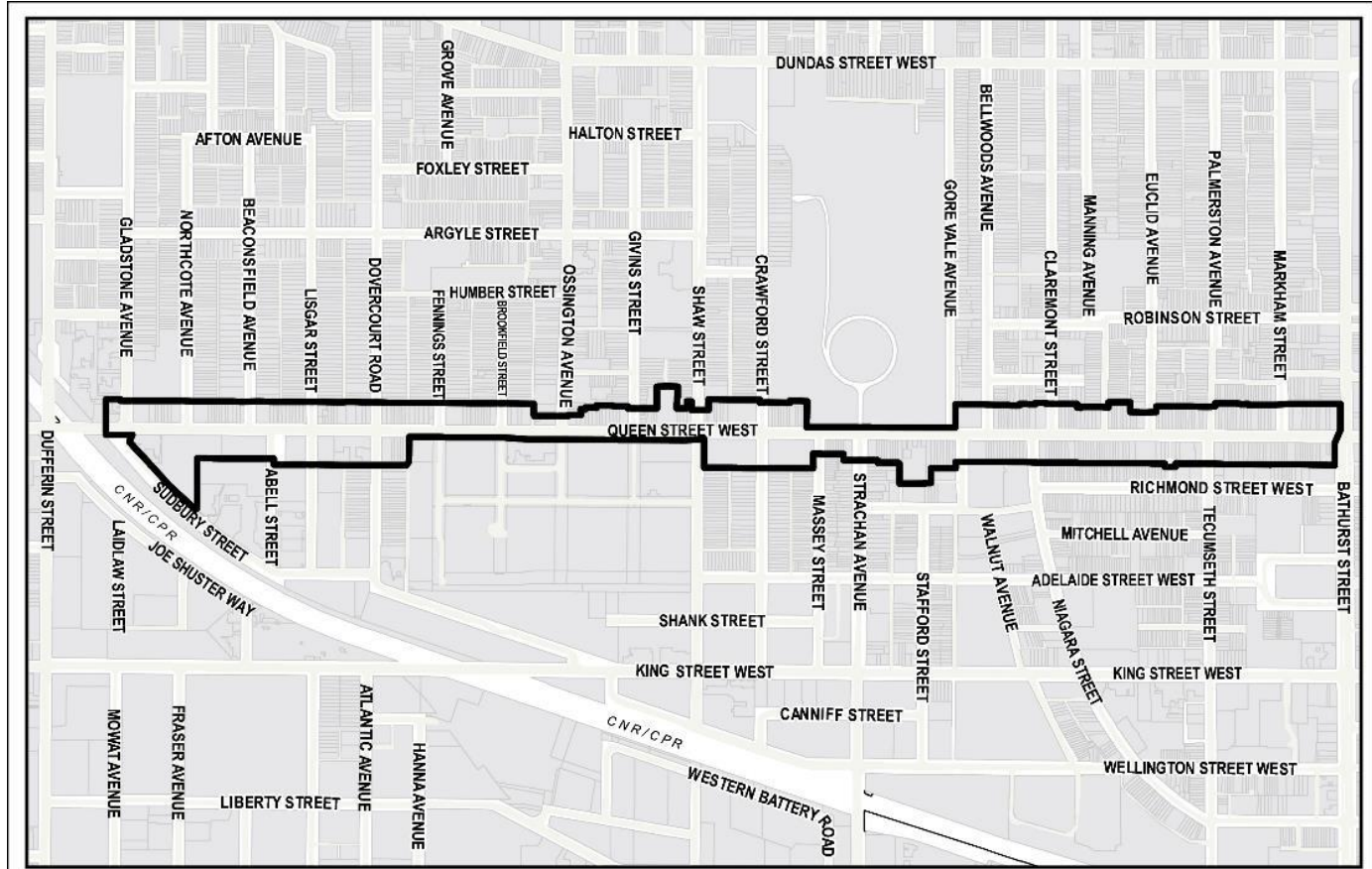
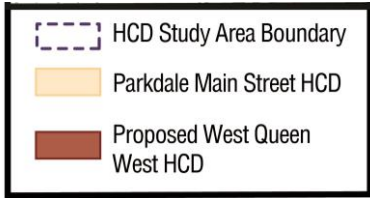




PB25.7

Designation of the West Queen West Heritage Conservation District (HCD) Plan under Part V of the Ontario Heritage Act

PB25.7 West Queen West HCD Boundary

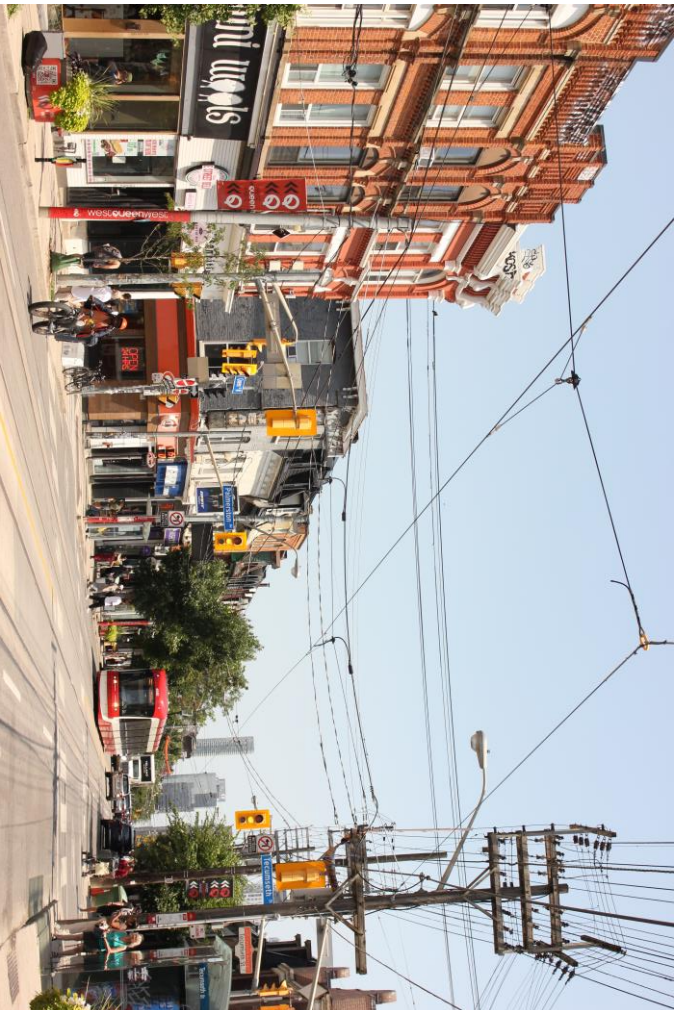


 **Toronto**
HCD Boundary
 HCD Boundary

**West Queen West Street
 Heritage Conservation District**

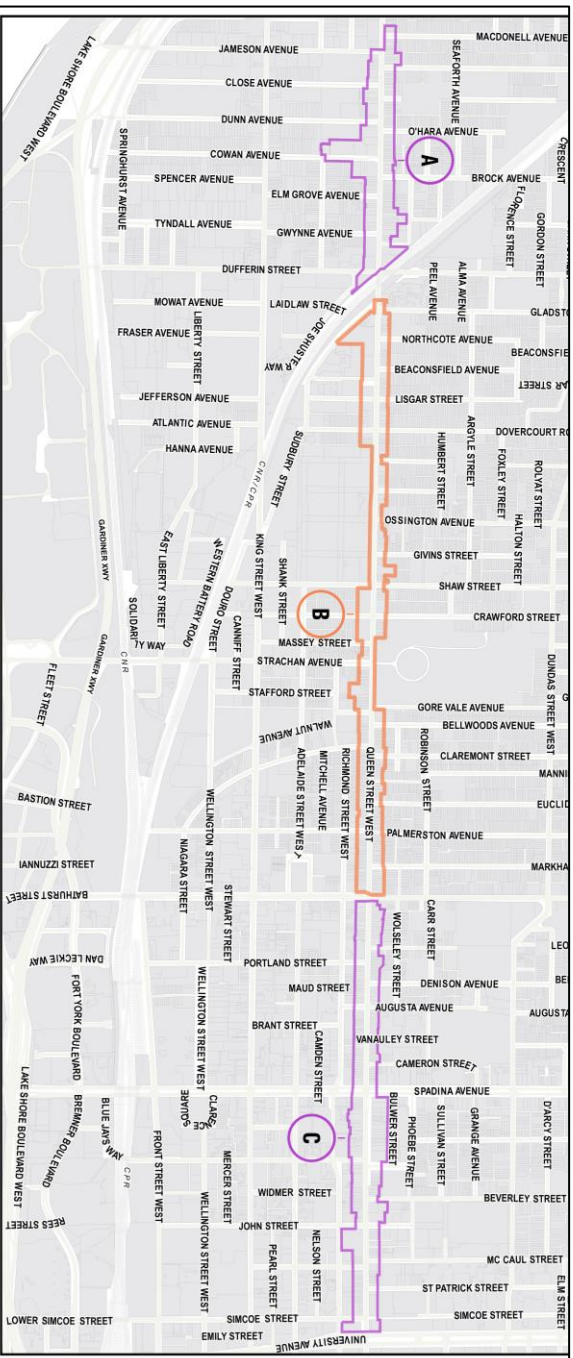
↑
 Not to Scale
 06/17/2024

PB25.7 West Queen West HCD Why WQW?



