

# Community Consultation Meeting

Parkdale Main Street & West Queen West Planning Study  
Heritage Conservation District Plans Update

John Duncan, Community Planner

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Tamara Anson-Cartwright, Program Manager, Heritage Planning

October 17, 2019



# Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples.

We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



# Agenda



6:30 p.m.

**Introductions**



6:35 p.m.

**Presentation**



7:00 p.m.

**Questions and Comments**



7:15 p.m.

**Open House Resumes**

# Conduct

- Everyone will have a chance to speak
- Raise your hand to ask a question or make a comment at the end of the presentation
- Be respectful - everyone deserves to be heard
- Staff will also be available after the presentation for one-on-one questions

# Context



# Why was this study done?

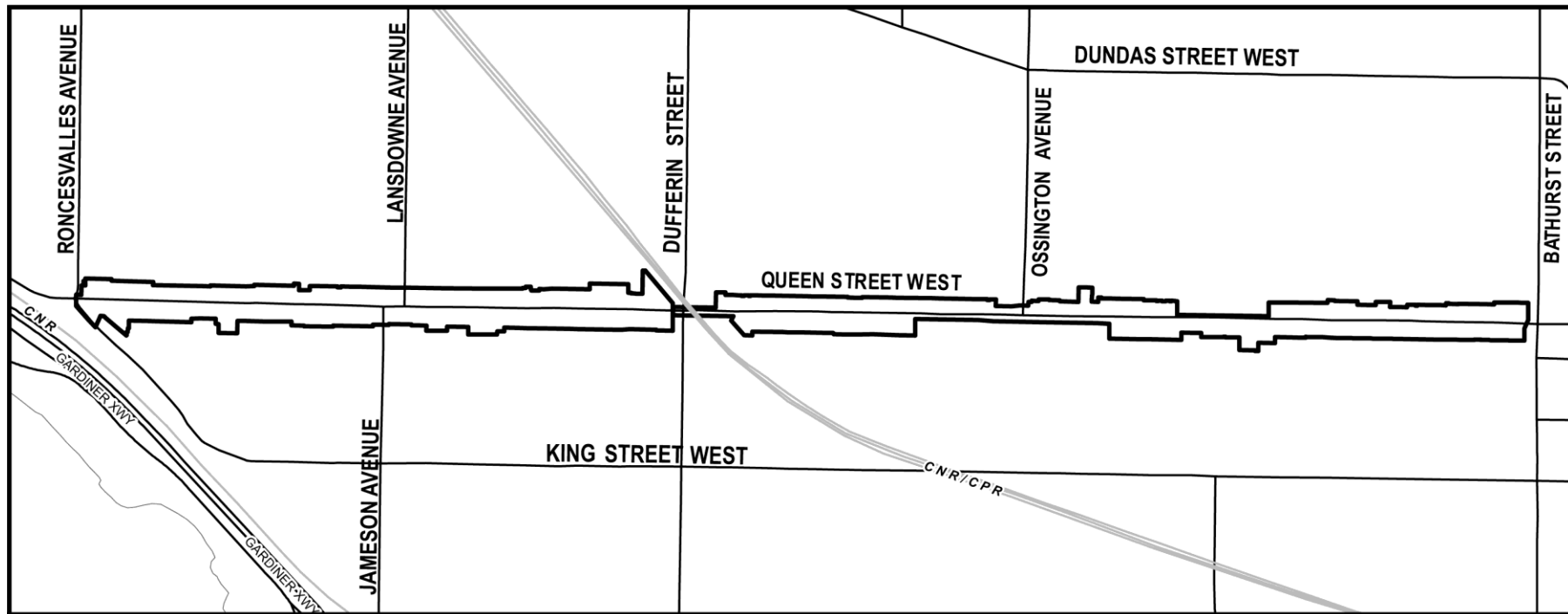
- Queen Street West has an important place in the overall identity of the City, for both local residents and visitors.
- While Queen Street West shares many characteristics of other commercial main streets in the City, it has many unique and special qualities that should be conserved and strengthened.
- The stretch of Queen Street that was studied starts directly west of the Downtown core and serves many established neighbourhoods, with unique local businesses, public parks, City and non-profit facilities, and has a notable concentration of heritage buildings, as well as the iconic 501 Queen Streetcar.
- In the course of the study, the distinction between the stretch of Queen Street West that serves as Parkdale's Main Street and the stretch east of the Dufferin Street rail bridge and underpass were recognized as having distinctive cultural, built and public space qualities.



