
QUEEN STREET WEST, BALDWIN & THE GRANGE

Development in the Queen West/Baldwin Village/Grange area will be consistent with the following urban design guidelines. The guidelines provide a framework for re-development in the areas and are to be read in conjunction with the urban design policies in the Official Plan.

LOCATION

The area between College Street in the north, Queen Street West in the south and approximately from Simcoe Street to Cameron Street.

GUIDELINES

The Mixed-Use Areas in Queen West, Baldwin Village and Grange Galleries as shown on Map A are pedestrian oriented shopping streets. The streetscapes, which take their basic pattern from late Victorian construction (except for Baldwin Village), need to be strengthened. These guidelines are designed to enhance both the pedestrian orientation of the commercial strips and the streetscape.

The guidelines outlined below apply in all the Mixed-Use Areas in Queen West, Baldwin Village and Grange Galleries except where the guidelines for an Area of Special Identity specifically exempt that area from these provisions.

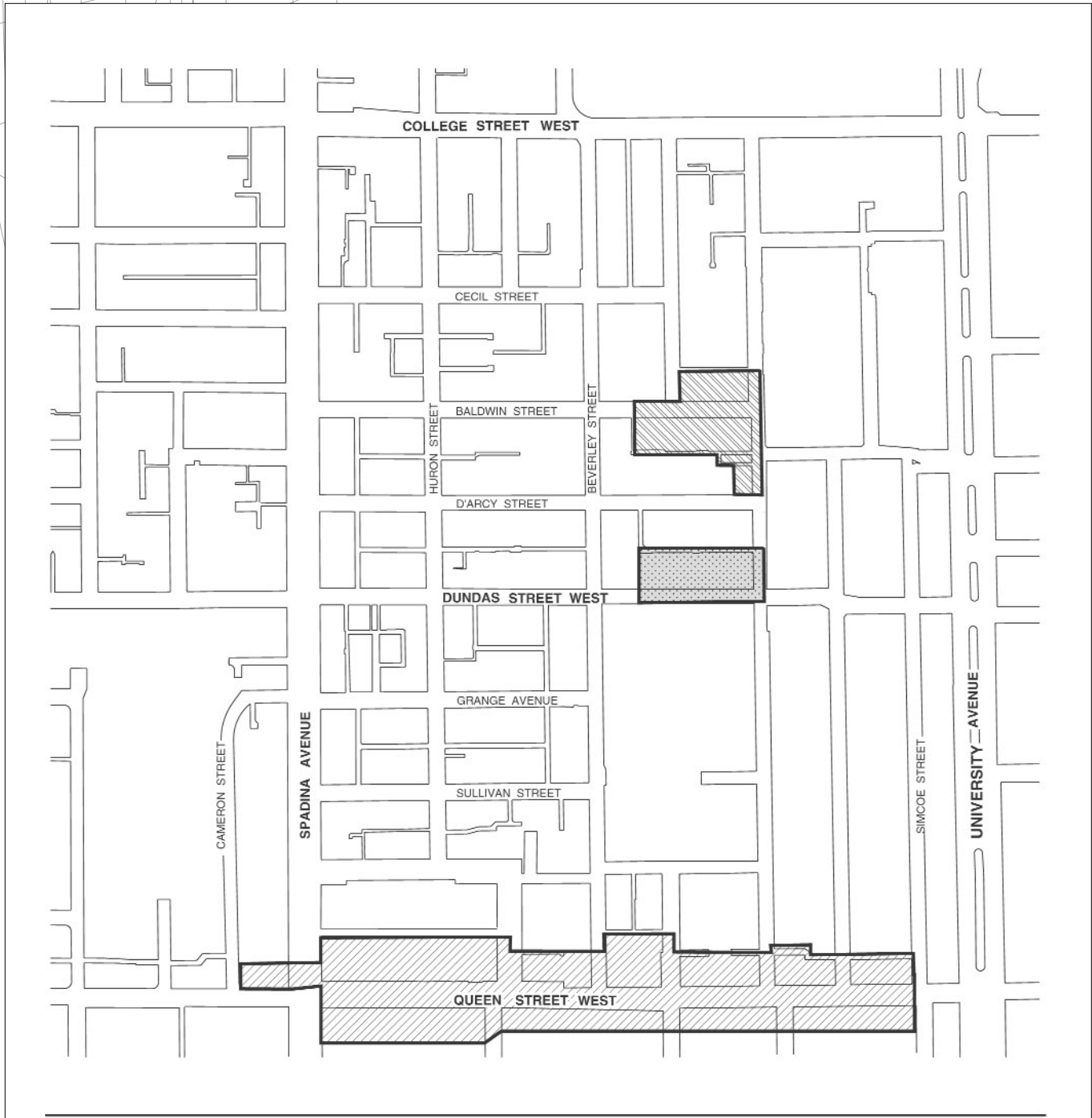
Site Organization

The main floor will be located at grade and below grade commercial space will not be directly accessible from the street.

Massing

New buildings will be at least two storeys in height, and where a building is to be built in a row of buildings of similar height, it will be approximately the same height as the buildings on either side, when viewed from the street.

QUEEN STREET WEST, BALDWIN & THE GRANGE



MAP A

-  Queen Street West
-  Baldwin Village
-  Grange Galleries

Not to Scale
04-03

Design Guidelines for the Queen Street West Area of Special Identity

Many of the buildings are listed by Heritage Toronto as having architectural and historic merit. Restoration of the building façades facing Queen Street to their original form is strongly encouraged. New buildings will be designed to complement the historic buildings on Queen Street West, including basic design and fenestration. Building materials, which are similar to the existing conditions in respect to type, colour and texture will be strongly encouraged.

Design Guidelines for Baldwin Village Area of Special Identity

In order to preserve the special village identity of Baldwin Village, the renovation and reuse of existing buildings is encouraged. Where major alterations are made to the exterior of a building or where a new building is constructed the following guidelines will apply.

Massing

Buildings will be designed so that each commercial business has less than 7.5 m frontage at grade.

Windows above the first storey will be designed to give the upper floors a residential character.

Design Guidelines for Grange Galleries Area of Special Identity

In the Grange Galleries Area of Special Identity, existing buildings, and in particular the original facades, will be preserved wherever possible. When new buildings are constructed, or old buildings reconstructed in the Grange Galleries areas, they will be designed to maintain and enhance the existing streetscape.

The majority of the existing buildings in the Grange Galleries Area of Special Identity are listed by Heritage Toronto as being of “architectural or contextual merit.” These buildings are two or three storey house-form buildings with little or no sideyard and are set back approximately equal distances from Dundas Street. The vertical lines of the buildings are emphasized through the extensive use of bay windows and carefully placed tall windows. The houses are constructed of brick with sloping or mansard roofs and are set slightly above grade. Some buildings have interesting detail such as bargeboards or decorative brickwork.

In order to preserve the area’s special identity, new construction will retain the continuity of the streetscape. In order to achieve this, the major features, which are common to the majority of the existing buildings, will be reproduced in any new development in this area of special identity.

Massing

Windows for each storey will be at approximately the same height as windows of the same storey in the buildings on either side.

The main entrance will be approximately three feet above grade.

Buildings will be of similar size, scale and form as the Victorian single or attached houses in the surrounding neighbourhood, when viewed from Dundas Street.

Conceptual design will conform to these additional guidelines which help achieve a Victorian architectural character:

- Buildings will have a pitched or mansard roof
- Windows will be higher than they are wide in order to emphasize the vertical elements in the building
- A bay window will be provided, where possible.

