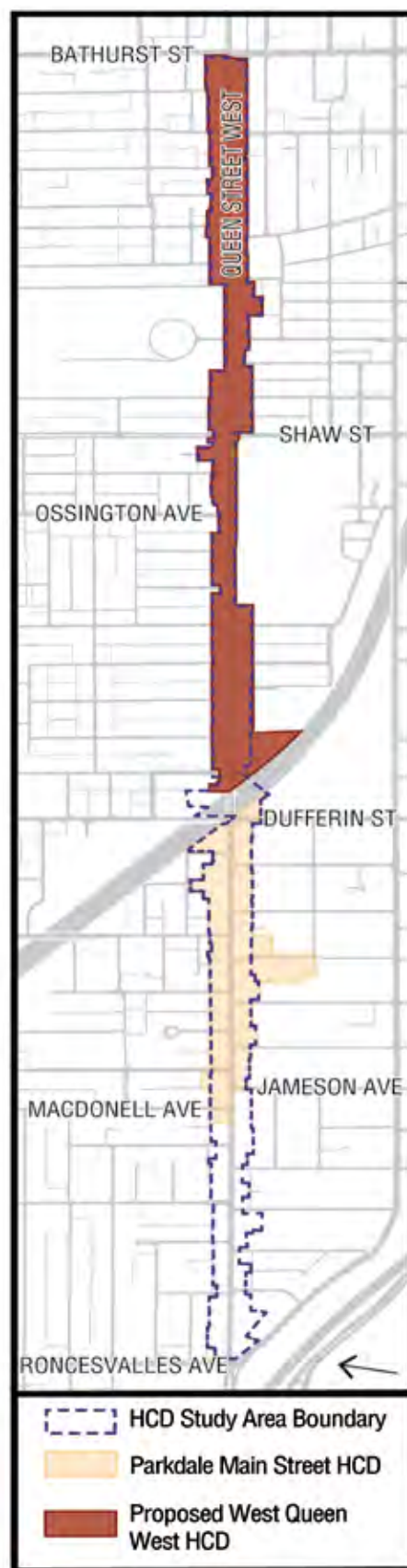


Figure 4: The West Queen West HCD Study recommended that the City proceed with two Heritage Conservation District Plans, one for West Queen West and one for Parkdale Main Street.

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 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. OPA 445 came into force in November 2023.

The Parkdale Main Street HCD Plan was adopted by City Council on July 19, 2022. It was subsequently appealed to the Ontario Land Tribunal and came into force in June 2024.

City staff continued work on the West Queen West 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.

Between June and August of 2024, City staff hosted a series of meetings with a Local Advisory Committee and the West Queen West Business Improvement Area (“BIA”) Board. Additionally, a fourth Community Consultation meeting was held in September 2024. Further, Innovation Seven facilitated five joined Indigenous engagement sessions for the West Queen West and Kensington Market HCD Plans during the summer and fall of 2023, as well as in March 2024. Comments received from these engagements were reviewed by City staff, and revisions were made to the Plan where appropriate. These changes included the refinement of *policies* and *guidelines*, along with general formatting and language revisions.



Toronto
Multi-HCD Boundary Map
West Queen West Heritage Conservation District

A Parkdale Main Street HCD Boundary - designated 2022 (in force 2024)
 B West Queen West HCD Boundary
 C Queen Street West HCD Boundary - designated 2007

Figure 5: The West Queen West HCD boundary completes a trio of heritage conservation districts along Queen Street West, from University Avenue to Macdonnell Avenue.

1.3 Public Engagement and Community Consultation

The requirements for public engagement and community consultation during the HCD Plan phase are outlined in the OHA and reflected in the HCDs in Toronto. 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; and
 - 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, and meetings with BIAs were held in coordination with the West Queen 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 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 ending on September 24, 2024, in order to solicit comments and feedback for consideration 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.

Community consultation meetings for the HCD Plan phase were held concurrently for the Parkdale Main Street HCD, West Queen West HCD, and the West Queen 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



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

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 BIA and Parkdale Village BIA were held on October 30, 2019 and February 3, 2020, respectively, to present and discuss the draft recommendations.

In June and August 2024, a new Local Advisory Committee (“LAC”), comprised of representatives from community organizations in the West Queen West area, 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. Additionally, in August 2024, Heritage Planning conducted a meeting with the West Queen West BIA Board.

A Community Consultation meeting in an open house format was held at the Theatre Centre (1115 Queen Street West) on September 10th, 2024, to provide an overview of the HCD process and present excerpts from the draft HCD Plan for

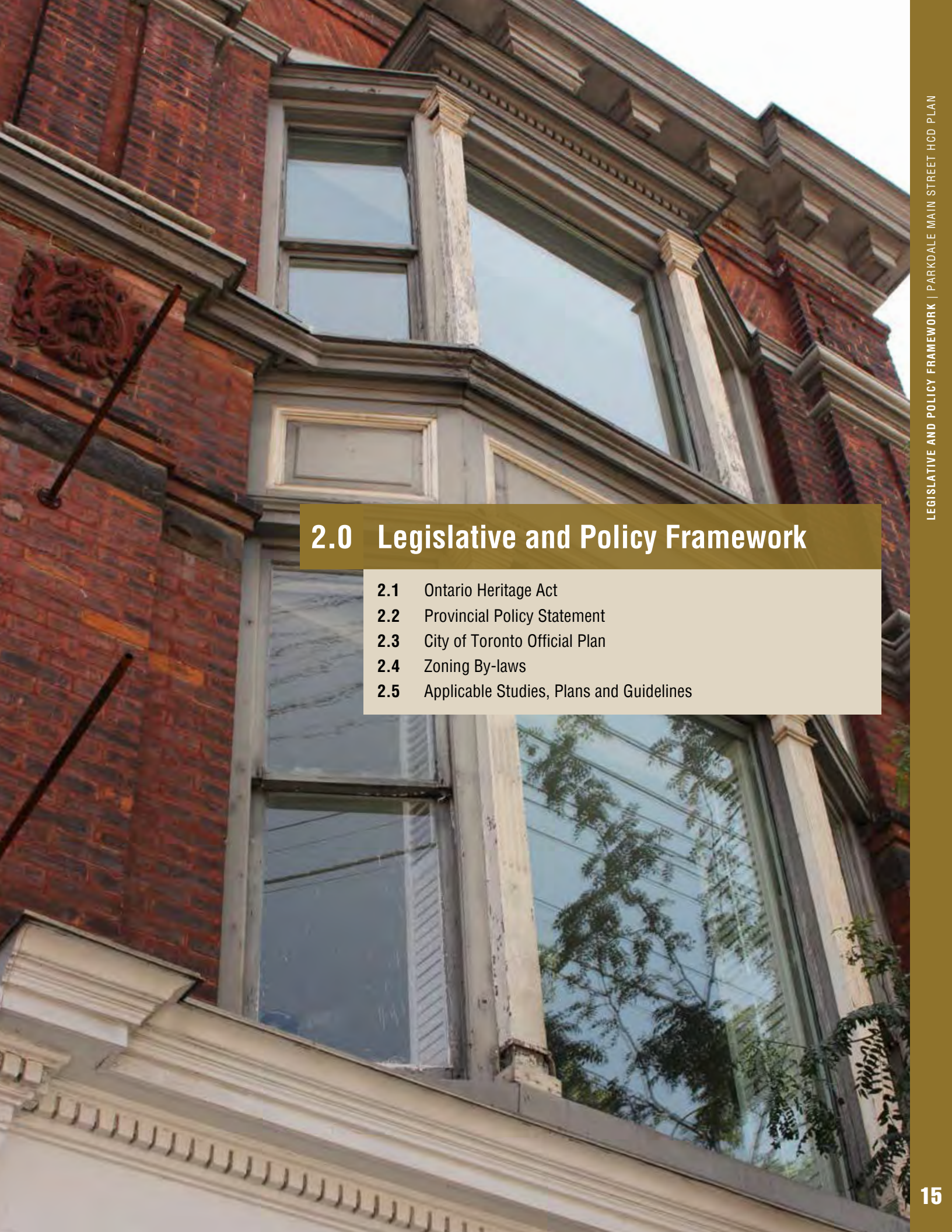
West Queen West. The LAC and BIA meetings, along with the Community Consultation meeting, were facilitated by Third Party Public, a public engagement consultant.

Indigenous Engagement

Heritage Planning staff also reached out to a number of Indigenous-led organizations and programs serving the Indigenous community in the West Queen West area. In April 2023, Innovation Seven was retained by Heritage Planning to develop and implement an Indigenous engagement strategy, facilitating five joined sessions to gather input on the *cultural heritage values* of the West Queen West and Kensington Market HCDs, as well as on *policy* development. These sessions were held at the Parkdale Queen West Community Health Centre and the Native Canadian Centre of Toronto during the summer and fall 2023, and in March 2024. Heritage Planning staff were able to provide background about the project and to receive comments and feedback on a variety of issues related to the proposed West Queen West HCD. Following these meetings, the draft Statement of Objectives, *policies*, and *guidelines* were updated to reflect the feedback received.



Figure 7: The final Community Consultation included an open house, which took place on September 10, 2024.



2.0 Legislative and Policy Framework

- 2.1 Ontario Heritage Act
- 2.2 Provincial Policy Statement
- 2.3 City of Toronto Official Plan
- 2.4 Zoning By-laws
- 2.5 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 the *conservation*, protection, and *preservation* of heritage resources across 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 series of guides that explain step-by-step how municipal councils and their associates can undertake the identification and *conservation* of heritage properties using powers under the *Ontario Heritage Act*. The guides also describe roles community members can play in municipal heritage conservation, as participants on municipal heritage committees, or through local research conducted by groups with an understanding of heritage. 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.

2.2 Provincial Planning Statement

The *Provincial Planning Statement, 2024*, (the “PPS”) is issued under Section 3 of the *Planning Act* and provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that municipal and provincial land use planning decisions 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*. It provides specific direction for the protection of built heritage resources, *cultural heritage landscapes*, *archaeological resources*, and areas of archaeological potential, both on development sites and where development is proposed on *adjacent* properties. The PPS states that cultural heritage and archaeology help provide people with a ‘sense of place’.

Policy 4.6.1 directs that “Protected heritage property, which may contain built heritage resources or *cultural heritage landscapes*, shall be *conserved*.” Policy 4.6.2 specifies that “Planning authorities shall not permit development and site *alteration* on lands containing *archaeological resources* or areas of archaeological potential unless the significant *archaeological resources* have been *conserved*.”

Policy 4.6.3 states, “Planning authorities shall not permit development and site *alteration* on *adjacent* lands to protected heritage property unless the *heritage attributes* of the protected heritage property will be *conserved*.” Policy 4.6.4 (b) encourages planning authorities to develop and implement proactive strategies for *conserving* significant built heritage resources and *cultural heritage landscapes*.

2.3 City of Toronto Official Plan

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form *compatibility* of different land uses and the provision of municipal services and facilities.

2.3.1 Urban Structure

The Official Plan (the “OP”) contains an Urban Structure, which includes *Avenues* as identified on Map 2. The West Queen West HCD 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 West Queen West 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*.

2.3.2 Land Use Designations

The majority of the District is designated *Mixed-Use Areas* with the exception of the south side of Queen Street West from Dufferin Street moving eastward to the CAMH facilities (just east of Dovercourt Road) which is designated as *Regeneration Areas*.

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 *Regeneration Areas* on a lot containing a heritage building, provided that the *new development* conforms to any applicable HCD plan (3.1.6.21.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.

2.3.3 Heritage

Section 3.1.6 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 3.1.6 (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 3.1.6.32 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 3.1.6.33 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.

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

The West Queen West HCD Study was conducted concurrently with the West Queen West Planning Study, leading to the development of Site and Area Specific Policy 566 (OPA 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 coordinated 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 was approved by the Ontario Land Tribunal with amendments on November 10, 2023, and is currently in force.

The OPA 445 policies are designed to allow for *compatible* development that contributes to the fine-grained built form and main street character of Queen Street West. These policies aim to achieve a built form that is compatible with the scale, massing, and proportions of the existing historic *streetwall*, while also providing additional direction to *conserve* heritage resources through careful consideration and design solutions.

Generally, OPA 445 includes prescribed *steppbacks* and *streetwall* requirements. It provides for a compact, transit-supportive development form that promotes opportunities for intensification and the reuse of existing building stock. It accommodates new housing and commercial space while appropriately relating to the area's built heritage resources. Additionally, OPA 445 directs that developments include a rhythm of vertical bays and articulation that fit with the existing context, along with architectural elements that reference and align with the horizontal datum lines of adjacent buildings and block context.

2.3.5 Garrison Common North Secondary Plan

The Garrison Common North Secondary Plan applies to the area bounded by Queen Street West to the north to the CNR Lines to the south (north of the Gardiner Expressway) from Bathurst Street to the east and Dufferin Street to the west. The Secondary Plan's northern boundary intersects with the extent of the West Queen West HCD, along the south side of Queen Street West. The portions of the Secondary Plan intersecting the District are designated as *Regeneration Areas* or *Mixed Use Areas*. Although the Secondary Plan has site specific policies for other areas within its boundary it provides only general policy criteria for the portions that overlap with the District, which do not include heritage specific policies.

Area 5, identified in the Secondary Plan, includes the CAMH land (at 1001 Queen Street West) which is located outside of the District. The Secondary Plan states that this property will be redeveloped over time as the organizational hub for the CAMH, representing key parts of the organization and containing key central functions and programs. It also states "the area will be developed in phases with a network of public and private streets and sidewalks, public and private open spaces, which will serve to integrate the property into the surrounding city fabric. ...". This section of the Secondary Plan includes five heritage policies (from I-p) which relate to the *conservation* of the historic Asylum Wall on the CAMH site which is located outside of the West Queen West HCD boundaries.

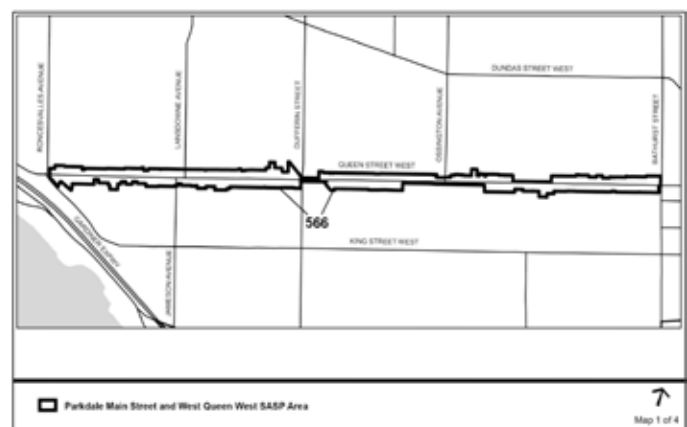


Figure 9: The boundaries of the Site and Area Specific Policy 566 (OPA 445)

2.3.6 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 the requirements of 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; and
- Describe *alterations* or classes of *alterations* that the property owner may carry out without obtaining a permit.

The West Queen West HCD Plan meets the requirements of HCDs in Toronto.

2.3.7 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”) provide sound, practical guidance to achieve good *conservation* practice. They establish a consistent, pan-Canadian set of *conservation* principles and guidelines that will be useful to anyone with an interest in *conserving* Canada’s historic places. The Standards and Guidelines, adopted by Toronto City Council in 2008, offer results-oriented guidance for sound decision-making when planning for, intervening on, and using historic places.

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 [...]”.

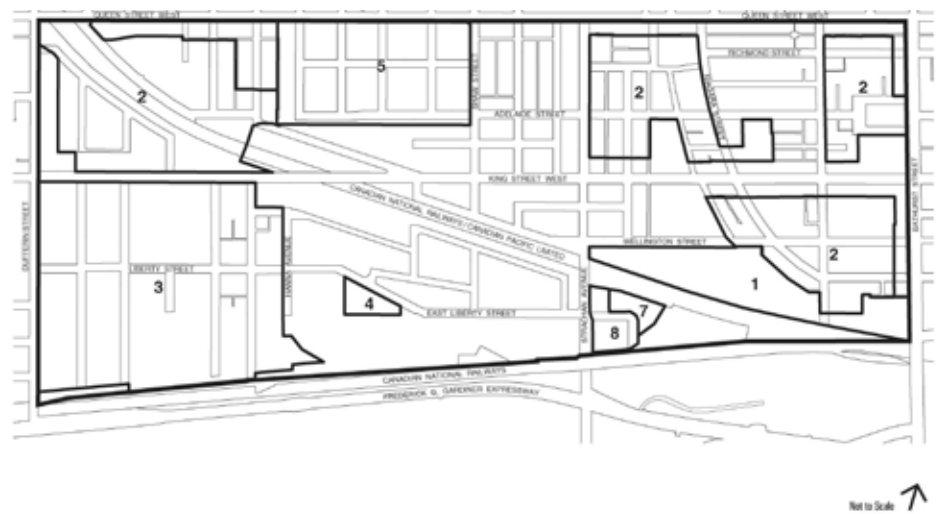


Figure 10: The boundary of the Garrison Common North Secondary Plan overlaps with the extent of the West Queen West HCD boundary along its southern edge, being the south side of Queen Street West from Bathurst Street to Dufferin Street.