Queen Street West & Palmerston Avenue, looking east (Heritage Planning, 2024)

- ❖ High concentration of heritage buildings that form **continuous** and **prominent streetwalls**
- ❖ **Narrow lot frontages** with dynamic commercial uses at ground level
- ❖ Provides commercial businesses that support the vibrancy of the **Main Street character** of Queen Street West
- ❖ Distinctive street patterns, including **laneways**, and **several T-intersections** with corner buildings to anchor them

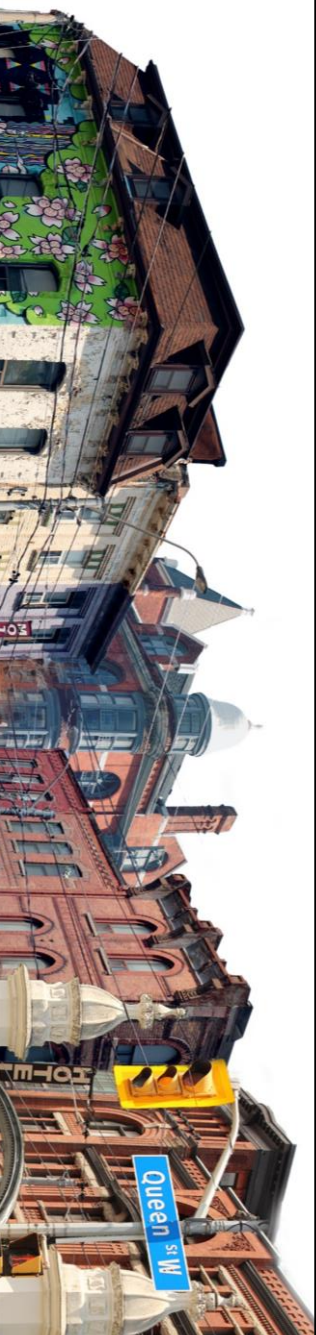


Toronto
Multi-HCD Boundary Map

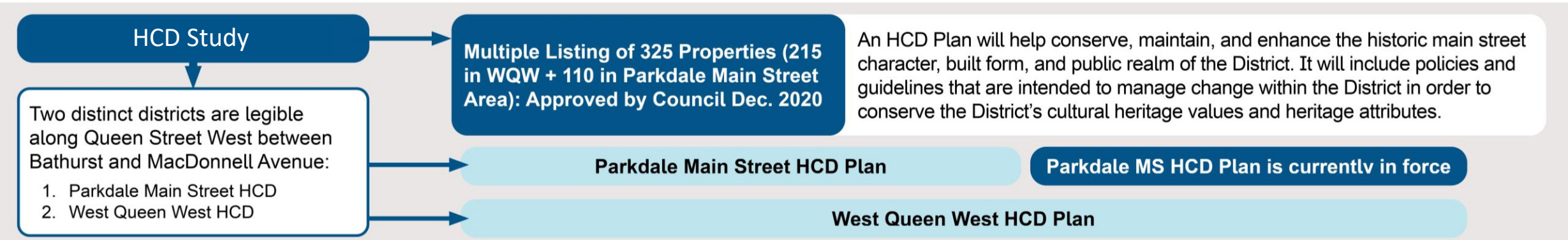
- A** Parkdale Main Street HCD Boundary - designated 2022 (in force 2024)
- B** West Queen West HCD Boundary - in progress
- C** Queen Street West HCD Boundary - designated 2007

West Queen West
Heritage Conservation District

09/04/2024



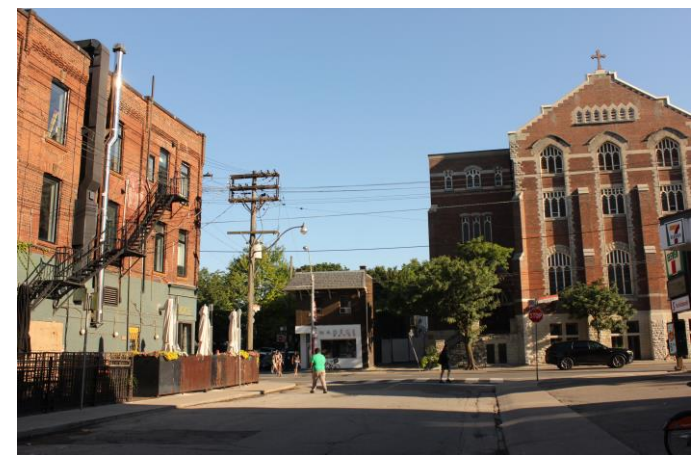
PB25.7 West Queen West HCD Overview



Queen St W looking westward towards the T-intersection at Niagara Street



Queen St W near Bellwoods Avenue

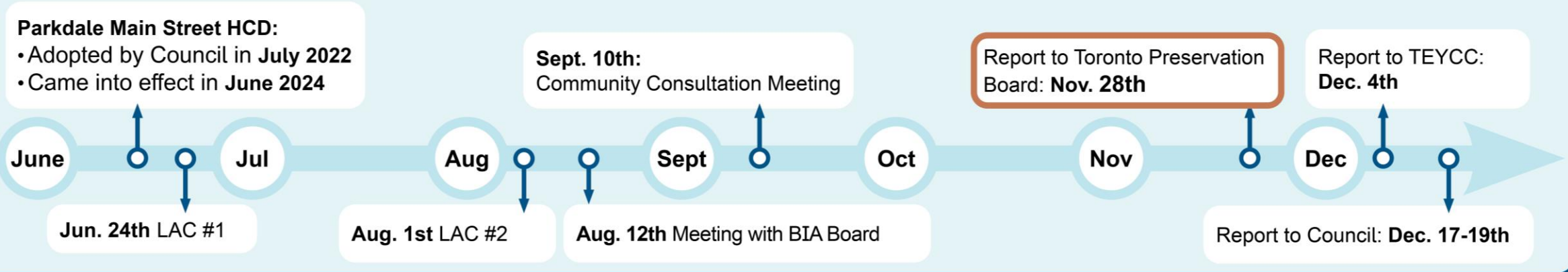


Looking north towards Queen St W from Walnut Avenue

PB25.7 West Queen West HCD

Overview

Project Timeline (June - December 2024)



How the HCD Plan Builds on Recent and Related Studies



PB25.7 West Queen West HCD

Introduction

What is the West Queen West HCD

The HCD designates the defined area by by-law under Part V of the Ontario Heritage Act (OHA).

Purpose of the HCD

Manages change in the District to conserve the area's cultural heritage value by implementing policies and guidelines.

Requirements of an HCD Plan

As per the Ontario Heritage Act, sub-section 41.1(5):

- Statement of Objectives
- Statement of Cultural Heritage Value
- Description of the Heritage Attributes of the HCD and properties in the District
- Policies, guidelines, and procedures to achieve objectives
- Description of minor alterations not requiring a heritage permit

At least 25% of properties on the District must satisfy two or more of the nine criteria for determining cultural value or interest.

The West Queen West HCD Study process and the HCD Plan have been prepared in accordance with provincial legislation and *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* (2012).