# Why was this study done?

## Council Direction:

- Review the policy context, built form and heritage value of the properties in the area
- Understand what defines the character of the street and develop a vision for future development
- Recommend changes to the planning framework, if necessary



# Why was this study done?

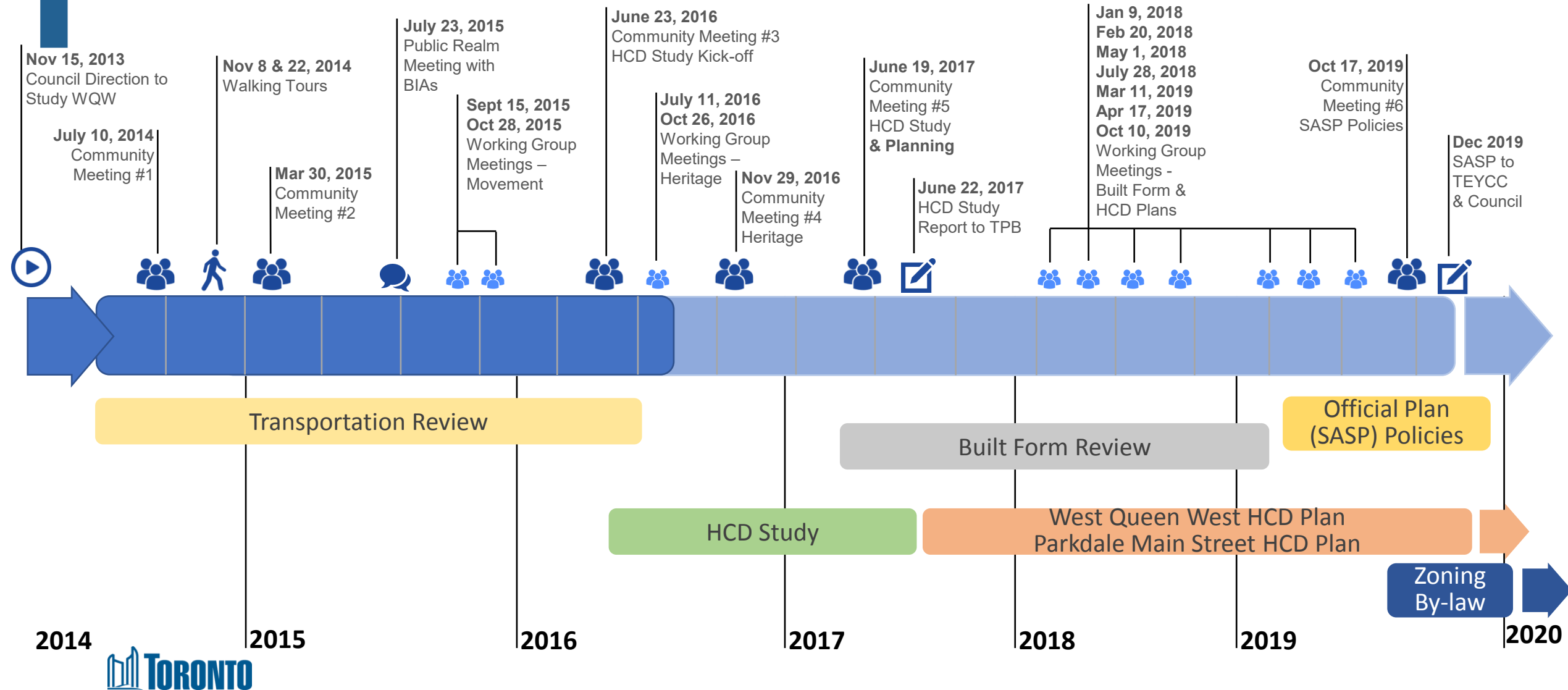
## **City Planning Staff undertook:**

- A planning study to understand the current fabric of the study area and the future needs of the community