2.4 Zoning By-laws

Zoning by-laws implement the land use policies of the City's Official Plan. They set out legally enforceable standards that must be complied with to obtain a building permit. Zoning by-laws provide details of how land may be used, where buildings and structures can be located, the shape and size of buildings including building heights, densities, and *setbacks*, parking requirements, and many other important aspects of development.

The District is zoned Commercial Residential (CR) under City-wide Zoning By-law 569-2013. Between Shaw Street and Bathurst Street, the lands along Queen Street West are primarily zoned CR 3.0 (c1.5; r2.5) SS2, which permits a maximum density of 3.0 times the area of the lot. The maximum permitted height is 16 metres.

Between Dufferin and Shaw Streets, the lands on the north side of Queen Street are primarily zoned CR 3.0 (c1.0; r2.5) SS2, which permits a maximum density of 3.0 times the area of the lot. The maximum permitted height is 16 metres. The lands on the south side of Queen Street West between Dufferin Street and Paul Garfinkel Park are excluded from By-law 569-2013, and are primarily zoned MCR under By-law 438-86, subject to site specific zoning by-laws defining permitted uses, densities, and development standards. Properties located at 680, 952, 974, 996, 1044, 1100-1150, and 1120 Queen Street West on the north side of Queen Street are also zoned under the former City of Toronto Zoning By-law 438-86.

2.5 Applicable Studies, Plans, and Guidelines

2.5.1 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.

2.5.2 City of Toronto Reconciliation Action Plan 2022-2032

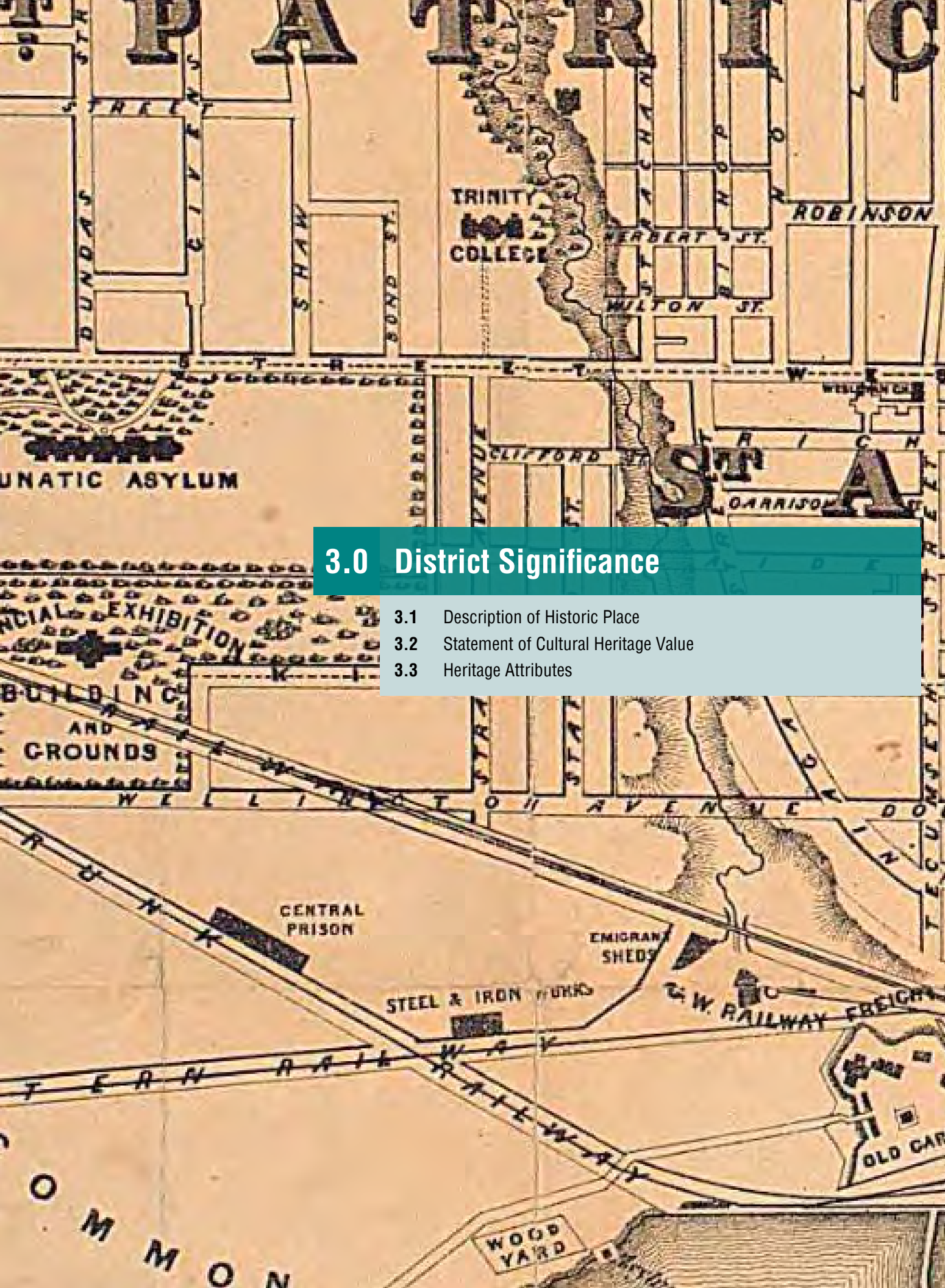
The City of Toronto's first Reconciliation Action Plan was adopted by Council in April 2022. It will guide its actions to advance truth, justice, and reconciliation for the next 10 years, from 2022 to 2032. It builds on the City's existing commitments to Indigenous peoples and takes them even further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

Indigenous engagement has been an integral part of the public consultation process for the West Queen West HCD Plan. The Plan's Statement of Objectives, *policies*, and *guidelines* incorporate the feedback received from these Indigenous engagements.



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 West Queen West Heritage Conservation District is a commercial main street that encompasses all properties fronting onto Queen Street from Bathurst to Dufferin streets as well as existing lanes to the rear of those properties. The area is bordered by the Queen Street West HCD to the east

and the Parkdale Main Street HCD to the west. The western boundary is also demarcated by the railway corridor and Queen Street Subway (the underpass) at Dufferin Street.



Figure 11: Previous page, base image: excerpt from *Tremaine's Map of the County of York Canada West*, compiled and drawn by Geo. R. Tremaine from Actual Surveys Toronto, Published by Geo. C. Tremaine, 1860; Courtesy University of Toronto Map and Data Library. The West Queen West HCD is located along Queen Street West, from Bathurst Street to approximately Gladstone Avenue.

Figure 12: A view of Queen Street West and Palmerston Avenue in 1974, looking west at part of the Crocker Building, one of the most prominent Main Street Commercial Block buildings in the District. It is emblematic of the fine-grained, low-rise built forms with storefronts at street level that contribute to the District's historic main street character. Courtesy City of Toronto Archives.

3.2 Statement of Cultural Heritage Value

The District has *cultural heritage value* for being a representative of the western expansion of growth of the City of Toronto in the 19th century. The historic foundation of Queen Street West as the concession line between the government-owned Garrison Reserve on the south side and the privately owned Park Lots on the north side was a determining factor for its development throughout the 19th century that persisted in the 20th century and up to the present.

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. The District is intersected by the historic route of Garrison Creek, which was an important Indigenous waterway that provided fresh water and a reliable food source, flowing with an abundance of salmon. Garrison Creek historically flowed through today's Trinity Bellwoods Park and continued

adjacent to Niagara Street. The District also intersects with Ossington Avenue, a colonial replacement of an Indigenous trade route that followed today's Ossington Avenue north and west at Dundas Street West. Historic names for this road include Governor's Road and Dundas Road.

The District's development patterns reflect the early development and western expansion of Toronto. The portion of Queen Street within the District was an extension of the historic Lot Street, the base concession line dividing the military Garrison Reserve to the south and Park Lots to the north. Early development along the street included several industrial establishments located in proximity to Garrison Creek, including John Farr's brewery, and a concentration of commercial development at the gateway to the historic Blue Bell Village (along today's Ossington Avenue), which were eventually integrated into the City as Toronto's boundary

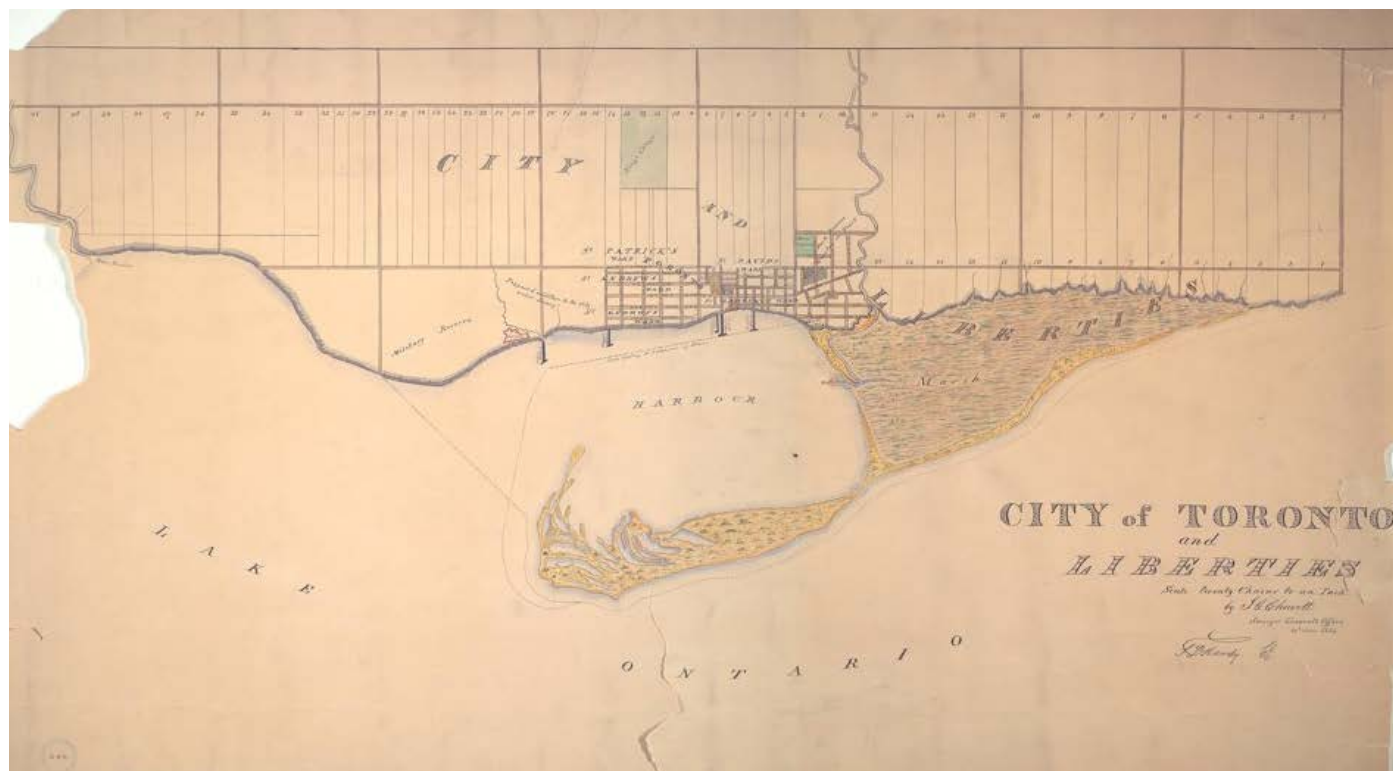


Figure 13: City of Toronto and Liberties, by J.G. Chewett, 1834; Courtesy Toronto Public Library. Queen Street (formerly called Lot Street) has been a prominent thoroughfare since Toronto's early days, when it began as a concession road that divided land grants to the north and south.

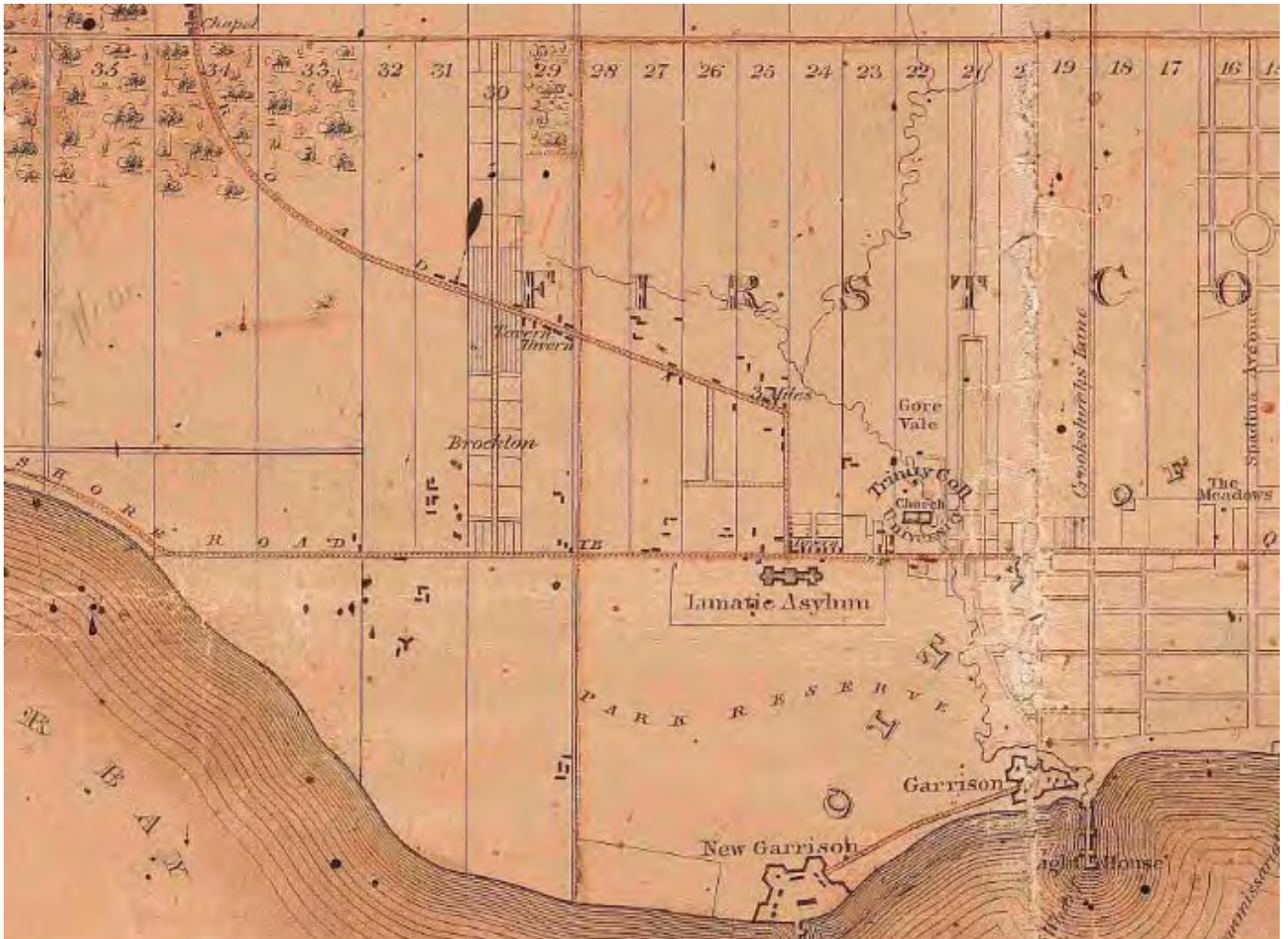


Figure 14: Excerpt from Map of the Township of York in the County of York Upper Canada, compiled and drawn by J.O. Browne FSA., 1851; Courtesy City of Toronto Archives. Trinity College and the Provincial Lunatic Asylum are indicated on the map, as well as the Park Lot divisions running north from Queen Street West.

continued to expand westward throughout the 19th century. The pattern of fine-grained blocks with narrow lot frontages on the north side of the street are reflective of the ad hoc subdivision of Park Lot properties, while the wide lot frontages to the south are reflective of the District’s association with the Garrison Reserve lands. The lack of north-south street alignments reflects these variances in historical development of the north and south sides of the street.

The District also has associative value due to the continuous use of the lands between Massey Street and Fenings Street (renamed to White Squirrel Way) as an institution for mental health. Additionally, the District holds associative value with the founding of Trinity College, a private college built on the

north side of Queen Street West on the Gore Vale estate (within present-day Trinity Bellwoods Park). It was *demolished* in the 1950s, after the relocation of the college to the University of Toronto in the 1920s.

The District has **contextual value** as an early example of 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 1920s. This was a significant period of growth (the “Period of Significance”) within the District, which was driven by the introduction of the railway and the construction of the Queen Street Subway (the underpass at Dufferin Street) at the western boundary of the District in the mid-1850s, the sale of large portions of the



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.