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- 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

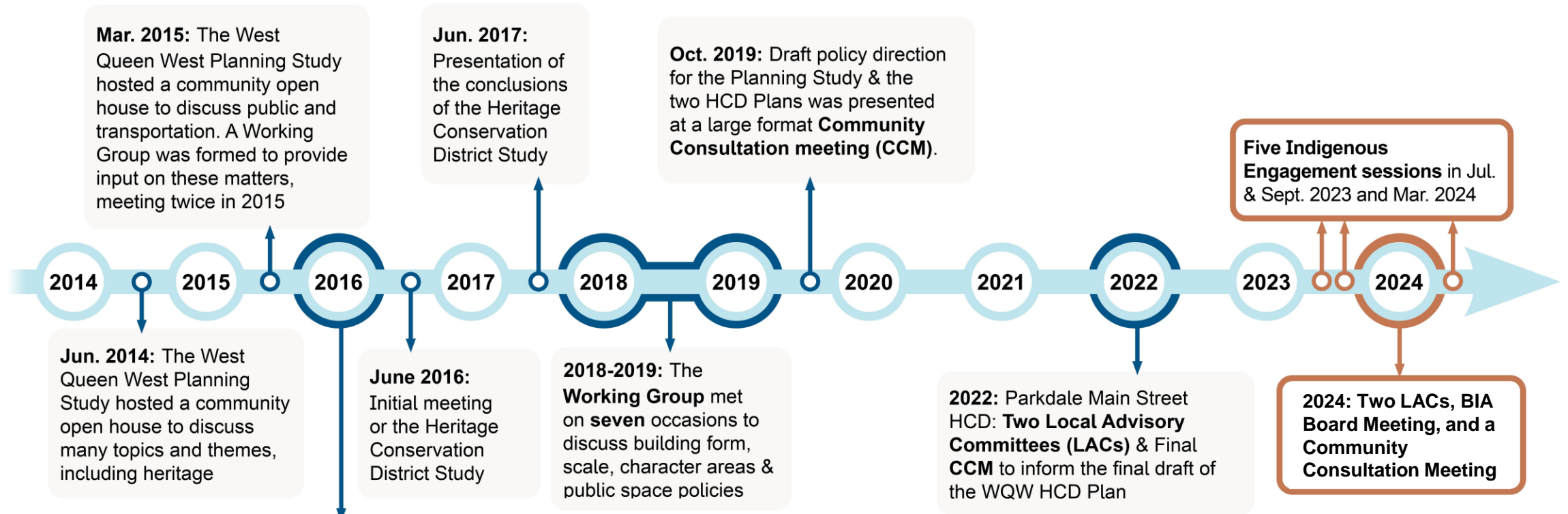
- 5.1. District Boundary
- 5.2. Contributing and Non-Contributing Properties
- 5.3. Building Typologies
- 5.4. Architectural Styles
- 5.5. Views and Gateways
- 5.6. Parks and Public Spaces
- 5.7. Archaeological Resources

6. Policies and Guidelines for Contributing Properties

- 6.1. Understanding
- 6.2. Conservation
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- 6.18. Lighting



PB25.7 West Queen West HCD Community Consultation



PB25.7 West Queen West HCD

District Significance: Statement of Cultural Heritage Value



Queen Street West and Lisgar Street in 1919 (CTA)



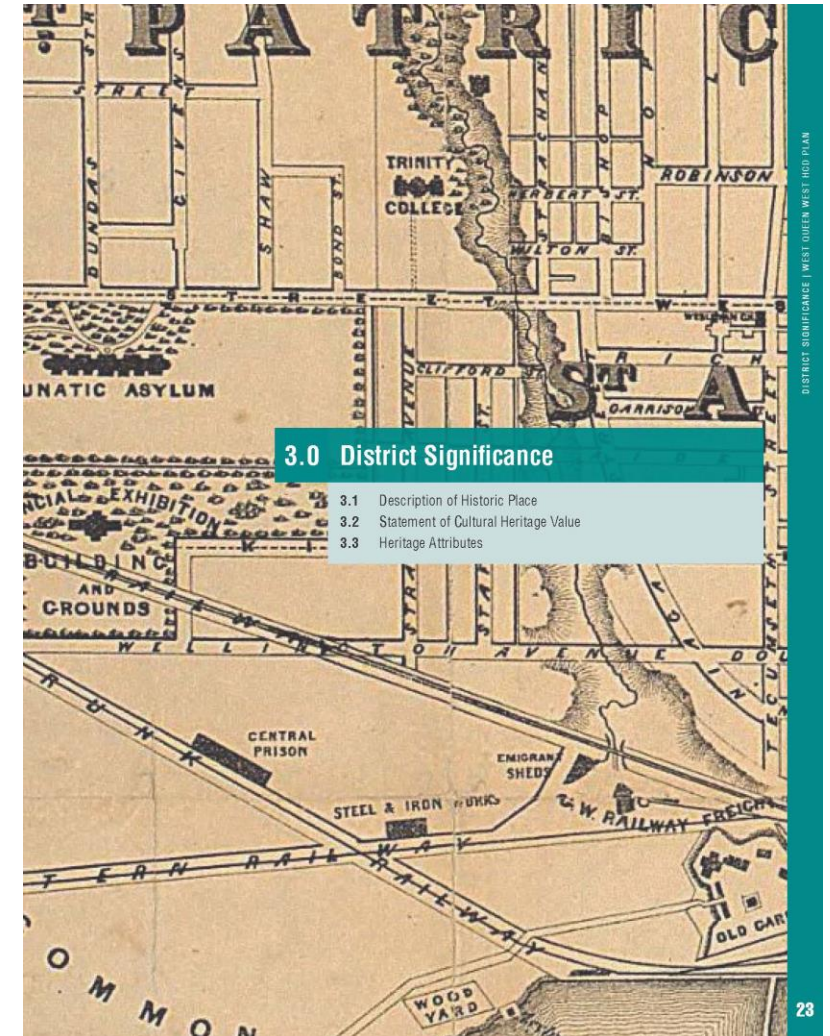
A historic photograph of the row of Second Empire contributing properties at 984 to 992 Queen Street West in 1919 (CTA)



A view of Queen Street West & Palmerston Avenue in 1974 (CTA)



The same contributing properties as above, pictured here in 2024



PB25.7 West Queen West HCD Heritage Attributes

- ❑ The historic main street character of the District defined by a **continuous streetwall** and **fine-grained** built form
- ❑ 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**
- ❑ 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
- ❑ The District's **landmark buildings**
- ❑ The identified **historic storefronts**, with their cornices and sign bands creating a datum line, their large display windows, bulkheads, raised bases, and recessed entrances
- ❑ The identified **gateways** and **views**, which define a sense of place and support an understanding of the District's cultural heritage value

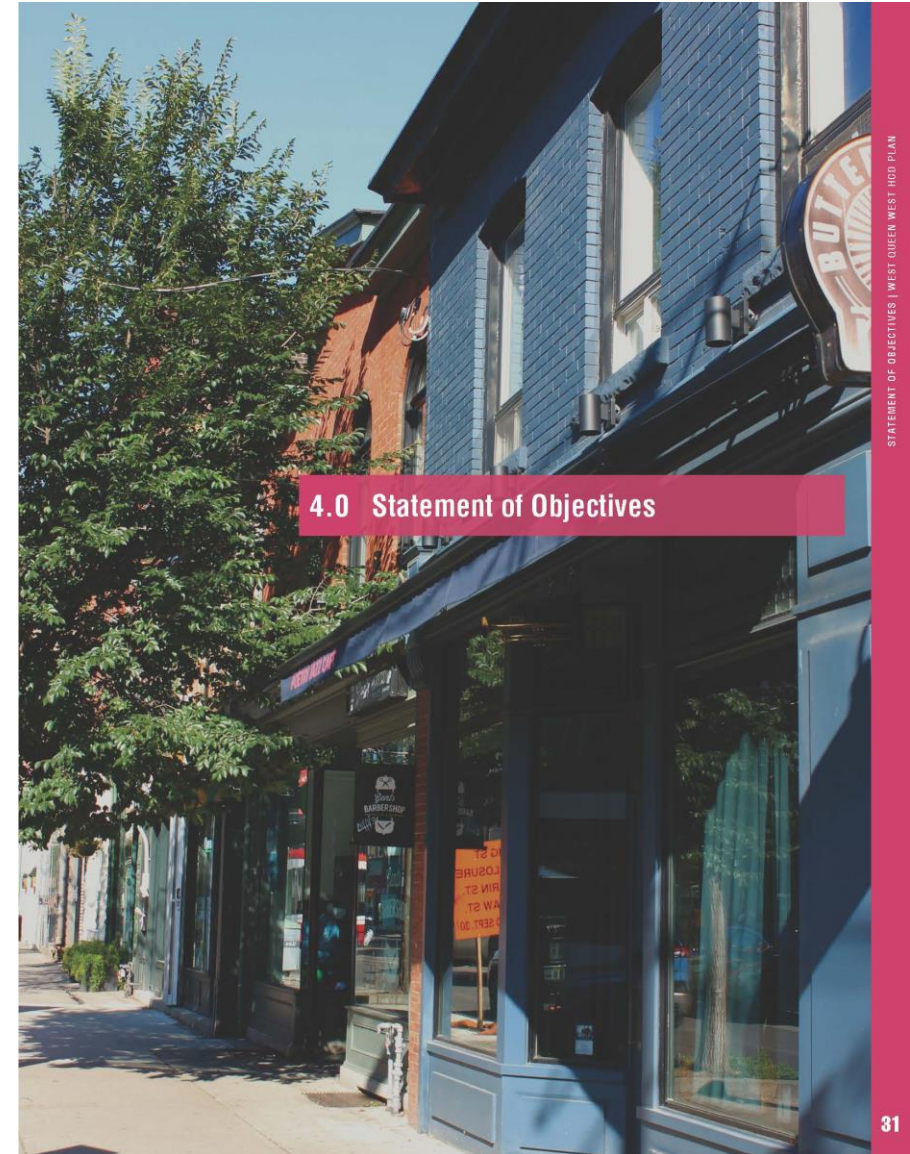


Streetscape collage of Queen Street West between Tecumseth Street and Niagara Street (c.2017; Courtesy EVOQ Architecture Inc.) illustrating the **narrow lot frontages** and **fine-grained built forms** that comprise the continuous **streetwall**

PB25.7 West Queen West HCD

Statement of Objectives

- ❑ 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.
- ❑ 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.
- ❑ 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.
- ❑ Conserve and maintain the **well-defined, articulated, and continuous streetwalls** of the District.