- A heritage study to develop an overall understanding of the area's history and heritage character and to determine if Heritage Conservation Districts would be an appropriate heritage planning tool for the area.



# Timelines

## West Queen West & Parkdale Main Street

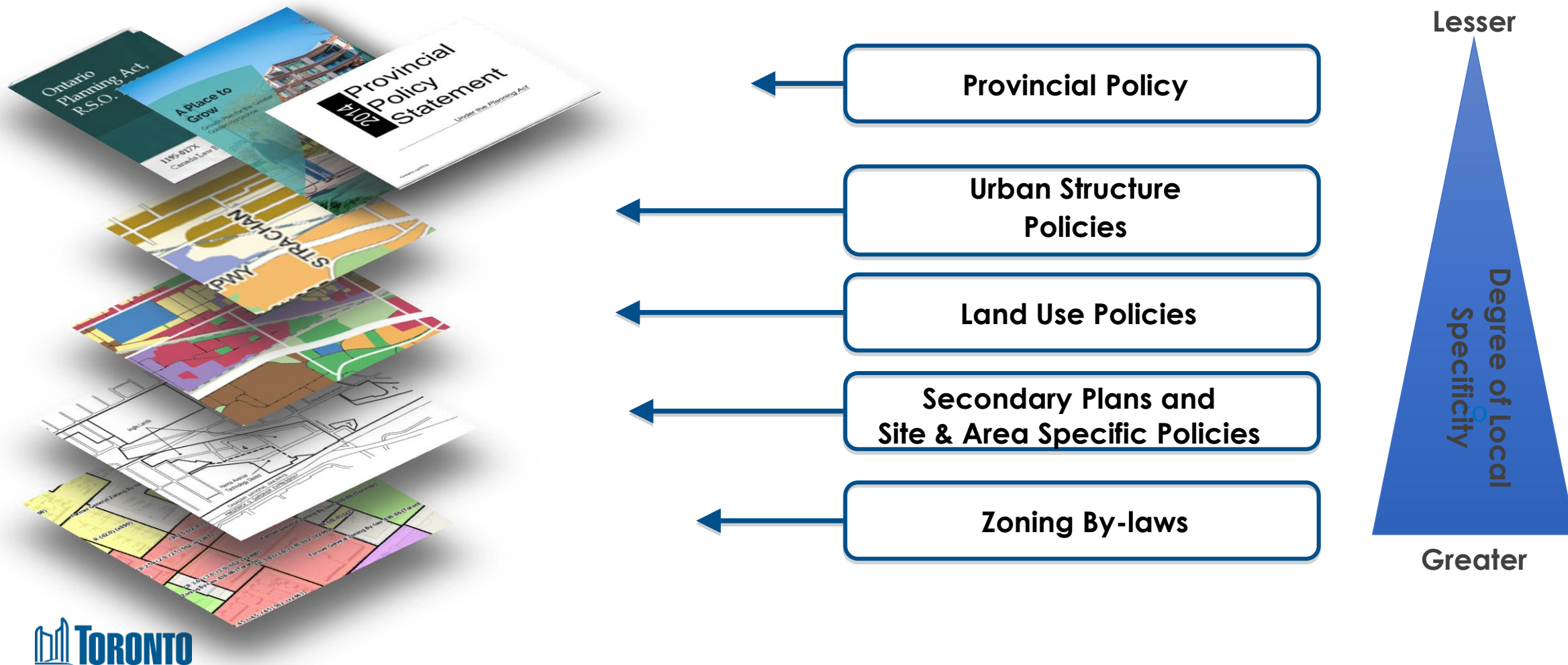


# Policy Framework



# Planning Framework in Ontario

Planning in Ontario is governed by a hierarchy of laws, regulations, zoning by-laws, and policies:



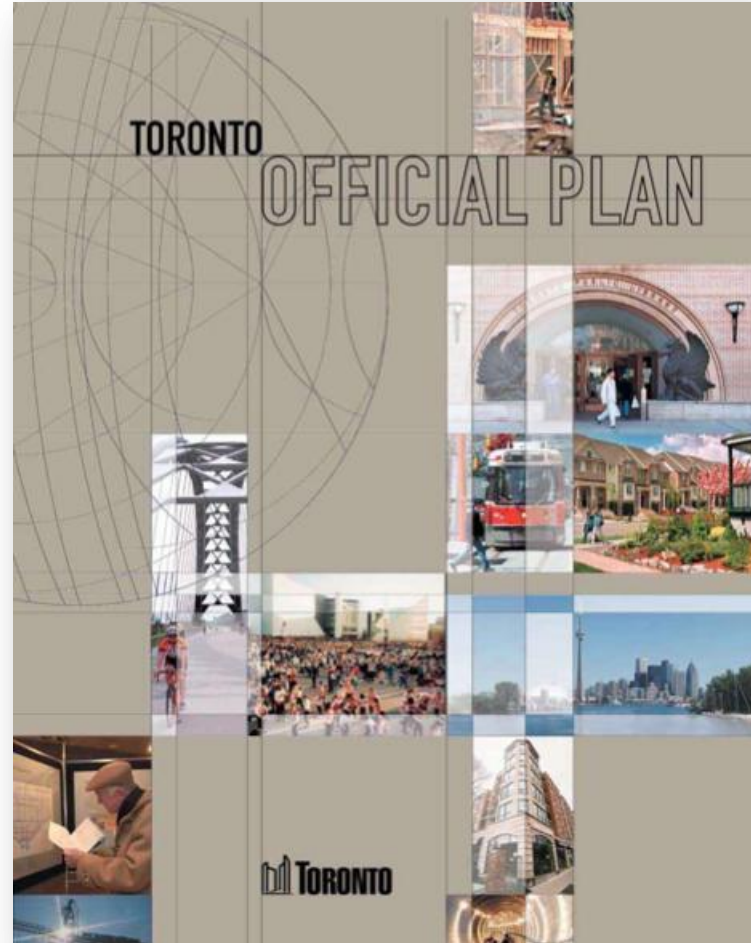
# What is an Official Plan?

Where should the City Grow?

Where should the City remain stable?

Where do we want new Roads and transit?

Are there enough parks?  
Where could we put more?



What info is required with a development application?

How should new buildings relate to their surroundings?