Provincial Asylum Lands, the opening of the Toronto Street Railway (a horse-drawn streetcar line) along Queen Street from Yonge Street to Dundas Street (today's Ossington Avenue) in 1861, and the replacement of Garrison Creek and ravine with an underground sewer system starting in 1885. The historic buildings along Queen Street, comprising a collection of rows of low buildings interspersed by larger commercial block buildings, form a continuous commercial *streetwall*. The low-scale *streetwall* allows sunlight to reach the north side of Queen Street West, enhancing the vibrancy of the District and its *public realm*. The north sidewalk receives sunlight, particularly in spring, summer, and fall. The *streetwall* is articulated by a rhythm of narrow storefronts with recessed entrances, a strong datum line of sign bands, and a variety of rooflines. Nodes along the District express distinct local identities and neighbourhood development related to historic villages, civic institutions, and industry, while maintaining an overall continuity of character along the street.

The District's **design and physical value** stems from the high concentration of late-19th and early-20th century commercial buildings in a variety of architectural styles of the period. The buildings range from 2-4 storeys with a variety of roof profiles – including gabled, mansard roofs with rounded windows and dormers, and flat roofs with decorative parapets – that establish the human-scale and the historic main street character of the District. The buildings also share materiality and detailing. Brick is predominantly used, with the upper stories often displaying polychrome 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. Deep sign bands create a continuous and strong datum line.



Figure 16: 726 – 730 Queen Street West, on the northeast corner of Claremont Street, in 2024.

The District has **social and community value** with a rich tradition of community and civic activity that has historically and continues to be anchored by landmark buildings, such as the Great Hall, the Carnegie Library (now Theatre Centre), and the Gladstone and Drake hotels. The adjacent neighbourhoods have been home to diverse and multicultural communities, including historic waves of immigration during the postwar period, such as Polish and Eastern European immigrants who established social clubs, community organizations, and businesses along the street. The waves of immigration continue to present day, and the District remains an area characterized by its receptiveness to a variety of cultures over the years.

The historic Garrison Reserve lands, located south of Queen Street West between Garrison Creek and today's Dufferin Street, were reserved for military use up until the

1830s, when a large portion of the lands was dedicated to the "Provincial Lunatic Asylum" in 1839. The asylum evolved into the Queen Street Centre for Addictions and Mental Health. In the 1970s, the Centre deinstitutionalized large numbers of its patients following the enactment of an outpatient policy that favoured community-based care. A subsequent influx of patients relocated into the nearby residential areas, taking advantage of the low-rent apartments and boarding houses, and influenced the character of the community. While the majority of the original Victorian structures of the former asylum were demolished circa 1975-76, the present-day Centre for Addiction and Mental Health (CAMH) is located on the same site and continues to influence the social and community values of the District with its anti-stigma approach to mental health care and rehabilitation that brings about the interaction of its patients with the District's residents and visitors.



Figure 17: 726 – 730 Queen Street West at the northeast corner of Claremont Street in 1992. Courtesy City of Toronto Archives.

The artistic and entrepreneurial character of the communities in the District is reflected in its evolution into today’s “Art and Design District”. This evolution was catalyzed by an influx of artists in the 1980s who were drawn to the area for its affordability and its cultural and social diversity – including a burgeoning LGBTQ+ community who established inclusive spaces for themselves along Queen Street West, expanding beyond the Church-Wellesley Village, the area traditionally associated with LGBTQ+ social and cultural activities. The revitalization of the Gladstone and Drake hotels in the 2000s is emblematic of how the creative communities support, and are in turn supported by, the use of these historic spaces for social and cultural activities that were also LGBTQ+ positive.

An extension of the District’s artistic character is often seen expressed within the *public realm* of the District, particularly in the rear laneways that showcase continuous graffiti art along the rear walls of buildings that front onto Queen Street West, in addition to the murals that appear on the sides of commercial buildings located at T-intersections. The abundance and prominence of these artworks reflect the active artistic community in the area. Strong community activism, linked to the support of these artistic, cultural, and LGBTQ+ communities, has marked the neighbourhood and helped to create its identity as “Queer West”, an artistic hub, and “West Queen West”.



Figure 18: Streetscape collage, 2017; Courtesy EVOQ Architecture Inc. The block between Gore Vale Avenue and Crawford Street illustrates an excellent example of a consistent low-rise, fine-grained historic streetwall. Many other examples of this main street built character can be found throughout the West Queen West HCD.

3.3 Heritage Attributes

The *cultural heritage value* of the West Queen West Heritage Conservation District is expressed by the following *heritage attributes*. Although the following *heritage attributes* are numbered, the numeric sequence does not establish a priority among the *attributes*.

1. The historic main street character of the District defined by a continuous *streetwall* and fine-grained built form;
2. 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 north of Queen Street West, and the gradual development of Garrison Reserve lands to the south of Queen Street West;
3. The consistent historic *streetwall*, fine-grained streetscape pattern, and human scale of the District, defined by predominantly two- to four-storey buildings typically built to the lot line without *setbacks*;
4. 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 within the District;
5. The collection of buildings constructed during the Period of Significance 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, Georgian, and 19th Century and 20th Century vernacular;
6. The configuration of the identified historic storefronts, including their cornices and sign bands creating a datum line, their large display windows, bulkheads, raised bases, and recessed entrances that generate a distinct rhythm and articulation along the streetscape;
7. The predominant use of brick as a building material in the District, and the overall quality of the ornamentation and detailing of masonry, including the use of polychromatic brickwork;
8. The architectural details of *contributing properties*, including but not limited to 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; as well as the chamfered and articulated corners of corner buildings;
9. The former warehouse buildings including the York Knitting Mills and Patterson Chocolate Factory that reflect the historic large-scale manufacturing uses in the District and surrounding areas;
10. The District's landmark buildings including the Gladstone and Drake hotels, the Great Hall, the Theatre Centre (former Carnegie Library), former John Farr House, former Postal Station 'C', Euclid Avenue Methodist Church, St. Nicholas Ukrainian Catholic Church (formerly Dale Presbyterian Church), and former Canadian Bank of Commerce that have historically and continue to facilitate institutional, social, and community activities in the District and surrounding areas;
11. The right-of-way of Queen Street West, adjacent to the CAMH site and Trinity Bellwoods Park, including their historic entrances, as well as the identified gateways and views, which define a sense of place and support an understanding of the District's *cultural heritage value*;
12. The gradual change in topography of Queen Street West at Gore Vale Avenue marking the location of the buried Garrison Creek; and
13. The District's *archaeological resources*.



4.0 Statement of Objectives

4.1 Statement of Objectives

The overall objective of the West Queen West 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 District's historic urban fabric, its function as an intermediary boundary between neighbourhoods to the north and south, and its relationship to the adjacent CAMH site and Trinity Bellwoods Park.
4. *Conserve* and *maintain* the District's *contributing properties* and Part IV designated properties.
5. *Conserve* the historic main street character of the District, including its consistent *streetwall*, human 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 *compatible*, high-quality architecture in the design of *new development*, *additions*, and *alterations* to *conserve* the District's *cultural heritage value*.
9. *Conserve* and *maintain* the District's human-scale built form, defined by predominantly two- to four-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 gateways 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, articulated, and continuous *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. Acknowledge and honour both the historic and contemporary Indigenous heritage within the District, including through visual representation in the *public realm*.
17. *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 landmark buildings as focal points for social and civic activities.

Figure 19: Previous page: storefronts along Queen Street West, near Fenning's Street.

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

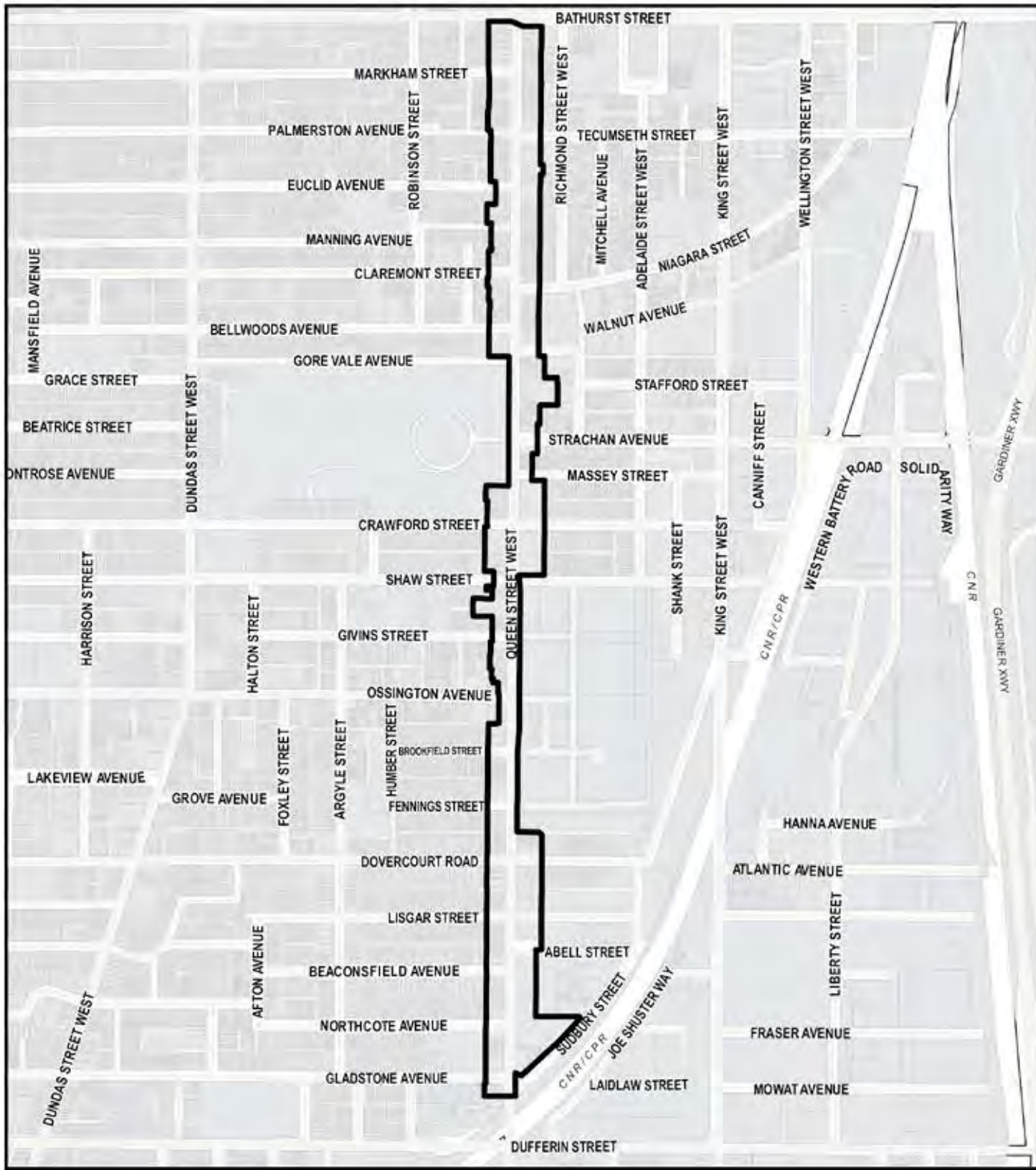
5.1 District Boundary

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 West Queen West HCD was validated by confirming that it includes a substantial number of properties that reflect the District’s *cultural heritage value*. The boundary limits include the full right-of-way on existing laneways and run along the centreline of Willis Street.

The boundary for the West Queen West Heritage Conservation District, therefore, includes:

- The historic plans of Lot Street (Queen Street West), the western exit for Town of York, the Surveyed Park Lots, and the City’s 1842 expansion up to Niagara Street;
- Portion of the former Garrison Reserve land, excluding the CAMH grounds;
- The area in which Garrison Creek crossed Queen Street West, with a pronounced change in topography;
- Religious institutions of historic importance to the community, including the Euclid Avenue Methodist Church and St. Nicholas Ukrainian Church;
- Civic and social buildings that contribute to the neighbourhood’s visual identity, including the Great Hall, former Postal Station ‘C’, and the former Carnegie Library;
- Buildings that chart the economic development of early Toronto, including the former warehouses, the Drake and Gladstone Hotels, and the former Canadian Imperial Bank of Canada building, designed by Darling and Pearson; and
- Buildings that contribute to the overall historic main street character and visual identity of West Queen West.



TORONTO
HCD Boundary

West Queen West
Heritage Conservation District

□ HCD Boundary

↑
Not to Scale
06/17/2024

5.2 Contributing and Non-Contributing Properties

The heritage resources within an HCD create a *cultural heritage landscape* – a cohesive whole that is greater than the sum of its parts. 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*. *Contributing properties* directly reflect and relate to the HCD’s *cultural heritage value*.

Managing change within the District is a fundamental objective of the Plan. 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.” Non-contributing properties are part of the HCD and subject to the designation by-law.

The primary difference between *contributing* and *non-contributing properties* is that the *demolition* of a *non-contributing property* would not negatively impact the *cultural heritage value* of the District. Development and *alterations* to *non-contributing properties* can create opportunities for infill construction that supports the District’s *cultural heritage value*, due to their proximity to and evolution alongside the District’s *contributing properties*.

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 1920s). The identified design, contextual, historical and associative, 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 support 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.

To meet the requirements of Section 41(1)(b) of the OHA, *contributing properties* within the District were evaluated according to Ontario Regulation 9/06 section 3(1). In the West Queen West HCD, all of the *contributing properties*, totalling 72% percent of the properties within the District, satisfy two or more of the criteria.

Appendix C in this Plan includes a schedule of all *contributing properties* within the District, and Appendix D features Statements of Contribution for the *contributing properties*, describing how each property supports the HCD's *cultural heritage value* and whether each property meets more than two criteria according to Ontario Regulation 9/06. Appendix E contains a schedule of *non-contributing properties* within the District.

Over-clad Buildings

The exterior walls of a few *contributing properties* within the District have been over-clad with signage or an additional cladding material. For the purposes of this Plan, these properties have been identified as *contributing* for their contextual value, and the *policies* for *contributing properties* apply. Although these properties contribute to the District's *cultural heritage value* and *heritage attributes*, the removal of over-cladding may reveal architectural features that strengthen their contribution. If a *Heritage Investigation* demonstrates, to the satisfaction of the City, that a property's historic building features remain, then uncovered architectural features will inform the design of any proposed work. Over time, lost features may be reinstated based on documentary evidence.

A '*Heritage Investigation*' in the context of this document refers to a physical investigation that can determine the *integrity* of building features that have been over-clad. It may also include documentary research and evidence such as historic photographs, plans, and drawings. The scope of this investigatory work should be determined in consultation with Heritage Planning Staff in advance of the submission of a Heritage Impact Assessment.

At the time of writing, over-clad properties in the District include:



- 644 Queen Street West
- 646 Queen Street West
- 675 Queen Street West
- 715 Queen Street West
- 745 Queen Street West
- 766 Queen Street West
- 819 Queen Street West
- 823 Queen Street West
- 827 Queen Street West
- 831 Queen Street West
- 833 Queen Street West
- 861 Queen Street West
- 920 Queen Street West
- 922 Queen Street West
- 1132 Queen Street West
- 1166 Queen Street West

Section 6.11, Massing, of this Plan contains *policies* and *guidelines* specific to *contributing properties* with this over-clad condition.



Toronto
 Contributing Properties

West Queen West
 Heritage Conservation District

-  HCD Boundary
-  Contributing Properties

Not to Scale
 06/17/2024

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 the summer and fall of 2024, Heritage Planning staff conducted a field review to re-examine all properties categorized as Commercial Main Street Row, Commercial Main Street Block, and House-form with Storefront Addition to give consideration to historic storefront components. The list of properties generated through this process was 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 22 *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:

- 662 Queen Street West
- 670 Queen Street West
- 706 Queen Street West
- 863 Queen Street West
- 865 Queen Street West
- 876 Queen Street West
- 877 Queen Street West
- 881 Queen Street West
- 883 Queen Street West

- 887 Queen Street West
- 889 Queen Street West
- 893 Queen Street West
- 960 Queen Street West
- 962 Queen Street West
- 978 Queen Street West
- 980 Queen Street West
- 988 Queen Street West
- 1024 Queen Street West
- 1160 Queen Street West
- 1168 Queen Street West
- 1170 Queen Street West
- 1204 Queen Street West



Figure 21: 1168 and 1170 Queen Street West both have historic storefronts.

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.

Additionally, there are a few *contributing properties* with non-original storefronts that still support the historic main street character of the District. However, they haven't been identified as historic storefronts. These properties include the following:

- 762 Queen Street West
- 764 Queen Street West
- 878 Queen Street West
- 880 Queen Street West
- 882 Queen Street West
- 884 Queen Street West
- 886 Queen Street West
- 890 Queen Street West
- 913 Queen Street West
- 915 Queen Street West
- 917 Queen Street West
- 919 Queen Street West
- 1078 Queen Street West
- 1080 Queen Street West
- 1158 Queen Street West
- 1162 Queen Street West
- 1164 Queen Street West



Figure 22: Detail of the south façade of 1214 Queen Street West, known as the Gladstone Hotel, a landmark building within the West Queen West HCD.