PB25.7 West Queen West HCD Building Typologies



MAIN STREET COMMERCIAL BLOCK at 708 Queen St W



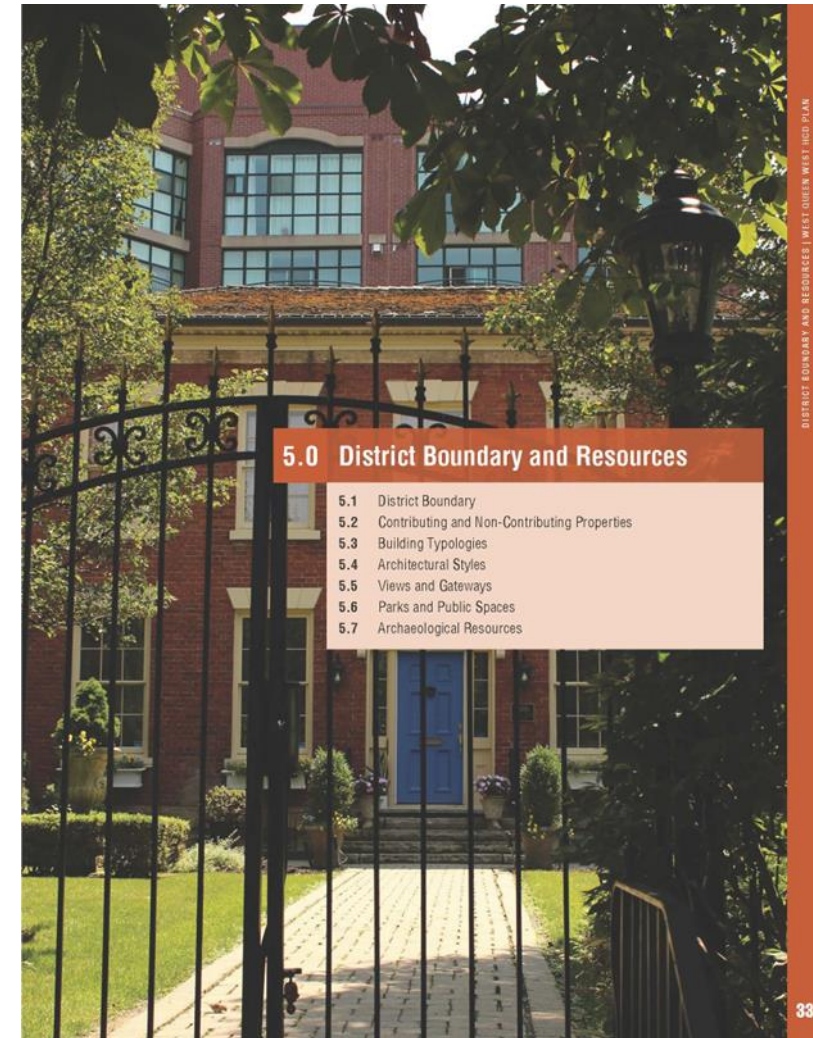
MAIN STREET COMMERCIAL ROW at 974-982 Queen St W



WAREHOUSE/FACTORY at 993 Queen St W



RESIDENTIAL ROW at 1075-1089 Queen St W



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

PB25.7 West Queen West HCD Building Typologies - Storefronts



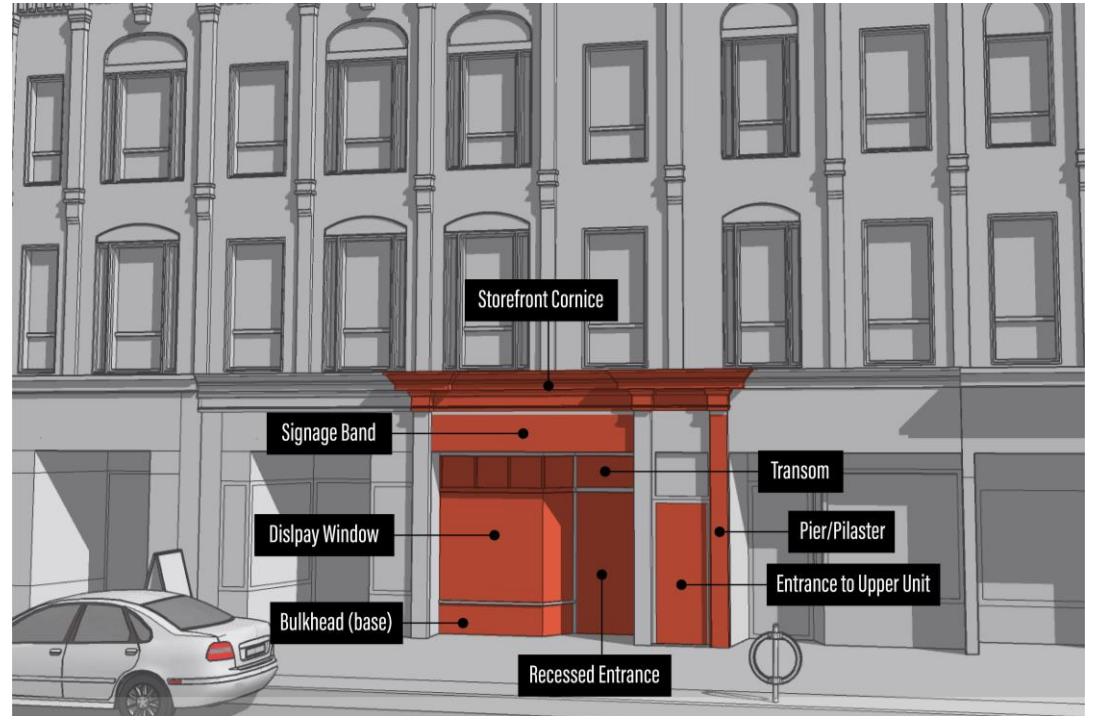
HISTORIC STOREFRONTS at 978 and 980 Queen St W



HISTORIC STOREFRONT at 978 Queen St W



Detail of the HISTORIC STOREFRONT at 980 Queen St W



STOREFRONT DIAGRAM showing the typical elements and configuration



Queen Street West near Crawford Street, c.2017, showing the storefronts at street level whose sign bands create a strong DATUM LINE