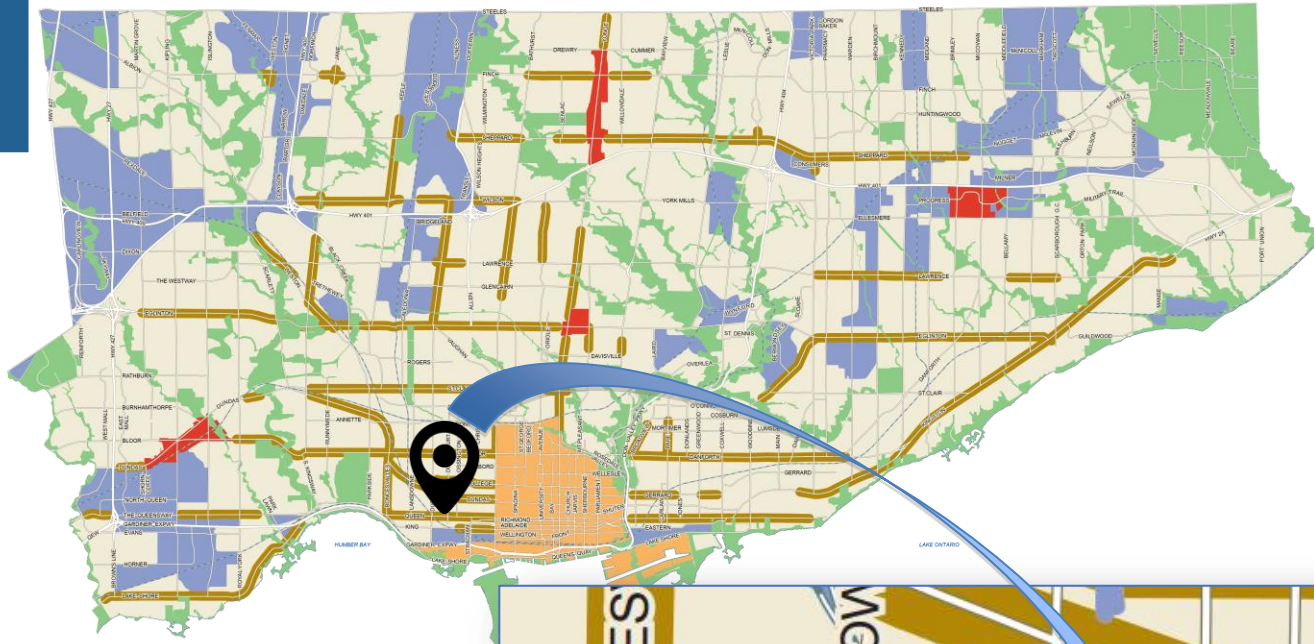
How do we protect our environmentally sensitive areas?

How do we protect our heritage resources?






Is there enough rental housing?



# Official Plan – Urban Structure Map



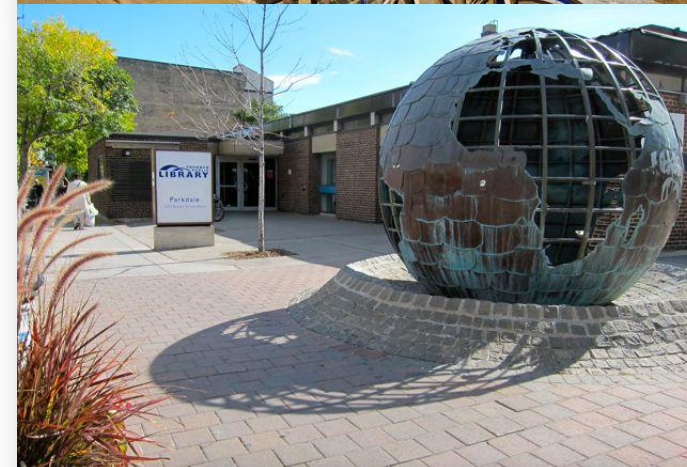
Official Plan – Map 2  
Urban Structure

-  Avenues
-  Centres
-  Employment Districts
-  Downtown and Central Waterfront
-  Green Space System