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 West Queen West 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 West Queen West and provide insight into how the collection of properties along Queen Street West 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 23: Two of the predominant building typologies are present at the intersection of Euclid Avenue and Queen Street West, looking eastward: the Main Street Commercial Row in the foreground, and the Main Street Commercial Block in the background.

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 one to four 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 24, 25: Representative examples of the Main Street Commercial Row typology (top: 694-670 Queen Street West; bottom: 799-811 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*.

Within the District there are some Main Street Commercial buildings that were not purpose-built main street buildings but that were subsequently altered to include characteristics reflect of the typology. For example, property at 600-602 Queen Street West was originally a movie theatre (Orpheum Theatre) that has since been converted into a main street building, with large display windows, a bulkhead, and recessed entrance. Further, former hotels at 650 ½ Queen Street West and 935 Queen Street West as well as former warehouse building at 1098 Queen Street West and 1100 Queen Street West will be classified as main street commercial block for the purpose of this Plan.



Figures 26, 27: Representative examples of the Main Street Commercial Block typology (top: 708 Queen Street West; bottom: 775-789 Queen Street West).

5.3.3 Warehouse/Factory

The three (3) remaining former warehouses in the District were constructed between the 1880s and 1920s and are located between Shaw and Massey streets. These properties include 900, 955, and 993 Queen Street West. These buildings have been converted for residential uses conserving the original form and materials to varying degrees. These buildings are characterized by their large footprints compared to adjacent main street buildings, with uniform facades composed of repetitive bays punctured by windows, the use of brick and a general lack of porosity at street level. Former warehouse building located at 1098 Queen Street West and 1100 Queen Street West will be classified as main street commercial block for the purpose of this Plan.



Figure 28: Representative example of the Warehouse/Factory typology (993 Queen Street West).



Figure 29: The St. Nicholas Ukrainian Catholic Church (at 770 Queen Street West) is a representative example of the Landmark typology.

5.3.4 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 Section 6.11 of this 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. Views to Landmarks and other important properties are identified in Section 5.5.

There are nine (9) landmark buildings in the West Queen West HCD:

- Former Postal Station 'C' (1117 Queen Street West)
- The Theatre Centre, former Carnegie Library (1115 Queen Street West)
- Gladstone Hotel (1204 Queen Street West)
- Drake Hotel (1150 Queen Street West)
- Former John Farr House (905 Queen Street West)
- The Great Hall (1089 Queen Street West)
- Former Canadian Bank of Commerce (588 Queen Street West)
- Euclid Avenue Methodist Church at 765 Queen Street West (adaptive reuse: commercial)
- St. Nicholas Ukrainian Catholic Church (formerly Dale Presbyterian Church) at 770 Queen Street West

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 1138 Queen Street West is an example of this typology.



Figure 30: 1136-1138 Queen Street West are the only properties in the West Queen West HCD classified as examples of the House-form with Storefront Addition typology.

5.3.6 Residential Row

Residential row or terrace housing is a common form of continuous housing, defined by a collection of at least three units connected by common walls to buildings on either side, each with an independent primary entrance and generally not connected on the interior. Terraces were a prevalent working- and middle-class building type throughout the 19th century within the inner city, particularly near industrial employment. However, they faded in the 20th century with the rise of apartment housing and the ability to access larger land parcels for housing development. In the District, the properties at 1075-1085, built in the 1890s, are considered examples of this building type. For the purpose of this Plan, these properties will be classified as main street commercial row.



Figure 31: 1075-1089 Queen Street West are the only properties in the West Queen West HCD classified as examples of the Residential Row typology.

5.4 Architectural Styles

The diverse range of architectural styles within the District is identified as a *heritage attribute* in the West Queen West HCD. Three styles, Italianate, Second Empire, 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. 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.

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 West Queen West HCD, the former Orpheum Theatre located at 600 Queen Street West is an example of the Art Deco style.



Figure 32: 934-936 Queen Street West are representative examples of Vernacular architecture in the West Queen West HCD.



Figure 33: 600-602 Queen Street West is the only representative example of Art Deco architecture in the West Queen West HCD.

5.4.3 Beaux-Arts

The two-storey brick building at 1117 Queen Street West, known as Postal Station 'C', was designed by the architecture branch of the federal department of Public Works, with S.G. Curry acting as the local associate architect, and constructed in 1903 in a stripped Beaux-Arts style. The Beaux-Arts influences can be seen in the flat roofline, symmetrical composition of the four elevations, the double height pilasters, the metal cornice, rusticated stone base and stringcourses that wrap the entirety of the building, and the round arched openings on the ground floor and flat-headed openings on the upper floor.

The building functioned as a post office for more than a century with minimal alterations until Canada Post ceased operations at the site in 2020.

This style grew in popularity in North America over the latter half of the 19th century and became one of the favoured architectural styles for the Department of Public Works of

Canada under the leadership of Chief Architect David Ewart between 1897 and 1914, particularly following a tour of Europe that he took in 1901 to look models for public building design. The restrained classical language of the Beaux-Arts style projected a stately image befitting a public building whilst remaining an economical use of public funds by avoiding superfluous ornamentation. The use of this style for Postal Station 'C' predates a more widespread adoption of a stripped Beaux-Arts language for similar projects by several years. In 1907, five years after Postal Station 'C' was constructed, the Department of Public Works developed some standardized plans for public buildings that closely resemble the building at 1117 Queen Street West, though the number of buildings erected to these plans appears to be relatively limited.



Figure 34: Former Postal Station 'C' (at 1117 Queen Street West) is a representative example of the Beaux-Arts architectural style.

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.

5.4.5 Georgian

Georgian style is simple and understated with minimal ornamentation other than occasional polychromatic brickwork that would demarcate floor plates or quoins. Buildings are often constructed of brick, stone or clapboard, range between one to two and a half storeys, maintain a simple rectangular plan, and may incorporate a hip or gable roof structure. Other distinct elements of the style are the balanced chimneys on either side of the roof, symmetrical arrangements of multi-pane windows, and a five bay front façade, with the central bay being a simple doorway with a single pane transom above. Only one building from West Queen West's early history designed in the Georgian style remains standing. This example of Georgian style in the District is located at 905 Queen Street West which is the former residence of John Farr, a man who opened a brewery in the area before commercial development was introduced.



Figure 35: Detail of the properties at 883-889 Queen Street West, which are representative examples of the Edwardian/Edwardian Classicism architectural style.



Figure 36: The former John Farr House at 905 Queen Street West is a representative example of the Georgian architectural style.

5.4.6 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 vousoirs that are highlighted through the use of polychromed brick work or stone. In the West Queen West HCD, St. Nicholas Ukrainian Catholic Church (formerly Dale Presbyterian Church) located at 770 Queen Street West and property at 1138 Queen Street West are designed in the Gothic Revival style.



Figure 37: The former Euclid Avenue Methodist Church at 765 Queen Street West is a representative example of the Gothic Revival architectural style.

5.4.7 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. Within the District, a grouping of Italianate style structures is located at the northeast corner of Bellwoods Avenue: three-storey main street commercial rows at 870-894 Queen Street West. The main street commercial block at 652-672 Queen Street West between Palmerston and Euclid avenues is another representative example of this style in the District.



Figure 38: 1084-1086 1/2 Queen Street West are representative examples of the Italianate architectural style.



Figure 39: The properties at 813-815 Queen Street West are representative examples of the Queen Anne Revival architectural style.



Figure 40: 669-671 Queen Street West is a representative example of the Romanesque Revival (Richardsonian Romanesque) architectural style.



Figure 41: 1154 to 1156 Queen Street West are representative examples of the Second Empire architectural style.

5.4.8 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. A prominent example of a Queen Anne Revival in the District is the Great Hall at 1089 Queen Street West.

5.4.9 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 the residential row abutting to the Great Hall at the intersection of Queen Street West and Dovercourt Road: properties at 1075-1085 Queen Street West.

5.4.10 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 District are two-and-a-half storey commercial row buildings.

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.

Five 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 landmarks have been identified as the termini of the key views:

- Views south towards the former John Farr's House at 905 Queen Street West from the north and south sides of Queen Street West;
- View southeast towards the Great Hall at 1089 Queen Street West from the northwest corner of Queen Street West and Dovercourt Street;
- View northeast towards the Gladstone Hotel at 1204 Queen Street West from the southwest corner of Queen Street West and Sudbury Street; and
- View north towards Trinity Bellwoods Park gateway from the south side of Queen Street West at Strachan Avenue.



Figure 42: View 3, northeast towards the Gladstone Hotel at 1204 Queen Street West and Sudbury Street.

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.

Two gateways have been identified within the District which are located at:

- East of the railways on Queen Street West, defined by the railway overpass and the change in topography; and
- The Intersection of Queen Street West and Bathurst Street.

The following has been identified as a 'historic' gateway:

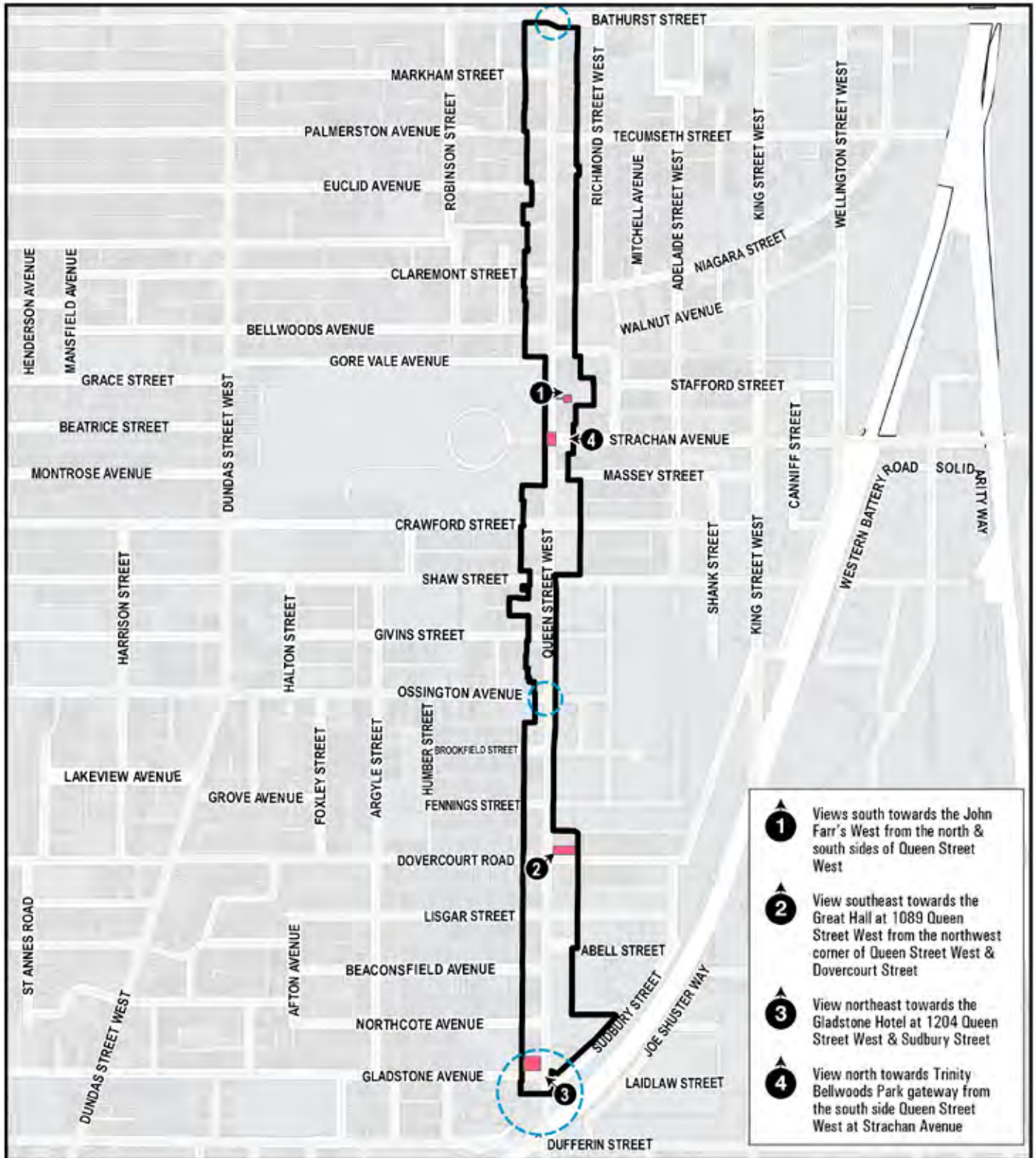
- The Intersection of Queen Street West and Ossington Avenue.



Figure 43: Queen Street West looking east towards Dufferin Street in 1897, one of the identified gateways into the West Queen West HCD. The Gladstone Hotel with its original tower is visible in the background. Courtesy City of Toronto Archives.



Figure 44: The former Columbia Hotel at the northwest corner of Ossington Avenue and Queen Street West in 1955 (since demolished), illustrating how the intersection was a historic gateway into the District. Courtesy City of Toronto Archives.



Toronto
Views and Gateways

West Queen West
Heritage Conservation District

- HCD Boundary
- View Terminus
- Gateway

Not to Scale
06/17/2024

5.6 Parks and Public Spaces

The *public realm* comprises the spaces where people experience public life most directly, including streets, sidewalks, laneways and pedestrian connections, parks, natural areas, and privately-owned publicly accessible open spaces, walkways, or easements. Some characteristics of the *public realm* have been identified as *heritage attributes* of the District.

5.6.1 Historic Nodes

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 the underpass and Dovercourt Road including a portion of Abell and Lisgar Streets located within the District as well as Queen Street West between Crawford and Claremont Streets including a portion of Strachan Avenue located within the District boundaries.



Figure 45: Historic node and boulevard space at the intersection of Brookfield Street and Queen Street West.

“Boulevard Spaces” are public spaces along the side frontage of buildings on corner lots. The replacement of boulevard parking with landscaped spaces, active uses, and bike share facilities within these areas is encouraged. In OPA 445, new buildings on these corner lots are also encouraged to enhance these spaces where appropriate. The Boulevard Spaces within the District, identified in OPA 445 include: Northcote Avenue, Beaconsfield Avenue, Lisgar Street, Fennings Street, Brookfield Street, Saw Street, Crawford Street, Walnut Avenue, Bellwoods Avenue, Niagara Street, Claremont Street, Euclid Avenue, Tecumseth Street, and Markham Street.

The importance of the T-intersections along Queen Street West within the District is acknowledged in this Plan, reflecting 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* and enhanced:

- North side of Queen Street West: Gladstone Avenue, Northcote Avenue, Beaconsfield Avenue, Brookfield Street, Manning Avenue, and Palmerston Avenue
- South side of Queen Street West: Strachan Avenue



Figure 46: The T-intersection at Queen Street West and Strachan Avenue is identified as a historic node.



Figure 47: Viewing the same T-intersection in 1913, looking south towards Strachan Avenue.



Toronto
Parks and Public Realm

West Queen West
Heritage Conservation District

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

Not to Scale
06/17/2024

5.6.2 Parks

Trinity Bellwoods Park and the open spaces of the CAMH site, including the Paul E. Garfinkel Park (1071 Queen Street West) and the area between Shaw Street and Workman Way (91 Workman Way), are located outside of the West Queen West HCD boundaries. However, these parks provide important green and open spaces in the area and help shape the streetscape on the north and south sides of Queen Street West. The small property at 1119 Queen Street West, located just west of the former Postal Station 'C' at 1117 Queen Street West, is the only public park within the District and is classified as a *non-contributing property* and was a public parking lot until 2017, when it was converted into a park.



Figure 48: The converted park space at 1119 Queen Street West.



Figure 49: Entrance to Trinity Bellwoods Park located at the intersection of Gore Vale Avenue and Queen Street West.

5.6.3 Laneways

The rear laneways identified in this Plan 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 52: Layers of brightly coloured graffiti art that decorate portions of a building along one of the laneways within the District.



Figure 50: Detail of the graffiti art and signage that can be found along the laneways. These spaces serve dual roles as service routes for commercial deliveries and canvases for artistic expression.



Figure 53: View looking east down one of the rear laneway systems that run parallel to Queen Street West.



Figure 51: View of a rear laneway, looking east, showing how commercial, residential, and public space uses all co-exist.

5.7 Archaeological Resources

Archaeological resources include artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological assessments carried out by licensed archaeologists in accordance with Part VI of the *Ontario Heritage Act*.

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 general archaeological potential is subject to an application under the *Planning Act*.

Areas of archaeological potential have been identified within the eastern portion of the District boundaries by the City of Toronto’s Archaeological Management Plan, specifically on the south side of Queen Street West between Bathurst Street and Strachan Avenue. The City of Toronto’s Archaeological Management Plan is subject to regular updates and should be consulted for the most current definition of lands with archaeological potential.