PB25.7 West Queen West HCD Building Typologies - Landmarks



Former Canadian Bank of Commerce at **588 Queen St W**



Former Euclid Avenue Methodist Church at **765 Queen St W**



Former John Farr House at **905 Queen St W**



Former Postal Station 'C' at **1117 Queen St W**



St. Nicholas Ukrainian Catholic Church at **770 Queen St W**



The Drake Hotel at **1150 Queen St W**



The Theatre Centre at **1115 Queen St W**



The Gladstone Hotel at **1204 Queen St W**



The Great Hall at **1089 Queen St W**

PB25.7 West Queen West HCD Architectural Styles



ART DECO style at 600-602 Queen St W



ROMANESQUE REVIVAL style at 1075-1089 Queen St W



GEORGIAN style at 905 Queen St W



BEAUX-ARTS style at 1117 Queen St W



GOTHIC REVIVAL style at 770 Queen St W



19th/20th CENTURY VERNACULAR style at 752-754 Queen St W



EDWARDIAN CLASSICISM style at 1115 Queen St W



SECOND EMPIRE style at 976-982 Queen St W



ITALIANATE style at 1084-1086 Queen St W



QUEEN ANNE REVIVAL style at 1089 Queen St W

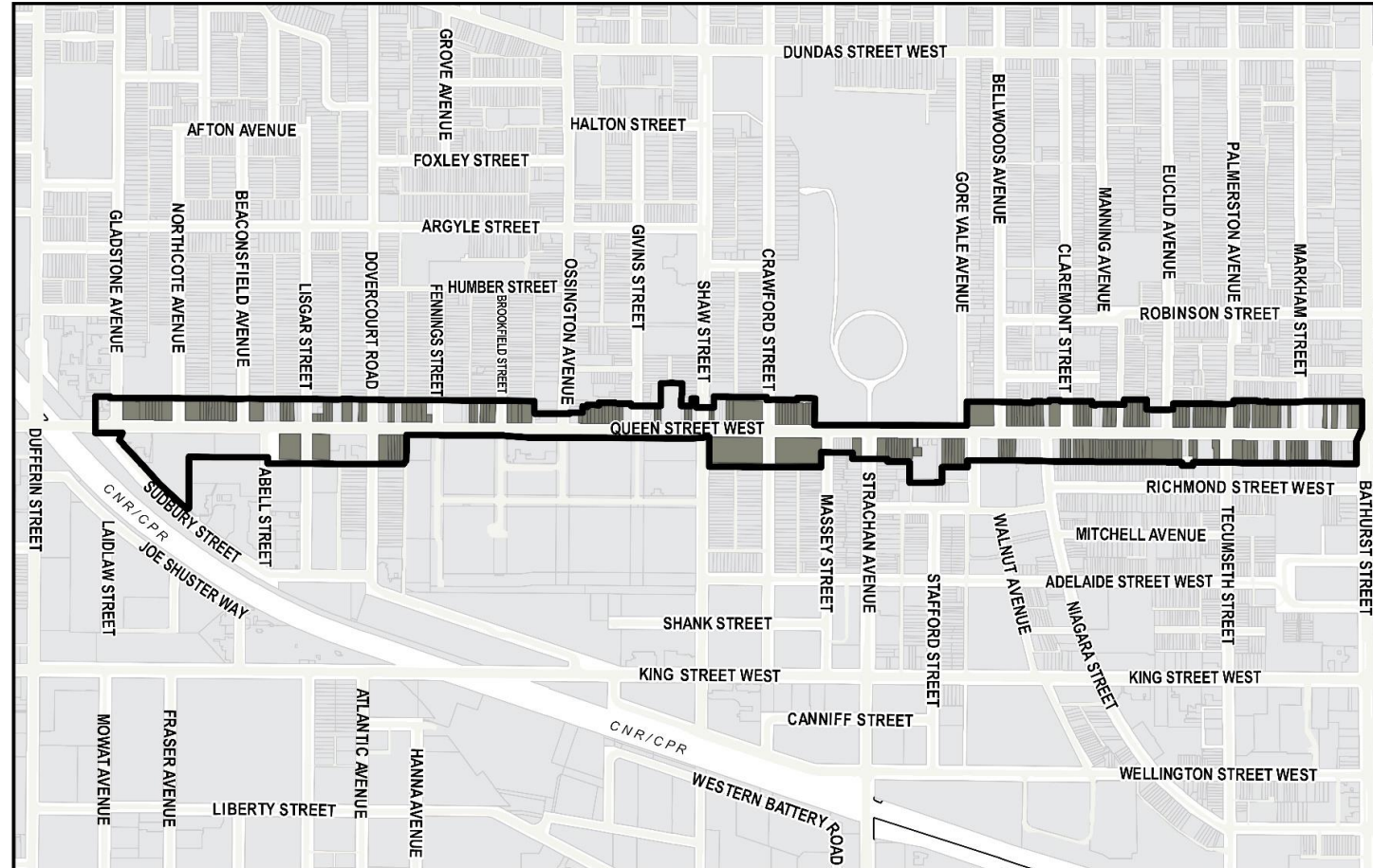
PB25.7 West Queen West HCD Contributing & Non-Contributing Properties



West Queen West HCD:

- **330** Properties
- **239** Contributing
- **91** Non-Contributing
- **72%** of properties satisfy two or more of the nine criteria for determining cultural heritage value.

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



TORONTO
Contributing Properties

West Queen West
Heritage Conservation District

- ▭ HCD Boundary
- ▭ Contributing Properties



Not to Scale

PB25.7 West Queen West HCD Contributing & Non-Contributing Properties



694-670 Queen St W



1018 Queen St W



870-894 Queen St W



686 Queen St W (NON-CONTRIBUTING)



726-730 Queen St W



1032 Queen St W



1166-1174 Queen St W



1006-1010 Queen St W (NON-CONTRIBUTING)



799-811 Queen St W



955 Queen St W



913-919 Queen St W



839-851 Queen St W (NON-CONTRIBUTING)

PB25.7 West Queen West HCD Policies & Guidelines for Contributing Properties

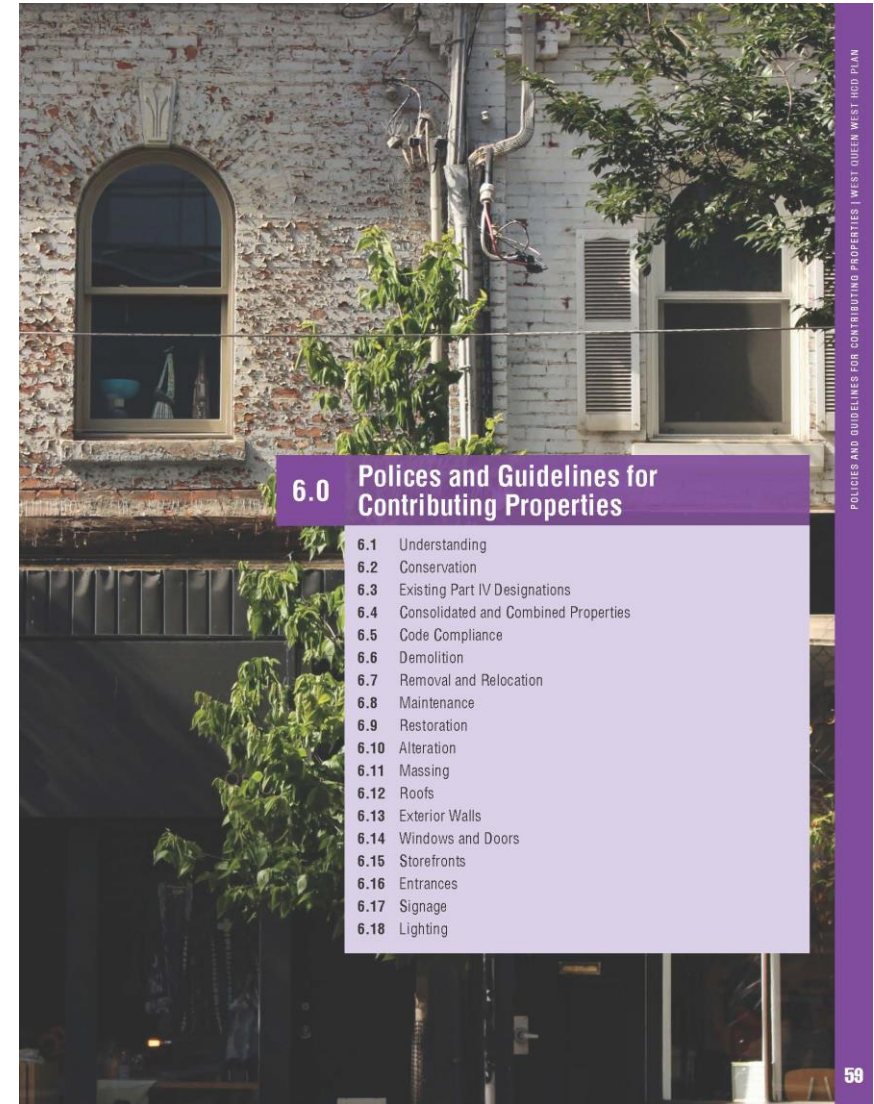


CONTRIBUTING PROPERTIES 1026 and 1030 Queen St W



CONTRIBUTING PROPERTIES 1026 and 1030
Queen St W photographed in 1992 (CTA)

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



6.0 Policies and Guidelines for Contributing Properties

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- 6.14 Windows and Doors
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- 6.16 Entrances
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- 6.18 Lighting

PB25.7 West Queen West HCD Policies & Guidelines for Contributing Properties (Massing)



POLICY 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 & prominence of the low-scale streetwall.*