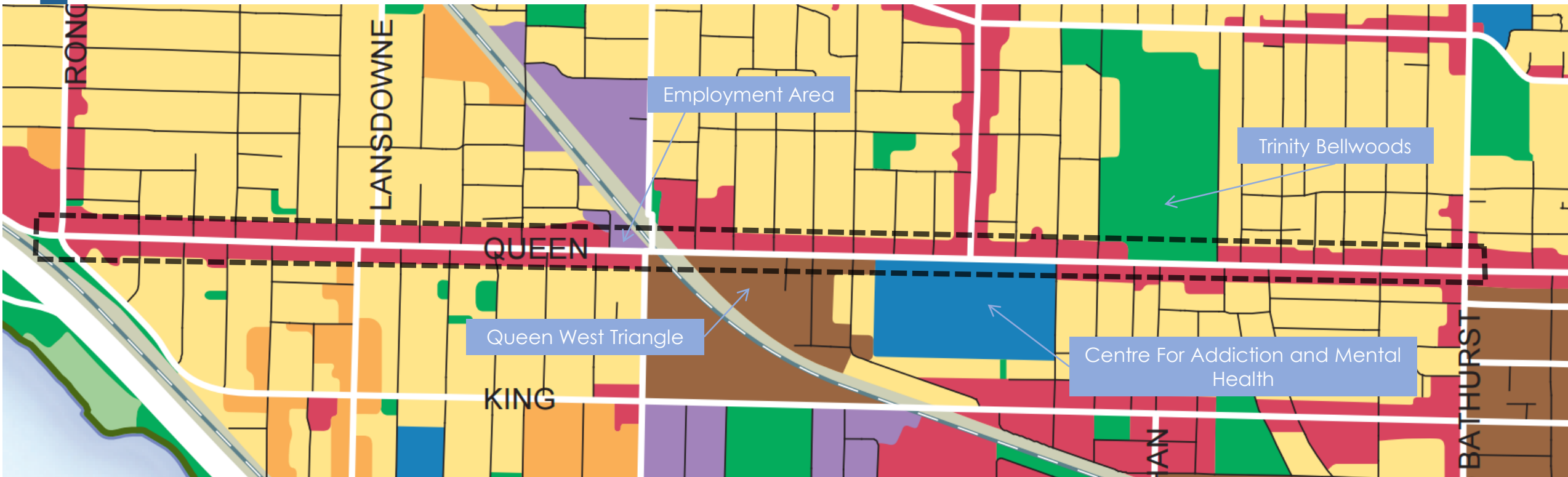
# What Happens on Avenues?

- The Avenues form part of the City's **growth management strategy**
- Avenues are main commercial streets that can accommodate **new housing and jobs** while improving public space.
- Growth on Avenues is established through **studies** of each Avenue over time,
- Avenues across the City experience **different levels of growth** and change;
- Not all lands along Avenues are designated for growth.





# Official Plan – Land Use Map



## Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

## Parks and Open Space Areas

- Natural Areas
- Parks
- Other Open Space Areas  
(Including Golf Courses,  
Cemeteries, Public Utilities)

# Mixed Use Areas (4.5)

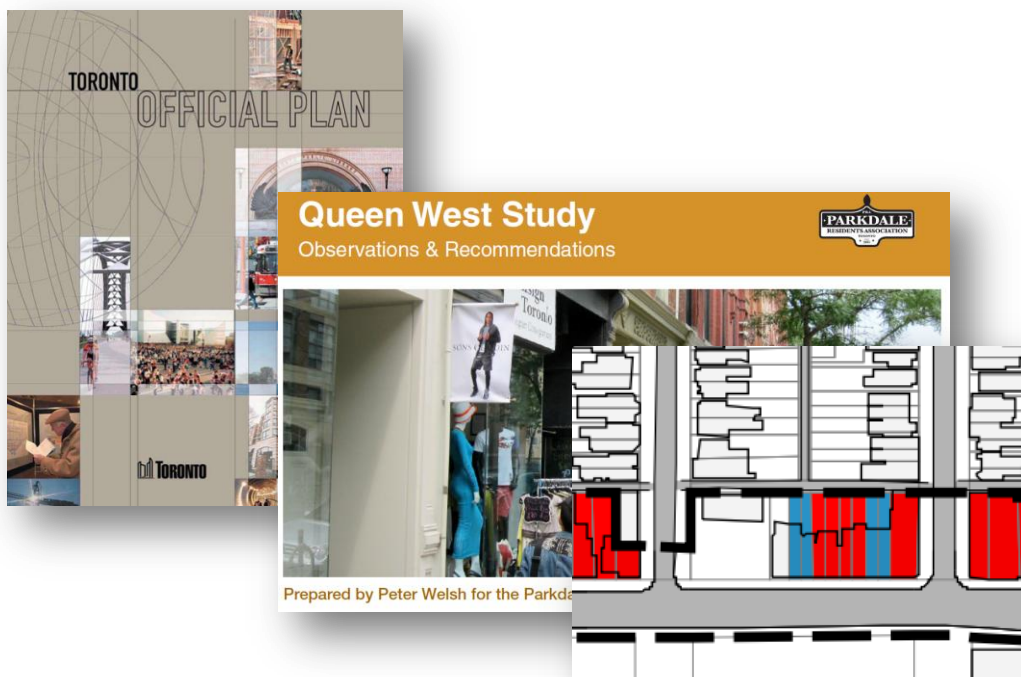
- Will absorb a portion of Toronto's growth over time.
- Create of a balance of uses that **reduce automobile dependence**, meet the needs of the community and provide **new jobs** and homes.
- New buildings will frame streets, minimize shadow impacts, transition toward lower scale areas and provide an attractive, safe and comfortable pedestrian environment.
- Variable building scale and density subject to area context.