Figure 54: Detail of the sidewalk plaque depicting Trinity Bellwoods Park and the now buried Garrison Creek, whose former route ran across the District and overlaps with many areas of archaeological potential. The plaque is located at the entrance to the park at the intersection of Gore Vale Avenue and Queen Street West.



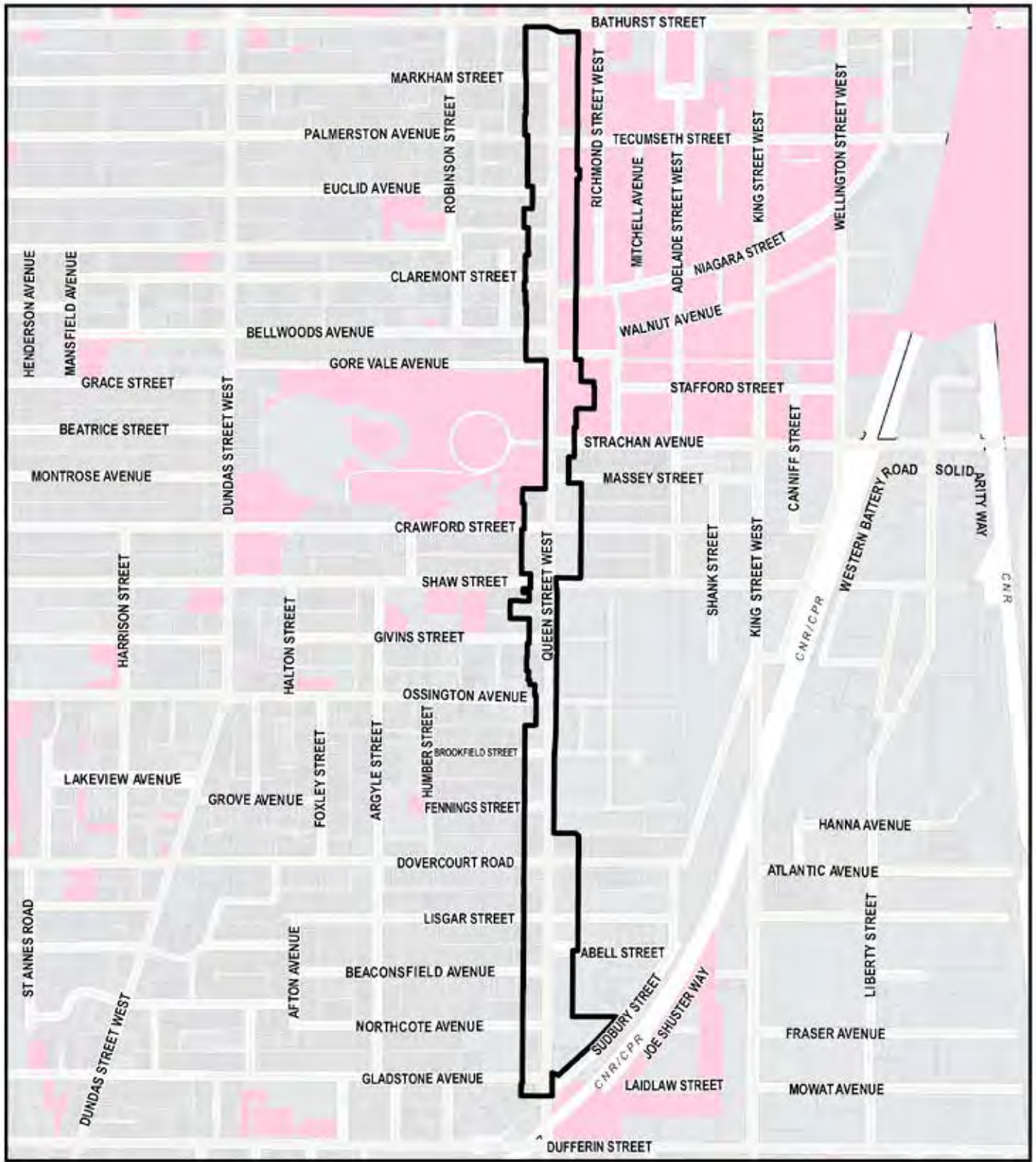
Figure 55: Trinity College, formerly located in Trinity Bellwoods Park, photographed around 1890. The majority of the park is identified as an area with archaeological potential. Courtesy of the Toronto Public Library Digital Archive.



Figure 56: 688, 690, and 692 Queen Street West pictured in 1941 (only 692 Queen Street West is still extant). An area of archaeological potential is located to the south of these properties. Courtesy City of Toronto Archives.



Figure 57: View of the Gladstone Hotel at street level around 1915. Courtesy of the Toronto Public Library Digital Archive.

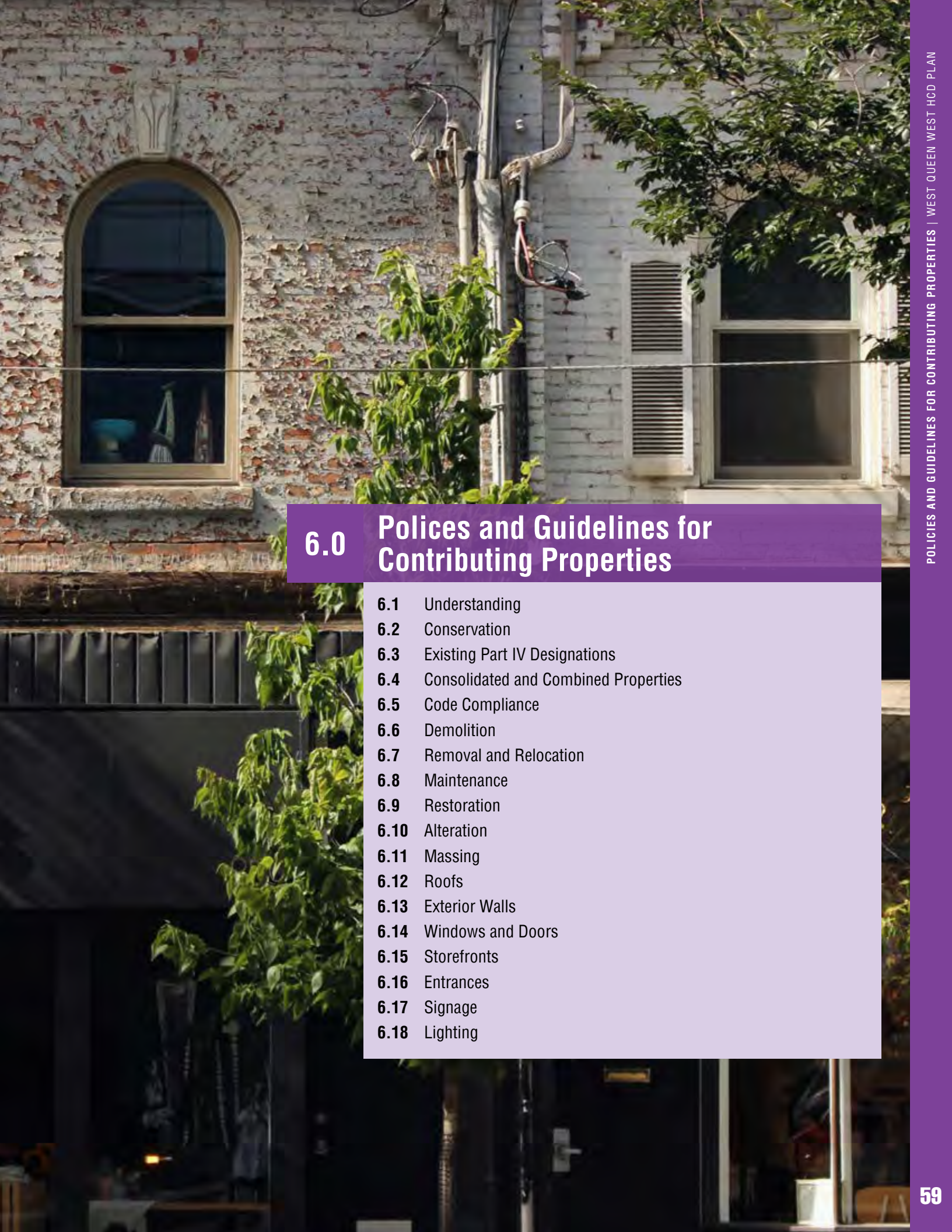


Toronto
Archaeological Potential

**West Queen West
 Heritage Conservation District**

- HCD Boundary
- Archaeological Potential

↖
 Not to Scale
 06/17/2024



6.0 Polices and Guidelines for Contributing Properties

- 6.1** Understanding
- 6.2** Conservation
- 6.3** Existing Part IV Designations
- 6.4** Consolidated and 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 59: A historic photograph of the row of Second Empire contributing properties at 984 to 992 Queen Street West in 1919. Courtesy of City of Toronto Archives.



Figure 60: The same contributing properties photographed in 2024.

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 West Queen West 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.*



TORONTO
Existing Heritage Properties

West Queen West
Heritage Conservation District

- HCD Boundary
- Designated Part IV Properties

Not to Scale
06/17/2024

6.4 Consolidated and Combined Properties

Consolidated properties arise from the merging of two or more properties. A *combined property* is a type of consolidated property that contains both *contributing* and *non-contributing properties*. A *contributing property* that contains significant vacant space in addition to buildings or structures is also considered a *combined property*. It is essential that the *conservation process* be followed and *conservation treatments* identified to *conserve* the *contributing property* (or *properties*) in the design of any *addition* or *new development*.

6.4.1 Alterations to consolidated or 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 assess the impact of any proposed new development, alteration, or addition on the contributing portions of a consolidated or 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 that are required 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 City of Toronto's Official Plan requires a Heritage Impact Assessment for the proposed *demolition* of a property on the City of Toronto's Heritage Register, including 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 building or structure on a *contributing property* has been determined by the Chief Building Official and Executive Director, Toronto Building to be in a condition that is unsafe and the remedial step(s) necessary to render the building or structure safe in an Order issued under the Building Code Act from the Chief Building Official and Executive Director, Toronto Building require the building to be *demolished*; or

the heritage *integrity* and *cultural heritage value* of a *contributing property* to the District 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 Plan for *non-contributing properties*.

6.6.2 Subject to Policy 6.6.1, 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 *contributing properties* are protected against *demolition* by neglect.

6.7 Removal and Relocation

The City of Toronto's 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 West Queen West 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* and *monitor* 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 61, 62: Minimum standards for maintenance and occupancy of designated heritage properties are outlined in the City of Toronto Property Standards By-Law (top: 744-746 Queen Street West; bottom: 592 Queen Street West. Both properties exhibit areas of peeling paint, which may alternatively indicate or obfuscate further damage to the brick cladding underneath).

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 63: Restoration of contributing properties must be based on supporting historic documentation such as archival photographs. In this image, 1026 and 1030 Queen Street West are pictured in 1992. 1026 Queen Street West is overclad, and the brick cladding of 1030 Queen Street West is painted over.



Figure 64: The same properties photographed in 2024, where the façade of 1026 Queen Street West has been restored and the polychromatic brick cladding of 1030 Queen Street West has been revealed.

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 *additions* or changes 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, subordinate to, and distinguishable from 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 *conservation of the District’s heritage attributes*.

- (a) *Conserve* 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 *contributing corner properties, alterations* shall *conserve the District’s heritage attributes along any exposed side walls*.

6.10.5 *Alterations to a contributing property* shall be designed so that whole, or substantial portions of, the property are retained and the *three-dimensional integrity of the building is conserved*.

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

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

6.11 Massing

Additions refer to any new construction on a property that increases the volume (massing) of the pre-existing building on that property. This may result in an increase to the building's gross floor area, or height, but not necessarily so.

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 1920s. 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*.



Figure 65: The intersection of Palmerston Avenue and Queen Street West showing the existing massing of several contributing properties.

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 stepback 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 *stepback* 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*.

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

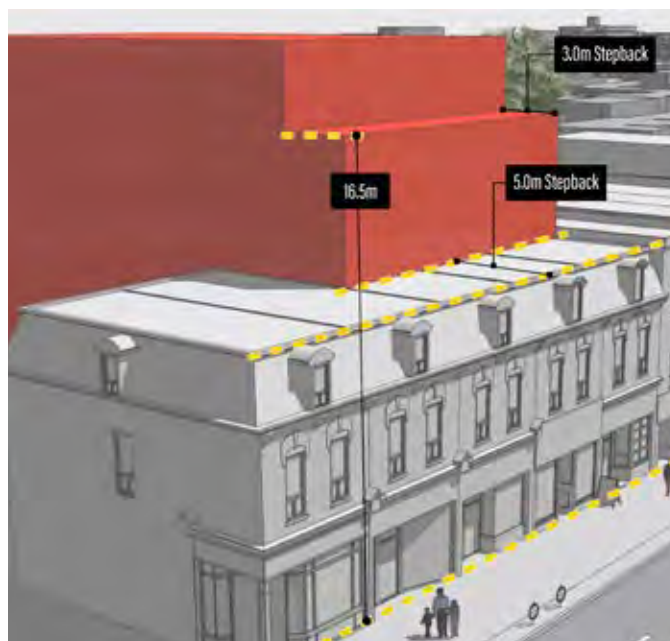


Figure 66: New development and additions above the primary structure of contributing properties shall provide a minimum stepback of 5.0 metres from the streetwall fronting onto Queen Street West.



Figure 67: 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.



Figure 68: Three landmark buildings (1117, 1115, and 1089 Queen Street West) situated between new infill developments. The prominence of the landmarks is maintained within the evolved streetscape. Any additions to the landmarks themselves should not be highly visible from the public realm in order to maintain this prominence.

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 adjacent contributing properties.

- (a) Additional *stepbacks* may be required to *conserve* the roof profiles and *heritage attributes* of *adjacent 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 should not be permitted above the primary structure along Queen Street West and side street frontages within any required stepbacks.

- (a) A limited projection into the required additional minimum 3.0-metre *stepback* may be considered if:
 - 1. The projection is physically and visually *compatible* with the *contributing property*, the low-scale *streetwall*, and the District's *heritage attributes*, as demonstrated through a Heritage Impact Assessment;
 - 2. The projection begins a minimum of 4 storeys above the additional 3.0-metre *stepback*;
 - 3. The depth of the projection is less than half of the

required additional minimum 3.0-metre *stepback* on the front elevation, as well as the required minimum 1.5-metre *stepback* on the side elevation of corner properties; and

- 4. The projection has demonstrated, through a Heritage Impact Assessment, that any potential physical or visual impact on the prominence of the low-scale *streetwall* and the heritage character of the District has been appropriately mitigated.

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 5.3.4 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 informed by 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.

Over-clad Buildings

The following *policies* and *guidelines* are applicable to over-clad buildings, identified in Section 5.2 of this Plan.

6.11.14 *The condition of historic building features on over-clad contributing properties shall be determined with a Heritage Investigation which shall be prepared to the satisfaction of the City. Physical investigation shall be supplemented with historic research and documentation of the building's original condition and shall be used the investigations findings to inform the design of any additions, alterations, or new developments.*

- (a) Historic research and documentation should be prepared to the satisfaction of the City and submitted in support of any approval under Section 42 of the *Ontario Heritage Act* or for the *alteration* of a *contributing property* that has been over-clad, as required.
- (b) Research should consider the *contributing property's* period of construction, its builder and architect, if known, and the history of *alteration* work undertaken on the property.
- (c) Depending on the nature of work proposed, a Heritage Impact Assessment may be required, which is to be prepared to the satisfaction of the Chief Planner and Executive Director of City Planning or his or her delegate.

6.11.15 *The historic building features of an over-clad contributing property that may have survived beneath the existing over-cladding shall be conserved.*

- (a) *Restore* rather than replace historic building features of an over-clad *contributing property*. Where they are deteriorated beyond *repair*, historic building features should be *restored in-kind*, as informed by physical evidence that has survived, appropriate research, and documentary evidence.

6.11.16 *Restoration of the historic building features of an over-clad contributing property that have been lost is strongly encouraged, where a sufficient amount of historic building fabric and documentary evidence exists to support restoration.*

- (a) Historic building features of over-clad *contributing properties* should be *preserved* rather than replaced.
- (b) *Restore* only those historic building features that have deteriorated beyond *repair*. Historic building features should be *restored in-kind*, as informed by appropriate research and documentation.

6.11.17 *When removing over-clad finishes, appropriate methods shall be employed with the necessary care to not damage the historic building features beneath.*



Figure 69: An over-clad building at 1166 Queen Street West whose historic building features may be restored with careful removal of the over-cladding.

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. 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 are important to *conserving* the roof itself, as is the condition, performance and *integrity* of parapets and rainwater diversion elements.

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*.



Figure 70: 710-712 Queen Street West are representative examples of properties with a flat roof.



Figure 71: 974-982 Queen Street West are representative examples of properties with a mansard roof.