POLICY 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.*

PB25.7 West Queen West HCD Policies & Guidelines for Non-Contributing Properties

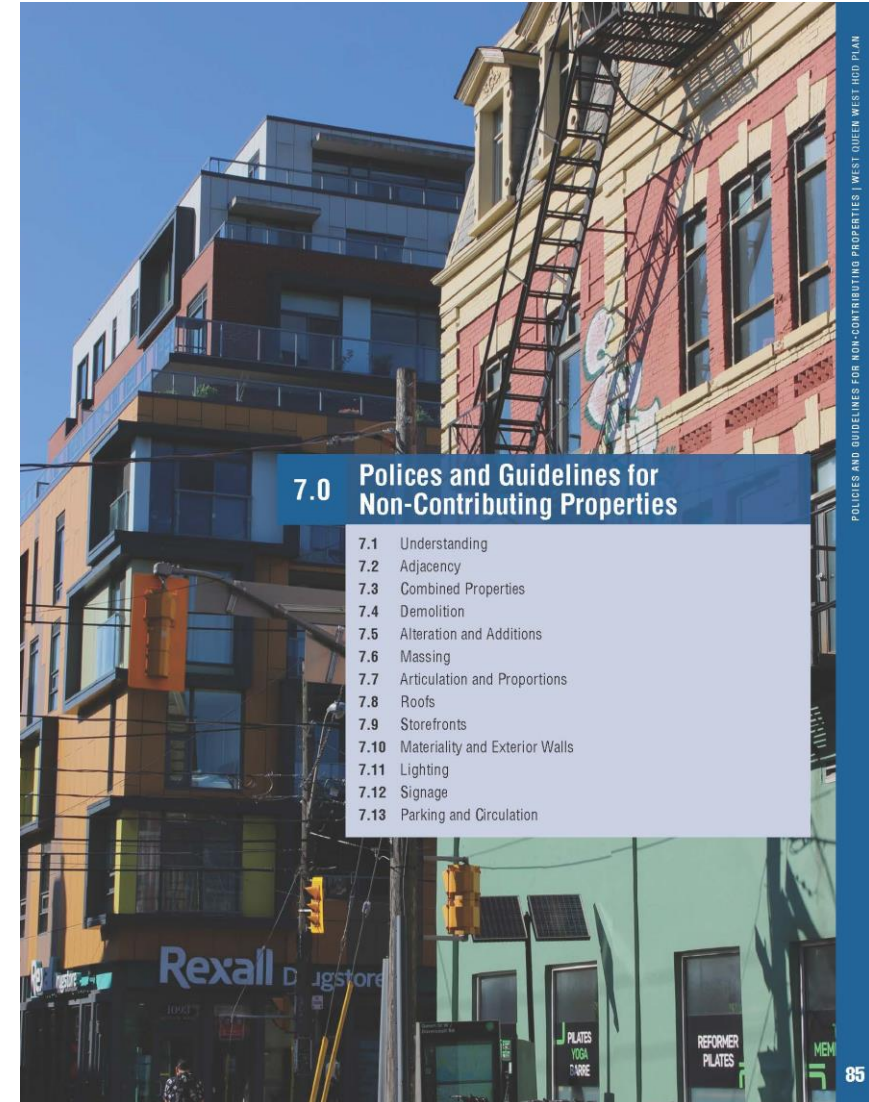


NON-CONTRIBUTING PROPERTIES at 1153 Queen St W



NON-CONTRIBUTING PROPERTIES at 685 Queen St W

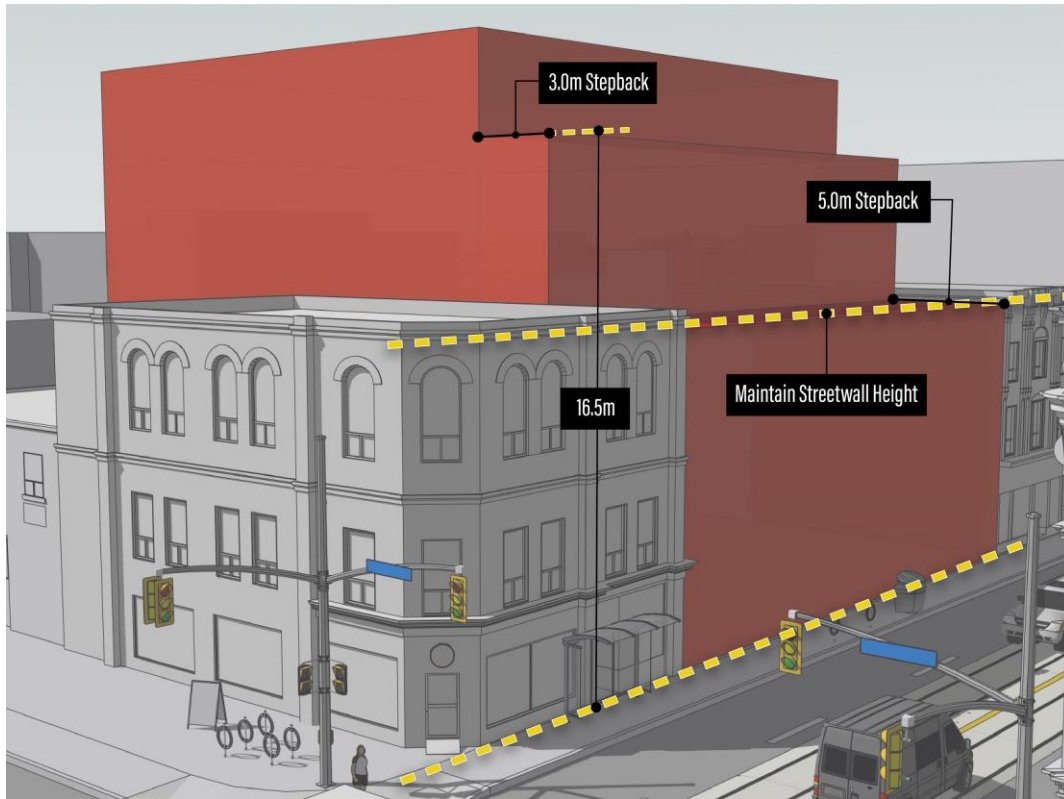
- 7.1 Understanding
- 7.2 Adjacency
- 7.3 Combined Properties
- 7.4 Demolition
- 7.5 New Development & Additions
- 7.6 Massing
- 7.7 Articulation and Proportions
- 7.8 Roofs
- 7.9 Storefronts
- 7.10 Materiality & Exterior Walls
- 7.11 Lighting
- 7.12 Signage
- 7.13 Parking & Circulation



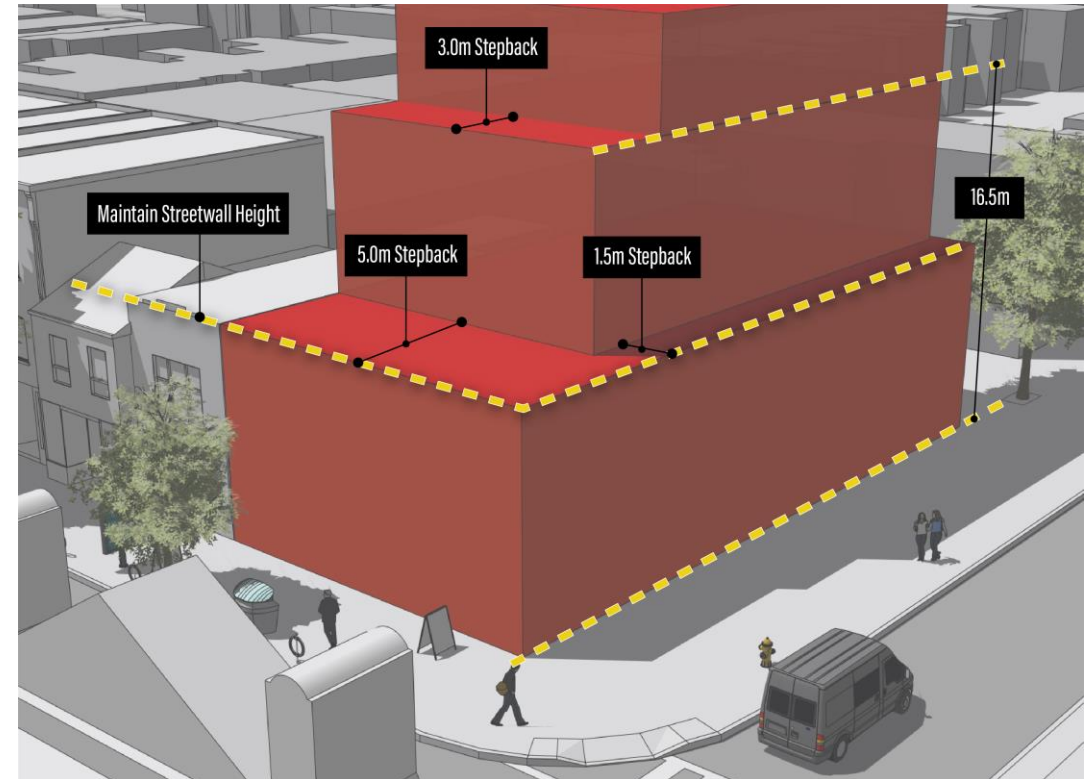
7.0 Policies and Guidelines for Non-Contributing Properties

- 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
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- 7.9 Storefronts
- 7.10 Materiality and Exterior Walls
- 7.11 Lighting
- 7.12 Signage
- 7.13 Parking and Circulation