Figure 72: This detailed photo of the Great Hall at 1089 Queen Street West illustrates its complex roof profile with multiple gables, parapet, and turret features.



Figure 73: 630 Queen Street West is a representative example of a property with a gable roof.

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 but not limited to mechanical and electrical components, vents, drainage components, sustainable technologies, including solar panels and wind generators, satellite and cellular instruments, 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.



Figure 74: Detailed photo of the parapet at 660 and 664 Queen Street West that illustrates uneven repairs to deteriorated features but could be an opportunity for future restoration.

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, dormers, bays, and turrets. 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.



Figure 75: The continuous exterior walls of the Main Street Commercial Block at 875-895 Queen Street West, including the exposed side wall of the property at 875 Queen Street West.

- (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.

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



Figure 76: Detail of the variety of windows on 652-672 Queen Street West.

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

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

- 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.

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

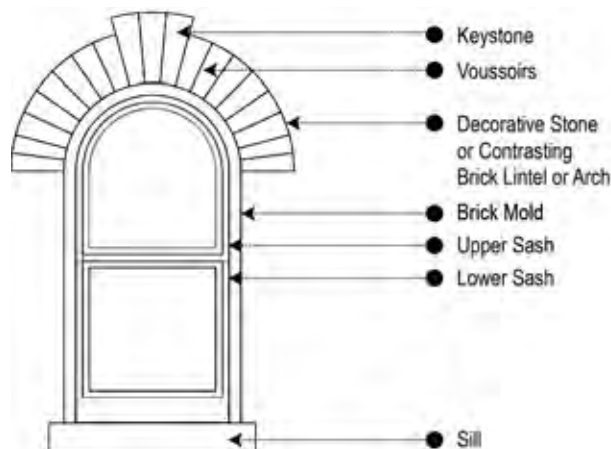


Figure 77: Schematic drawing of typical window components.

6.15 Storefronts

Storefronts are prominent components of *contributing properties* in the West Queen West 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 (base), 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.



Figure 78: 1044 Queen Street West is a contributing property with a non-historic storefront.

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

- (a) Storefront components that are not original or *restored*, 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 *conserve* any remaining original or *restored* components and 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 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 79: 863 Queen Street West is a contributing property with a historic storefront.

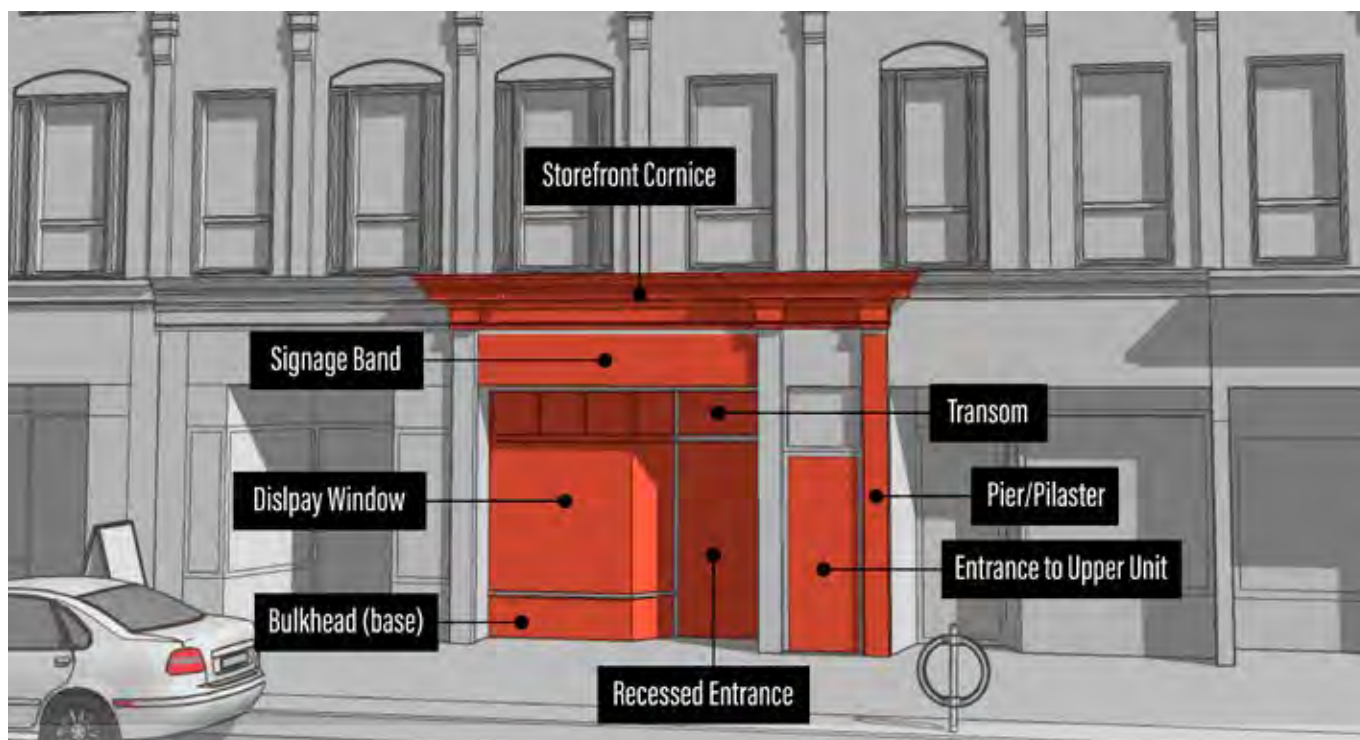


Figure 80: Schematic drawing of common storefront components found within the West Queen West HCD.

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.

6.16 Entrances

The majority of buildings within the West Queen West 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* and *guidelines* 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 West Queen West 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 81: Entrance to 1115 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 82: Entrance to the upper floors of 913 Queen Street West, a contributing property.



Figure 83: Entrance to the upper floors and entrance to the commercial storefront at 876 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.



Figure 84: Example of a projecting sign mounted on the lower storey of the contributing property at 887 Queen Street West.

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 Polices and Guidelines for Non-Contributing Properties

- 7.1 Understanding
- 7.2 Adjacency
- 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*.



Figure 85: Previous page: the intersection of Dovercourt Road and Queen Street West, looking southwest towards the non-contributing property at 1093 Queen Street West with the corner of the contributing property at 1092 Queen Street West in the foreground.

Figure 86: Patio space along Beaconsfield Avenue, on the west façade of 1150 Queen Street West (the Drake Hotel). South of the property, on the south side of Queen Street West, is a collection of non-contributing properties.

7.2 Adjacency

The Provincial Planning Statement and the City of Toronto's Official Plan set the framework for addressing the potential impacts associated with development on lands *adjacent* to protected heritage properties. Development and site *alteration* is not permitted on *adjacent* lands to protected heritage property except where it has been demonstrated that the *heritage attributes* of the property will be *conserved*. The City of Toronto's Official Plan requires proposed *alterations*, *new development* and/or public works *adjacent* to properties on the Heritage Register to 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. The designation of the West Queen West HCD means that properties within the boundaries of the District are protected heritage properties on the Heritage Register. Therefore, if development or site *alteration* is proposed on lands *adjacent* to the Heritage Conservation District, or on *non-contributing properties adjacent to contributing properties* within the District, the proponent is required to submit a Heritage Impact Assessment.

7.2.1 Alterations to a non-contributing property, or development and site alteration to properties adjacent to the District shall conserve the cultural heritage value, heritage attributes, and integrity 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. City staff can scope such studies depending on the specifics of the development, the location of the *adjacency* and the nature of the potential impact. Examples of potential impacts include, but are not limited to, shadow impacts, isolation from surrounding environment, context or significant relationships, and construction impacts.

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 assess 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*.



Figure 87: Intersection of Queen Street West and Niagara Street showing a mix of both contributing and non-contributing properties on the north side of the street.

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 New Development 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.



Figure 88: A non-contributing corner property at 1149 Queen Street West that could be subject to demolition and new development infill.

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 1920s. 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.*

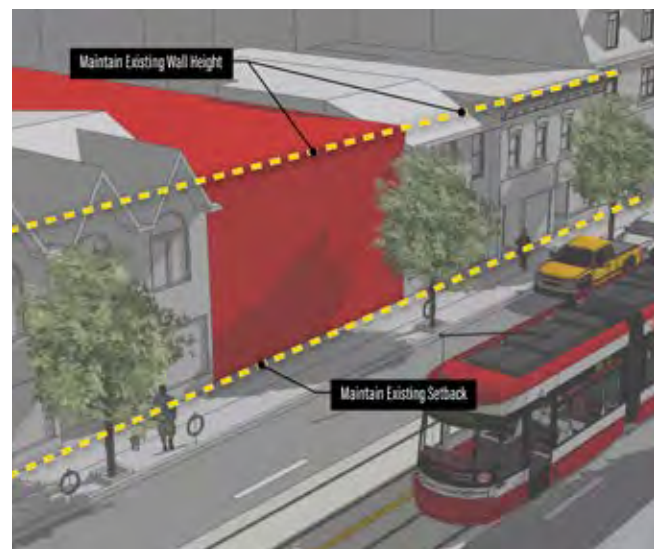


Figure 89: New development on a non-contributing property shall be set back the same distance as the primary structure on adjacent contributing properties and contributing properties of the block where it is located.

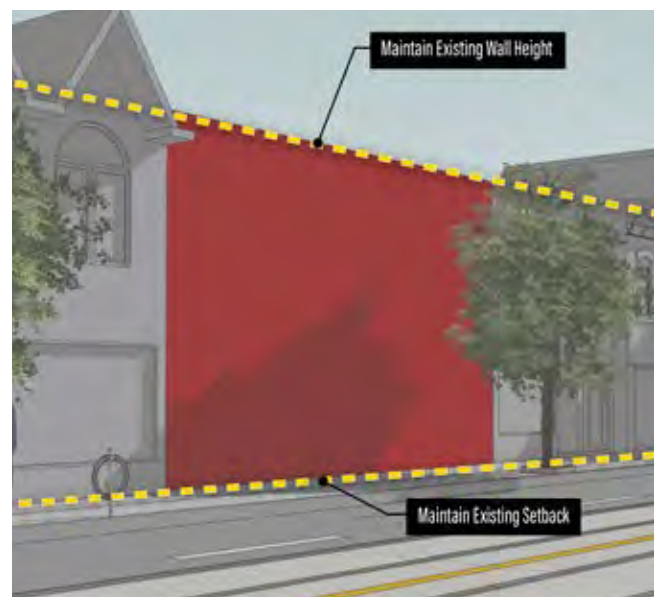


Figure 90: New development on non-contributing properties shall be designed with a streetwall that references the height of adjacent contributing properties and contributing properties of the block where it is located.

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* should not be permitted within any required *stepbacks*.

- (a) A limited projection into the required additional minimum 3.0-metre *stepback* may be considered if:
1. The projection is physically and visually *compatible* with the *adjacent contributing property*, the low-scale *streetwall*, and the District's *heritage attributes*, as demonstrated through a Heritage Impact Assessment;
 2. The projection begins a minimum of 4 storeys above the additional 3.0-metre *stepback*;

3. The depth of the projection is less than half of the required additional minimum 3.0-metre *stepback* on the front elevation, as well as the required minimum 1.5-metre *stepback* on the side elevation of corner properties; and
4. The projection has demonstrated, through a Heritage Impact Assessment, that any potential physical or visual impact on the prominence of the low-scale *streetwall* and the heritage character of the District has been appropriately mitigated.

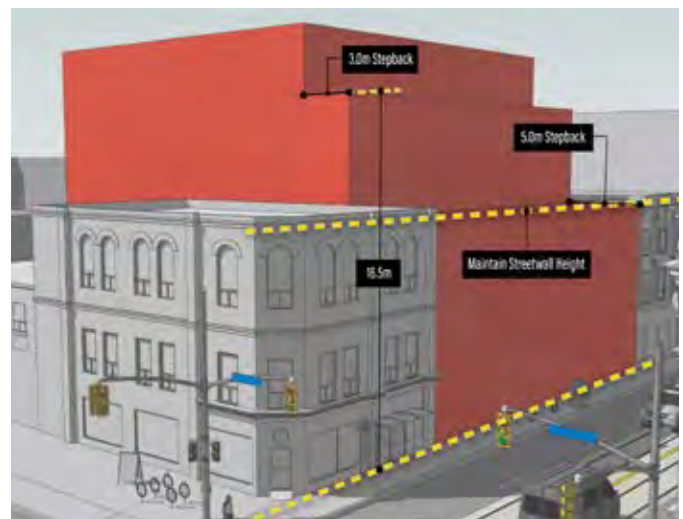


Figure 91: An additional minimum stepback of 3.0 metres beyond the minimum 5.0 metre stepback shall be provided where new development and additions to non-contributing properties exceeds a height of 16.5 metres.

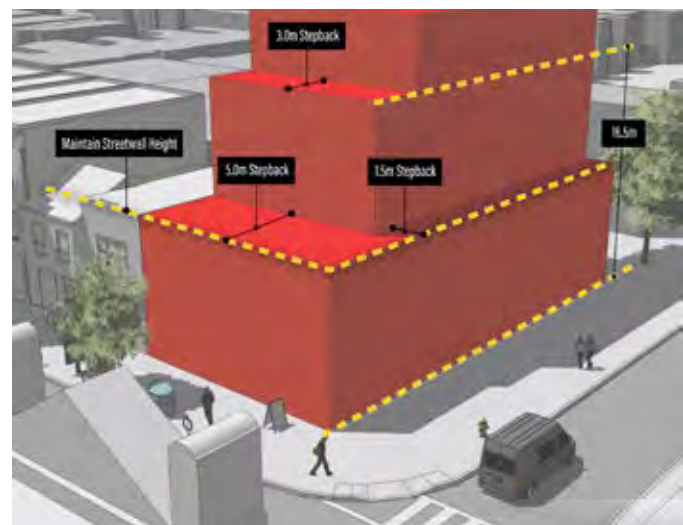


Figure 92: New development and additions to non-contributing corner properties shall provide a minimum stepback of 1.5 metres on their side elevation.

7.7 Articulation and Proportions

Horizontal and vertical articulation refers to the rhythm, patterns, and datum lines created 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 within 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, as well as proportions of window and door openings established by *contributing properties* in the District, allows *new development* and *additions* to *conserve* the historic streetscape, the main street character of Queen Street West, and the overall heritage context of the District.

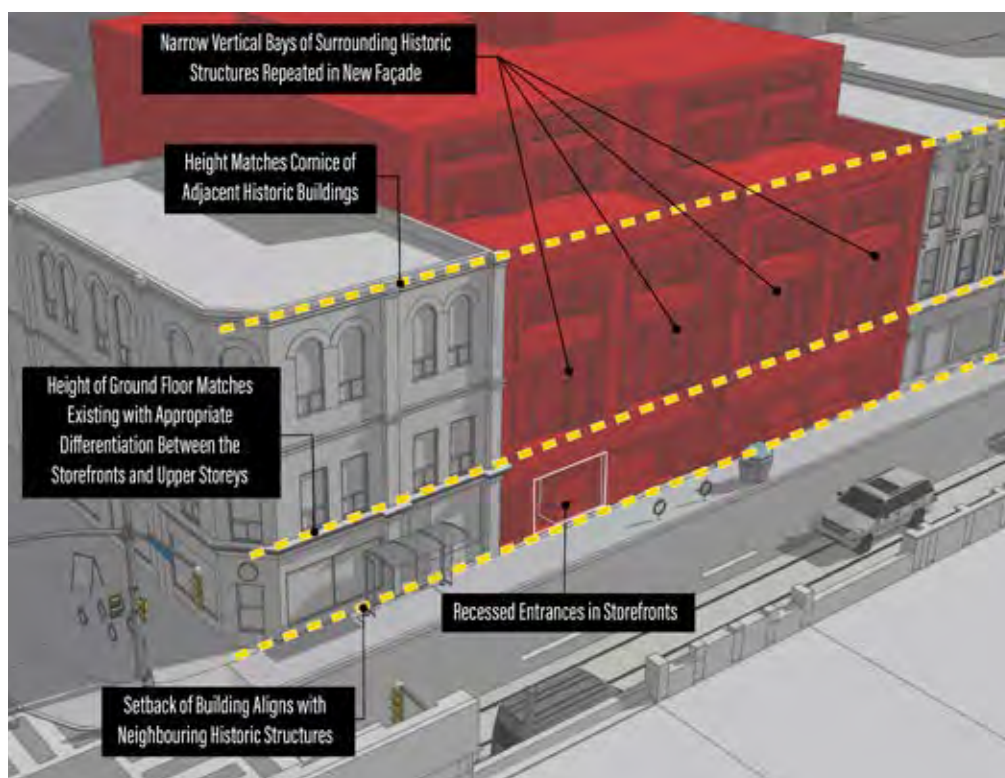


Figure 93: Conserve the horizontal and vertical rhythms articulated in the façades of adjacent contributing properties and reference existing proportions found prevailing in the District.



Figure 94: Streetscape collage, 2017; Courtesy EVOQ Architecture Inc. Portion of the block between Tecumseth and Niagara Streets that illustrates the existing articulation of fine-grained built form and narrow lot frontages on contributing properties that should inform the design of new infill construction on non-contributing properties.

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

- (a) The horizontal rhythm of floor heights on *new development* and *additions* should be articulated.
- (b) 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.

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 95: An example of a non-contributing property at 1006 Queen Street West that does not conserve the horizontal and vertical rhythms articulated in the façades of adjacent contributing properties.



Figure 96: A new development property within the Queen Street West HCD that articulates vertical rhythms in its new façade (located at 619 Queen Street West).

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 and electrical components, vents, drainage components, sustainable technologies, including solar panels and wind generators, satellite and cellular instruments, 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*.

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 97: Storefronts should incorporate traditional compositions of storefront components.

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, be physically and visually *compatible* with the District's *cultural heritage value* and *heritage attributes*, and shall not negatively impact *adjacent contributing properties* and the historic character of the area.

- (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 *adjacent contributing properties* and the historic character of the area.

- (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, *adjacent contributing properties*, and the historic character of the area.
- (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* presents an opportunity to illuminate the building while enhancing the District's historic main street character. Care should be taken in designing 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*, its *heritage attributes*, and the historic character of the area.

- (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 Polices and Guidelines for Public Realm

- 8.1 Historic Nodes
- 8.2 Streetscape and Laneways
- 8.3 Views and Gateways
- 8.4 Public Art
- 8.5 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 West Queen West 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 99: The T-intersection at Queen Street West and Strachan Avenue is a historic node.



Figure 100: The T-intersection at Queen Street West and Beaconsfield Avenue is a historic node, in addition to being a boulevard space and focus area.

8.2 Streetscape and Laneways

The West Queen West 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.

8.2.1 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.



Figure 101: The T-intersection at Bellwoods Avenue and Queen Street West illustrates how the existing network of streets can be utilised by commercial businesses and also contribute to the vibrancy of the public realm.



Figure 102: Streetscape along Queen Street West, looking east towards Claremont Street, showing the layered use of the area for storefronts, sidewalks, patios, cars, and cyclists.



Figure 103: Example of a rear laneway network, running parallel to Queen Street West, being used by pedestrians as an alternate pathway through the District.



Figure 104: Example of a rear laneway that could be extended and/or enhanced.

8.2.2 A high-quality, *complementary* 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 the West Queen West area, 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.

8.2.3 In consultation with the BIA, in select locations, consistent street light fixtures and treatments should be introduced along Queen Street West. 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 street 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.

8.2.4 The shadow impact of *new developments* and *additions* should not negatively impact the District's *cultural heritage value* and the vibrancy of its *public realm* on the north side of Queen Street West.



Figure 105: The wide sidewalks on Queen Street West south of Trinity Bellwoods Park provide space for bicycle racks that encourage the use of the greenspace.



Figure 106: While not inside the boundary of the West Queen West HCD, Trinity Bellwoods Park has an impact on the nearby street network and street furniture.



Figure 107: Fresh produce available for sale is displayed on the sidewalk along Queen Street West near Markham Street.

8.3 Views and Gateways

Views identified in the District that connect the *public realm* to landmarks and community destinations as well as the identified gateways at the intersections of Queen and Bathurst streets, Queen Street and Ossington Avenue, and Queen and Dufferin streets must be *conserved* and enhanced.

8.3.1 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.



Figure 108: Postcard image of the intersection at Queen Street West and Bathurst Street around 1910 (published by Valentine & Sons). Courtesy of the Toronto Public Library Digital Archive.



Figure 109: One of the identified gateways into the District at the intersection of Queen Street West and Bathurst Street.

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

- Gateway treatments present opportunities to communicate focused messages that articulate the coherence and significance of the District. Improvements should be made to the identified gateways to support the *public realm* and open space experience of Queen Street West.
- The gateways 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 treatments should be in keeping with the context of the District.
- Honour and recognize special events, such as National Indigenous Peoples Day, as part of the gateway treatments.
- 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).

8.4 Public Art

Public art contributes to the heritage character of the West Queen West 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, West Queen West 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 rich history of the West Queen West area, significant persons, organizations, places, and events are strongly encouraged.



Figure 110: Example of public art on the west façade of the contributing property at 929 Queen Street West. The artwork contributes to the enhancement of the public realm at the Strachan Avenue T-intersection and the views towards the Trinity Bellwoods gate.



Figure 111: A highly visible example of public art used to decorate the west façade of the contributing property at 684 Queen Street West along Euclid Avenue.

3. Engage local agencies, residents' associations, non-profit organizations, and the West Queen West 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 112: Detail of the graffiti art that is painted on the west façade of the contributing property at 749 Queen Street West, which leads into one of the few north-south laneways in the District.



Figure 113: A mixture of graffiti art and intricate murals can be found on many of the rear façades of buildings that back onto one of the rear laneways that run parallel to Queen Street West.



Figure 114: Detail of the well known “You’ve Changed” public art painted on the east façade of 1075 Queen Street West, on an otherwise blank wall, that overlooks the Paul E. Garfinkle park.

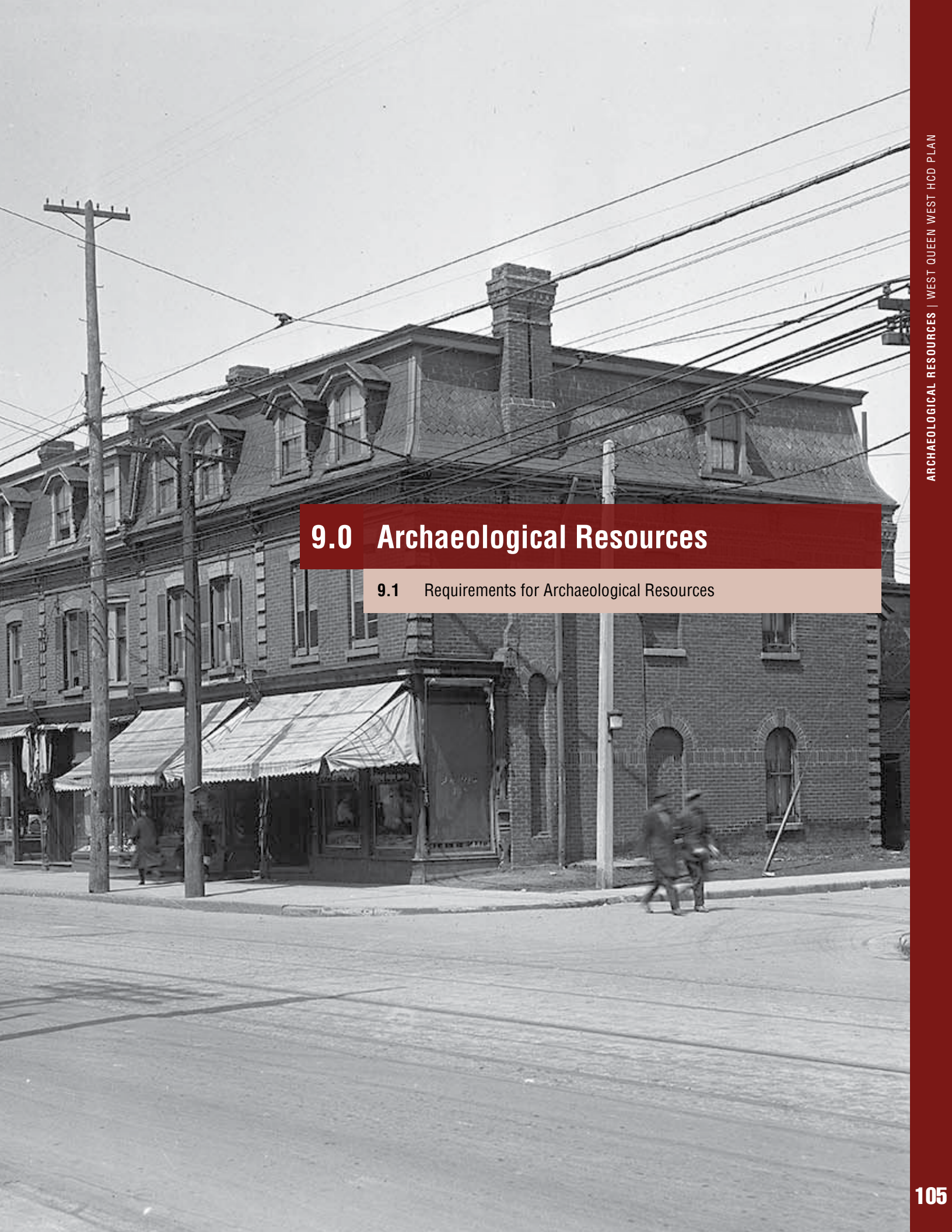
8.5 Utilities and Public Works

8.5.1 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.

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

8.5.3 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.*



9.0 Archaeological Resources

9.1 Requirements for Archaeological Resources

9.1 Requirements for Archaeological Resources

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.

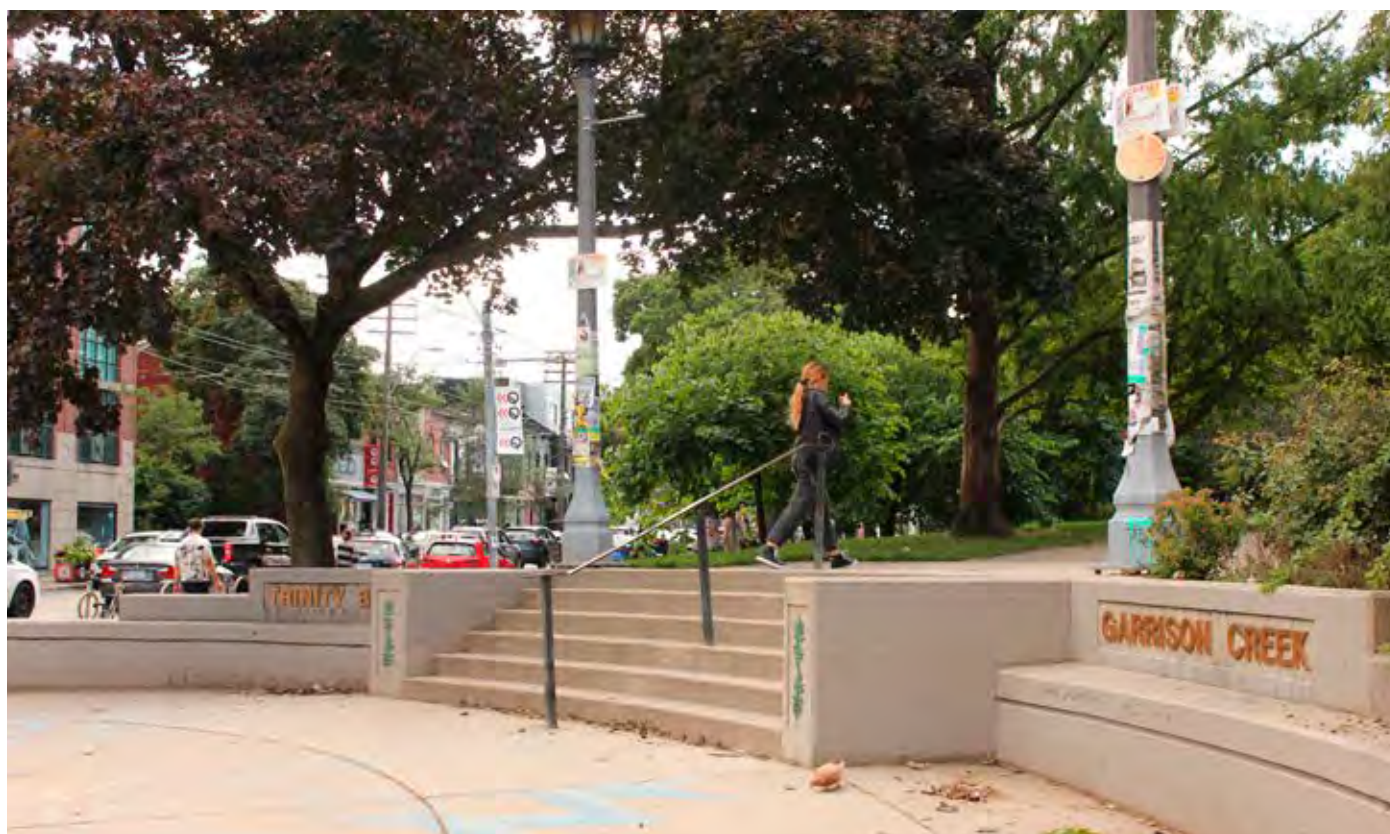
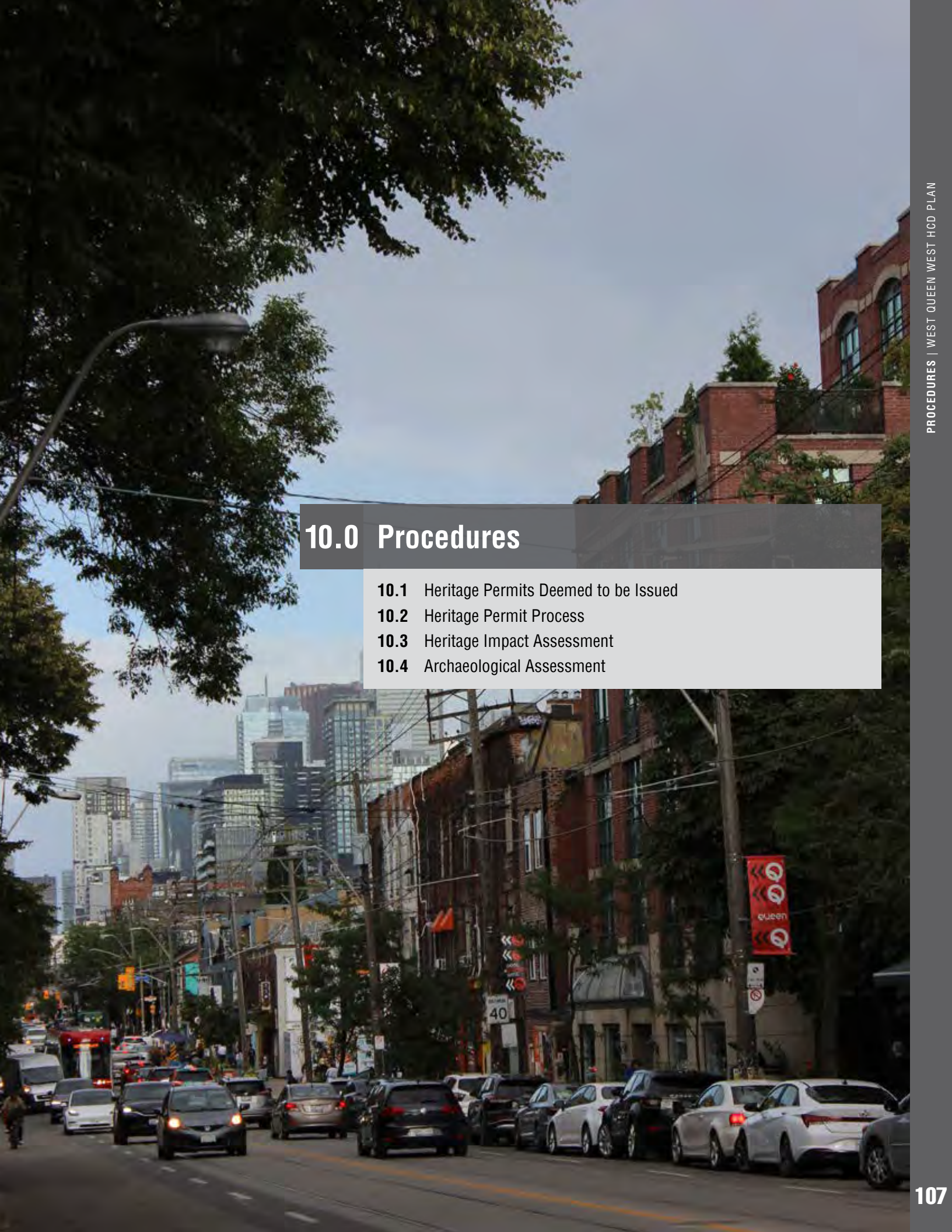


Figure 116: The southwest corner of Queen Street West and Gore Vale Avenue, showing the rise in topography leading into Trinity Bellwoods Park that is a result of the former Garrison Creek, whose route once passed through this intersection. This area has been identified as having archaeological potential.