PB25.7 West Queen West HCD Policies & Guidelines for Non-Contributing Properties (Massing)



POLICY 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.*



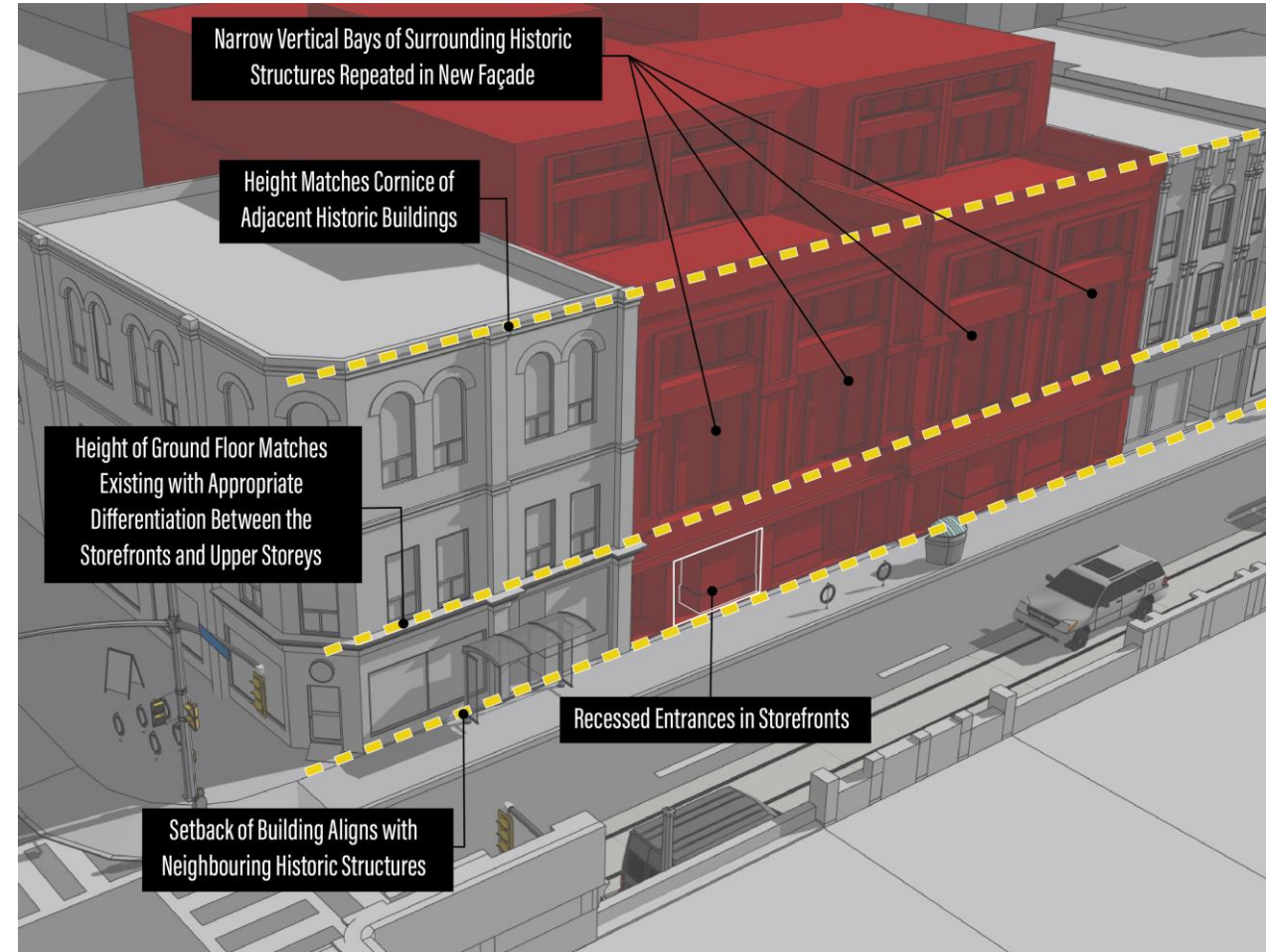
POLICY 7.6.5 *Any portion of new development and additions to non-contributing properties that are taller than adjacent contributing properties and contributing properties of the block where it is located shall provide a minimum **stepback of 5.0 metres** from the streetwall of adjacent contributing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

PB25.7 West Queen West HCD Policies & Guidelines for Non-Contributing Properties

POLICY 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.*

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

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



PB25.7 West Queen West HCD Policies & Guidelines for Public Realm



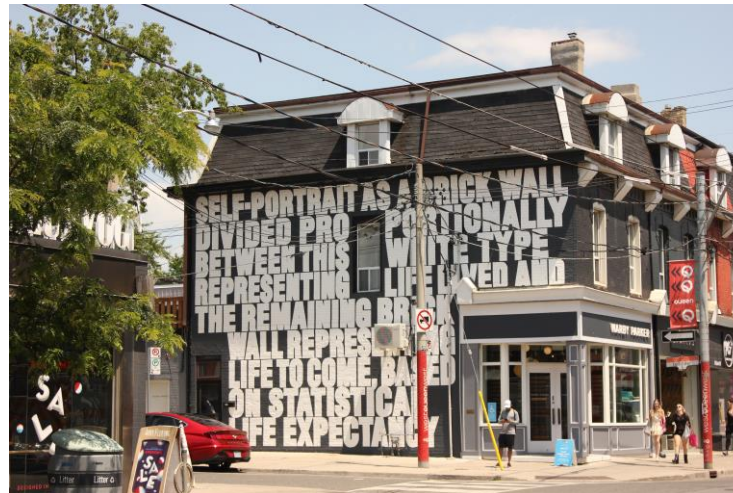
Queen St W near Trinity Bellwoods Park, looking west towards the **HISTORIC NODE** at Strachan Avenue



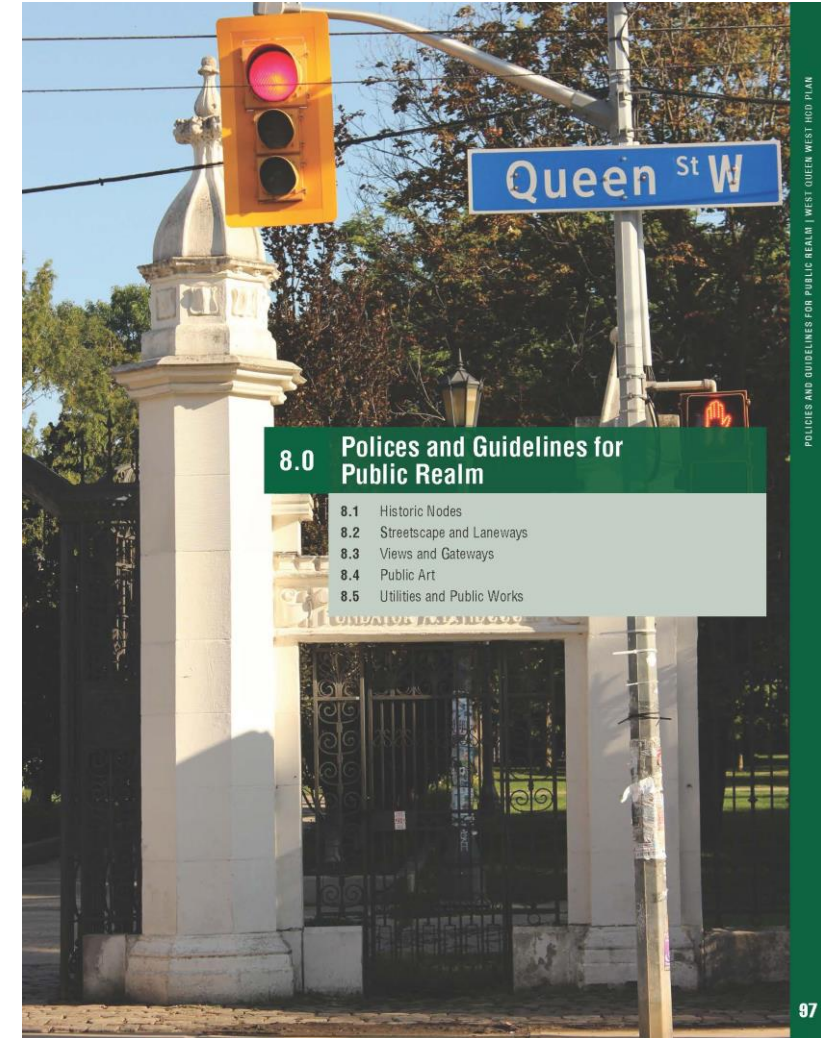
T-INTERSECTION at Bellwoods Avenue and Queen St W



STREETSCAPE features on the sidewalk to the south of Trinity Bellwoods **PARK**



A highly visible example of **PUBLIC ART** used to decorate the west façade of the contributing property at 684 Queen St W along Euclid Avenue



8.0	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

PB25.7 West Queen West HCD Procedures & Appendices





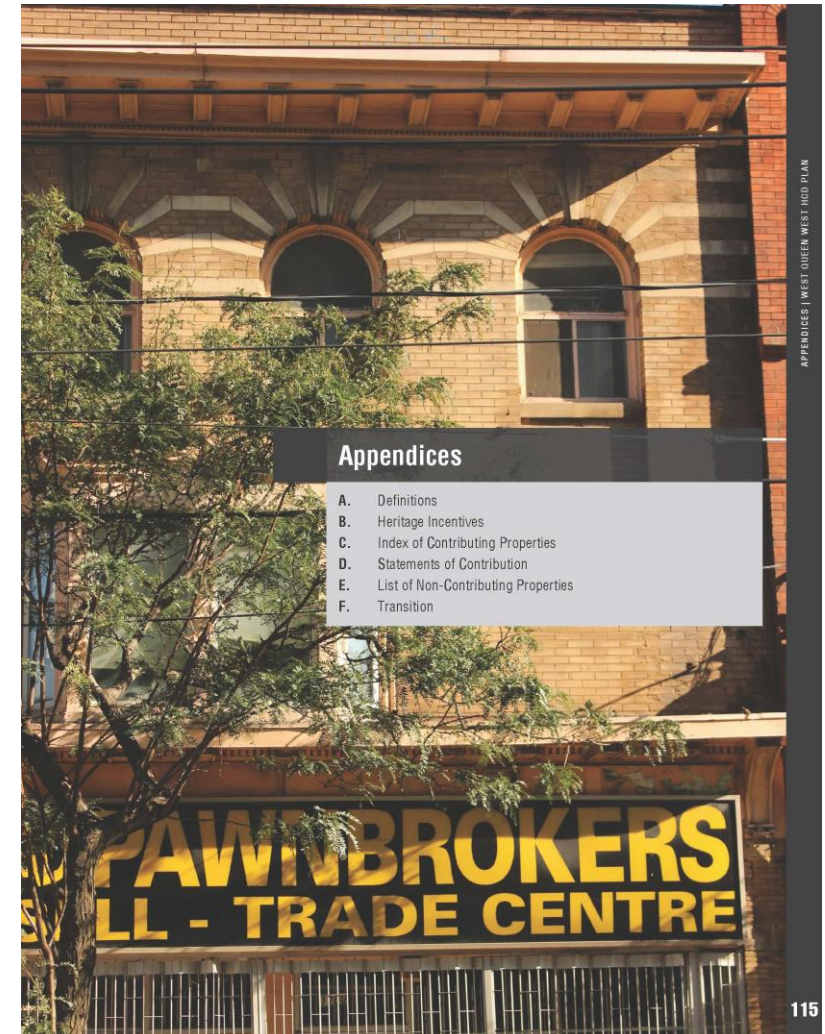
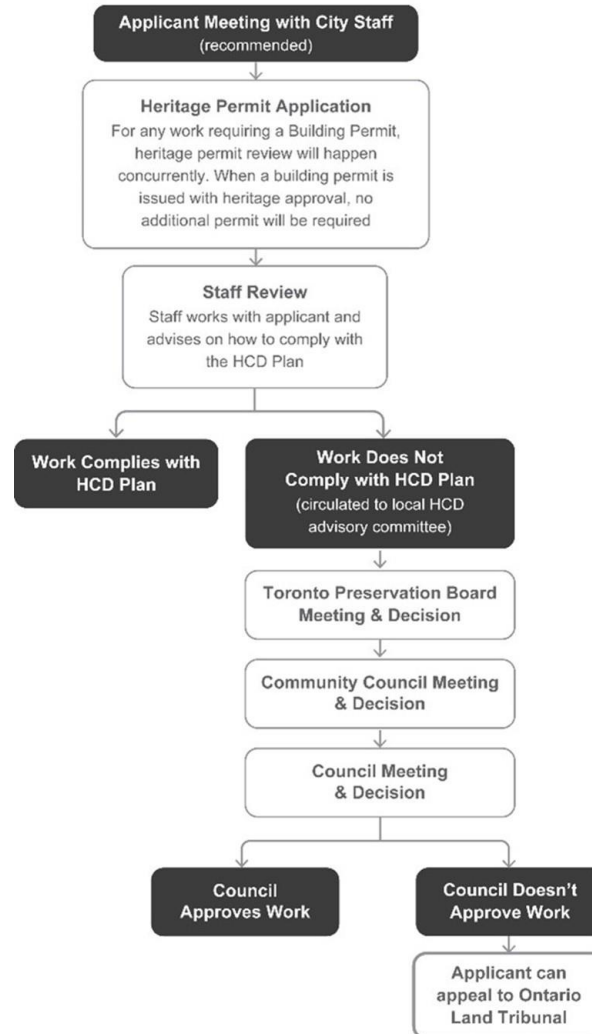
Photo	General Information								
	<table border="1"> <tr> <td>Primary Address/es (Structure or Entrance Address/es)</td> <td>766 Queen Street West (768A Queen Street West and 768 Queen Street West)</td> </tr> <tr> <td>Typology</td> <td>Main Street Commercial Row</td> </tr> <tr> <td>Architectural Style</td> <td>19th/20th Century Vernacular</td> </tr> <tr> <td>Construction Date</td> <td>c.1880s</td> </tr> </table>	Primary Address/es (Structure or Entrance Address/es)	766 Queen Street West (768A Queen Street West and 768 Queen Street West)	Typology	Main Street Commercial Row	Architectural Style	19th/20th Century Vernacular	Construction Date	c.1880s
Primary Address/es (Structure or Entrance Address/es)	766 Queen Street West (768A Queen Street West and 768 Queen Street West)								
Typology	Main Street Commercial Row								
Architectural Style	19th/20th Century Vernacular								
Construction Date	c.1880s								
Statement of Contribution									
<p>Located on the northeast corner of Queen Street West and Bellwoods Avenue, the property contains a two-storey building that has been over-clad.</p> <p>The property has value for its vernacular architectural style, which reflects local design trends for commercial buildings in the late 19th and early 20th centuries within the District. Notable features of its design include, but are not limited to, its gable roof profile that is also visible from the property's west façade, regular rhythm of window openings, and street level storefront.</p> <p>The property is associated through its construction date and typology with the District's Period of Significance.</p> <p>Contextually, the property's low-rise, fine-grained built form contributes to a consistent historic <i>streetwall</i> between Claremont Street and Bellwoods Avenue, where it anchors the T-intersection. As a result, the property maintains and supports the historic main street character of the District.</p>									

Photo	General Information								
	<table border="1"> <tr> <td>Primary Address/es (Structure or Entrance Address/es)</td> <td>770 Queen Street West</td> </tr> <tr> <td>Typology</td> <td>Landmark</td> </tr> <tr> <td>Architectural Style</td> <td>Gothic Revival</td> </tr> <tr> <td>Construction Date</td> <td>c.1910s</td> </tr> </table>	Primary Address/es (Structure or Entrance Address/es)	770 Queen Street West	Typology	Landmark	Architectural Style	Gothic Revival	Construction Date	c.1910s
Primary Address/es (Structure or Entrance Address/es)	770 Queen Street West								
Typology	Landmark								
Architectural Style	Gothic Revival								
Construction Date	c.1910s								
Statement of Contribution									
<p>Located on the northwest corner of Queen Street West and Bellwoods Avenue, the property contains a three-storey church building with raised basement, known as the St. Nicholas Ukrainian Catholic Church (formerly the Dale Presbyterian Church).</p> <p>The property has value for being representative of the Gothic Revival architectural style, designed by the architect Herbert G. Paull. Notable features of its design include, but are not limited to, its gable roof profile with gabled end parapets; monumental square symmetrical massing anchored by squared, flat roof towers at each corner; decorative brick cladding with stone details including hoodmoulds and stringcourses; rusticated stone base; mix of pointed arch window openings with stone voussoirs and flat headed window openings with stone lintels; trefoil mullion patterns; stained glass glazing; buttresses; entrances located on each tower with triangular pediments; and a pointed arch opening for the main entrance.</p> <p>The property is associated through its construction date with the District's Period of Significance, where it historically facilitated, and continues to facilitate, institutional, social, and community activities for the District and surrounding areas.</p> <p>Contextually, the design, scale, and massing of the property's built form is prominent within the <i>adjacent</i> streetscape, which is a key characteristic of a landmark building and contributes to its role as a well-known marker within the District.</p>									

Heritage Permit Process



Appendices

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

Thank you!