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* to the external portions of a building or structure 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

In addition to the minor *alterations* identified in the Municipal Code, the following *alterations* to a property in the District may be carried out without applying for a heritage permit:

- 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 spirit and 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

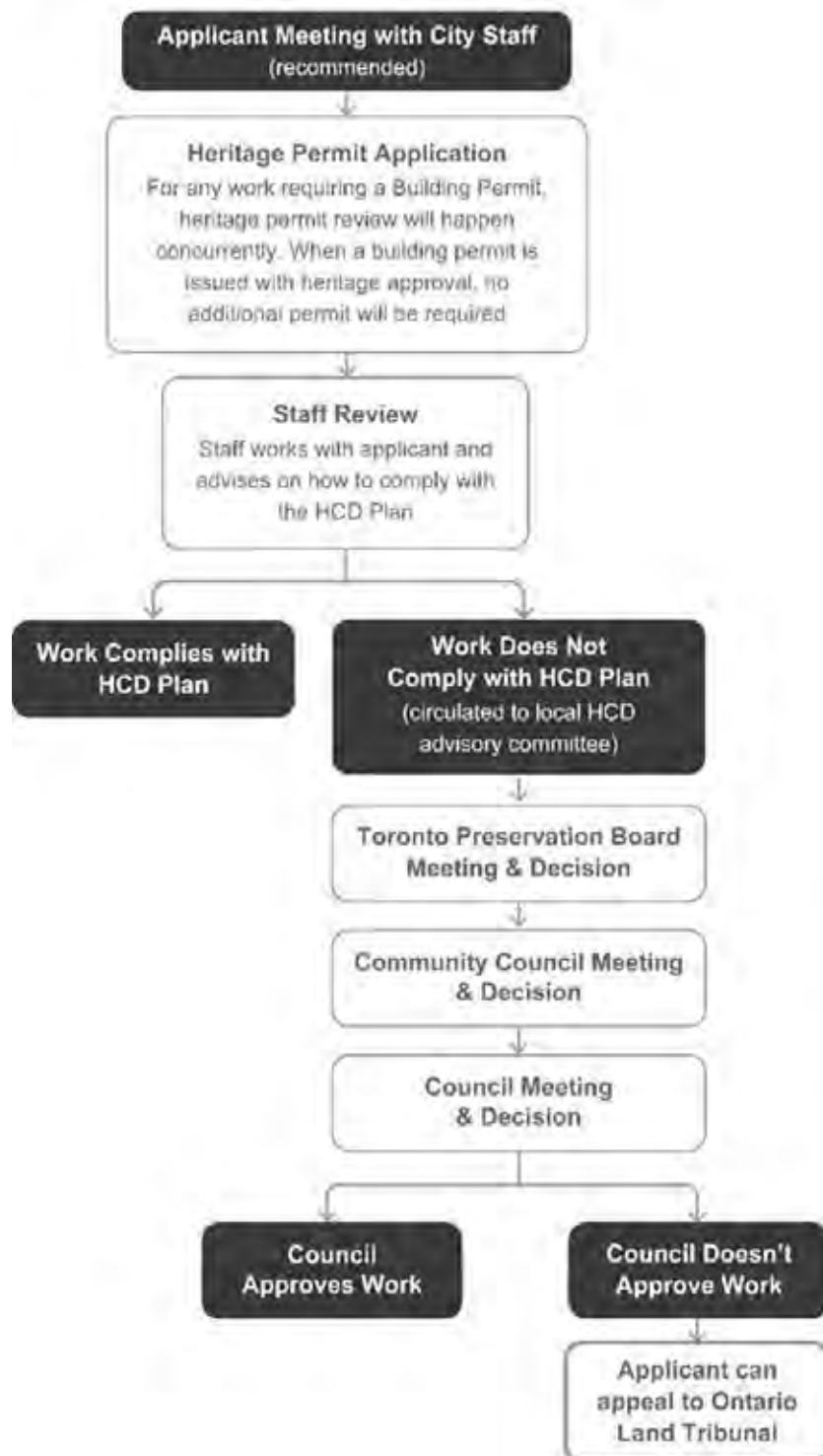


Figure 118: For alterations that are visible from the public realm, property owners will need to apply for a heritage permit.

10.3 Heritage Impact Assessment

A Heritage Impact Assessment is a document that provides relevant information on the nature and significance of a heritage property. 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. It outlines the policy framework in which such properties can be *conserved* and identifies practical options to inform decisions and may also provide directions for the development of a Heritage Property *Conservation* Plan or Heritage Interpretation Plan for the heritage resource.

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. As outlined in Schedule 3 of the Official Plan, a Heritage Impact Assessment will be required to accompany any applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, Consent to Sever or Site Plan Control.

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.

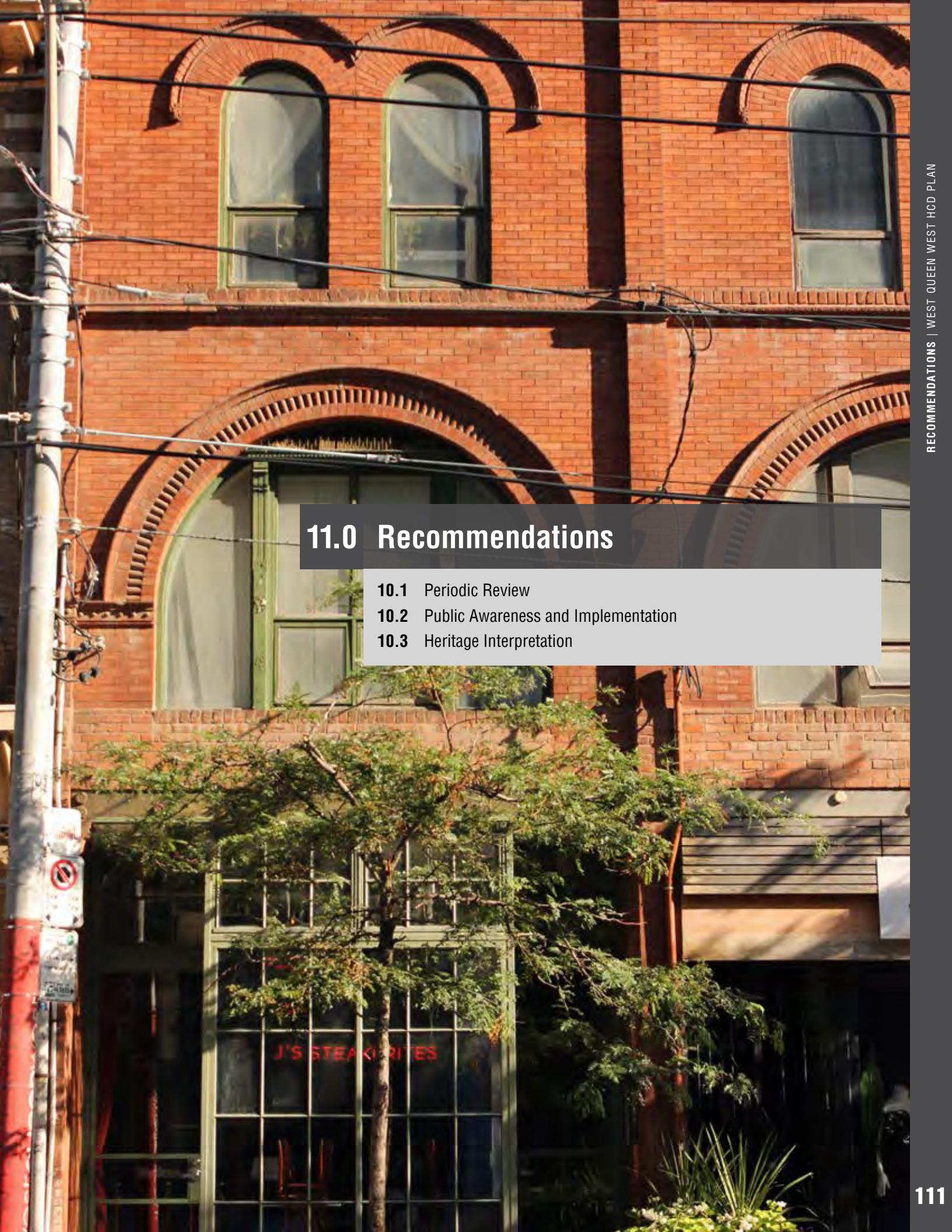
In addition to obtaining a permit under Part V of the OHA for any *archaeological sites* or *resources* identified as *heritage attributes* of the District, the procedures for archaeology identified within the City of Toronto's Archaeological Management Plan must also be adhered to.



Figure 119: 1150 Queen Street West photographed in the 1990s with its main façade painted black. Courtesy City of Toronto Archives.



Figure 120: 1150 Queen Street West photographed in 2024, after the restoration and revitalization work that took place in the 2000s.



11.0 Recommendations

- 10.1 Periodic Review
- 10.2 Public Awareness and Implementation
- 10.3 Heritage Interpretation

11.1 Periodic Review

It is recommended that the City undertake a review of the West Queen West HCD Plan and its objectives no more than ten (10) 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, who 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 complete the 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.



Figure 122: View of Queen Street West at Shaw Street, looking west, in 1983. Courtesy City of Toronto Archives.

11.2 Public 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 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 councillors' 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 123: Business Improvement Areas (BIAs) play important roles in increasing heritage awareness and in promoting the use and vibrancy of an area. Decorated planters such as the ones pictured here help to enhance the streetscape and reaffirm a sense of place and identity.



Figure 124: Street signage, like the one pictured here, can contribute to public awareness about the historic and present character associated with the West Queen West 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 West Queen West HCD include, but are not limited to, interpretive storytelling of Indigenous heritage, as well as persons, places, and events that are significant to Indigenous history.

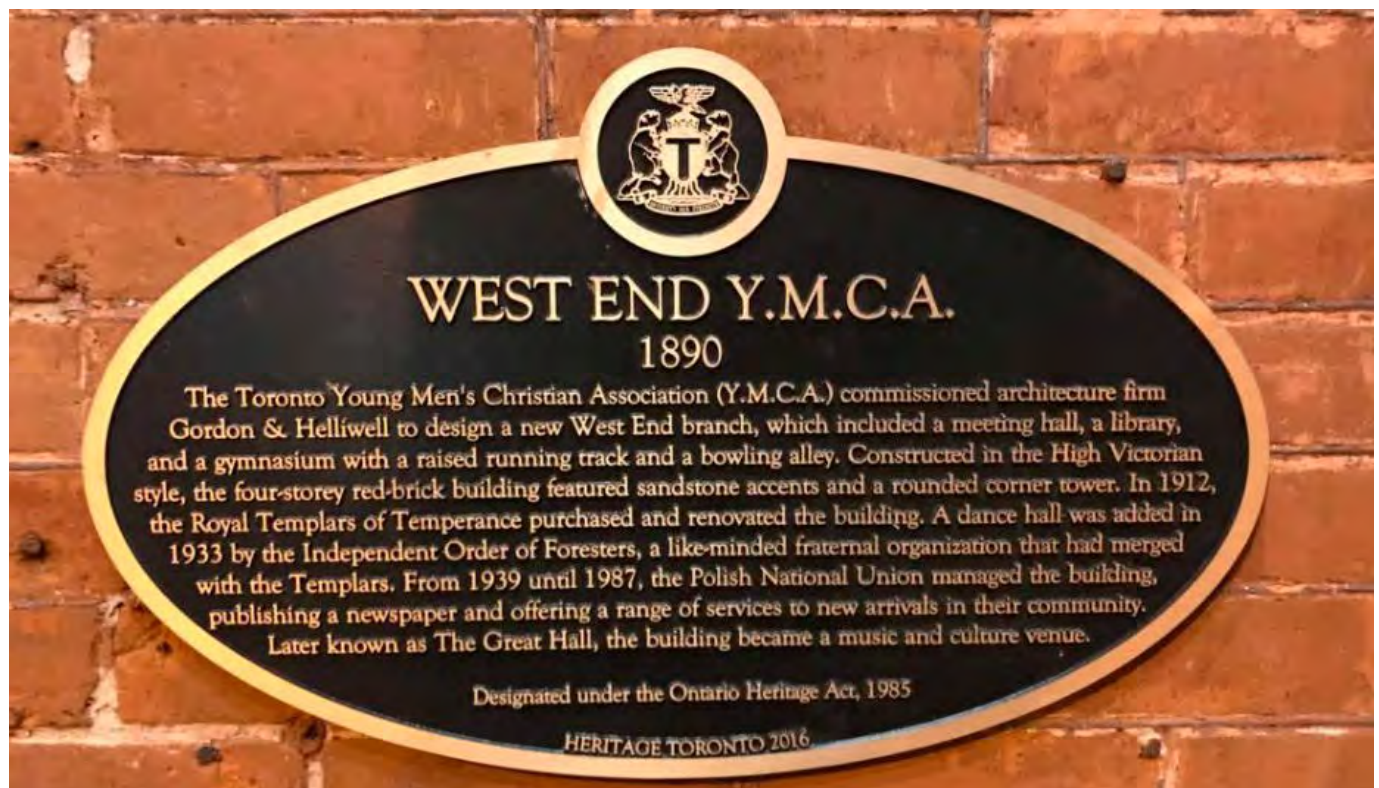


Figure 125: Plaques, such as this one near the main entrance of 1089 Queen Street West, known as The Great Hall, are one possible form of heritage interpretation.

Appendices

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

PAWNBROKERS
ALL - TRADE CENTRE

A. Definitions

Accessibility: The degree to which a 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 and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*. (PPS 2024)

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. (PPS 2024)

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 also the designation by-law of individual properties (designated under Part IV of the *Ontario Heritage Act*), if applicable. 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 include the elements, features and building components that hold up, support or protect the

cultural heritage values and *attributes* and without which the *cultural heritage values* and *attributes* may be at risk.

Heritage Investigation: A physical investigation, completed by or under the supervision of a qualified heritage *conservation* professional, as demonstrated through membership in the Canadian Association of Heritage Professional, used to determine the *integrity* of a building's features that have been over-clad.

In-Kind: With the same form, material, and detailing as the existing. (Standards and Guidelines)

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 publicly-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.

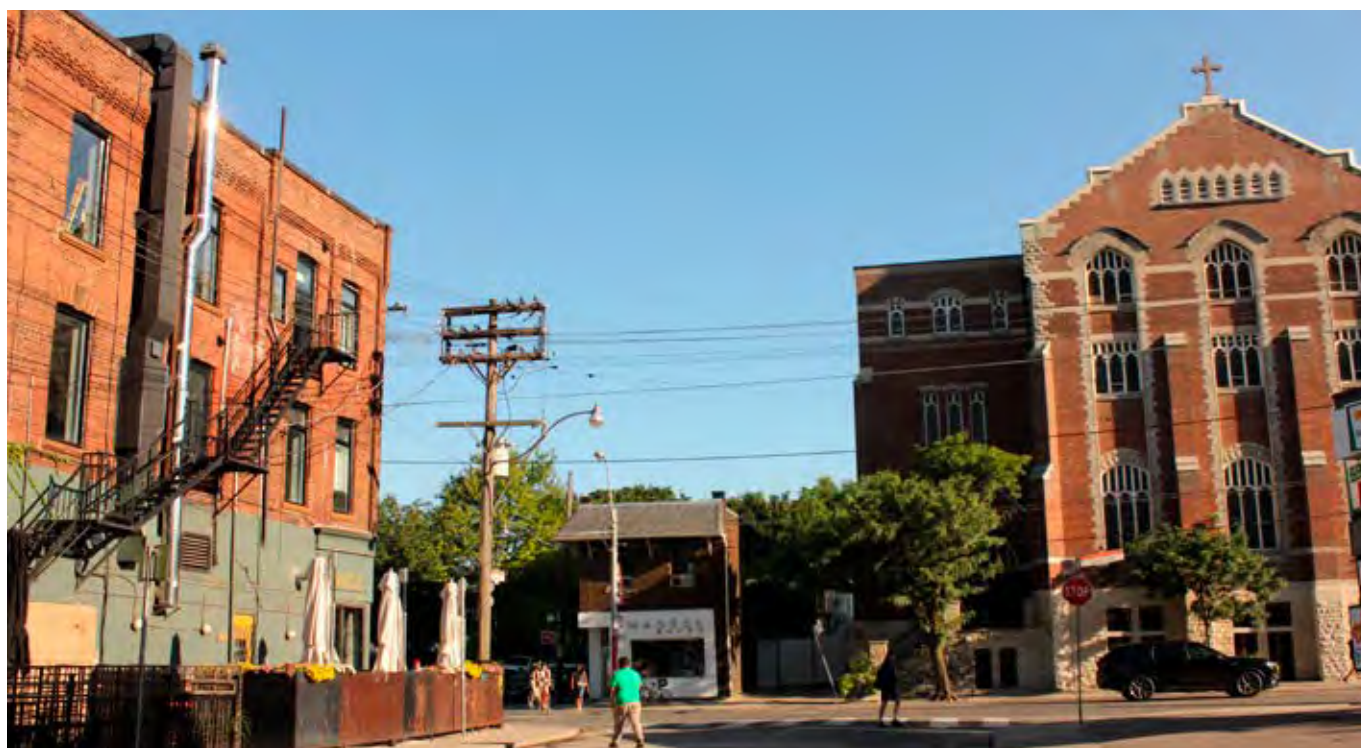


Figure 127: Intersection of Queen Street West and Walnut Avenue, looking north from Walnut Avenue.

C. Index of Contributing Properties

Please See Volume 2