# Why are we talking about Growth?

These Heritage Conservation Districts are intended to accommodate **new growth** while ensuring the character of these areas is **conserved and enhanced**.

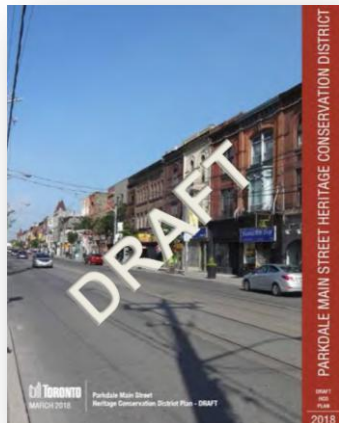
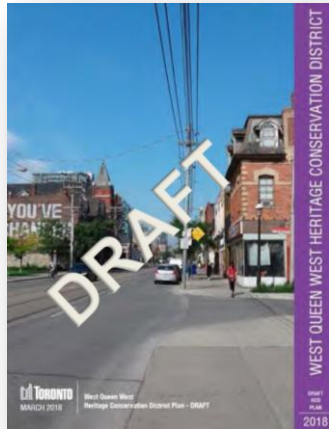


The scale, form and type of growth is informed by:

- Planning Policies and Best Practices;
- Community Input;
- A detailed review of the study area;
- The HCD Plans.

# One Planning Framework – Multiple Documents

## HCD Plans



## Planning Framework

Establishing Context

Building Transition

Building Character Details

Public Space

Retail Character

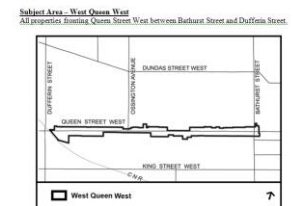
Housing

Sustainability

Transportation

Character Nodes

## Site & Area Specific Official Plan Policies



- Purpose and Objective**
  - 1.1 This Site and Area Specific Policy, which applies to the area noted as "West Queen West" as shown in Map 1, is intended to:
    - a) guide and manage incremental change and, where possible, encourage appropriate development;
    - b) guide investment in public space;
    - c) identify key Character Nodes and accompanying policies specific to these areas; and,
    - d) be read and interpreted with the West Queen West Heritage Conservation District Plan.
- The Existing and Planned Character**
  - 2.1 The existing character of West Queen West is that of two to four storey commercial mixed use buildings containing a range of retail, restaurant and service uses, with living space or other commercial space located above. Many of the buildings were constructed in the early 1900's or earlier, and their design characteristics vary considerably throughout the study area. Trinity Bellwoods Park and the Centre for Addiction and Mental Health are also located along West Queen West adding open space and institutional areas.

West Queen West - Draft Official Plan Amendment Policy Layout 2

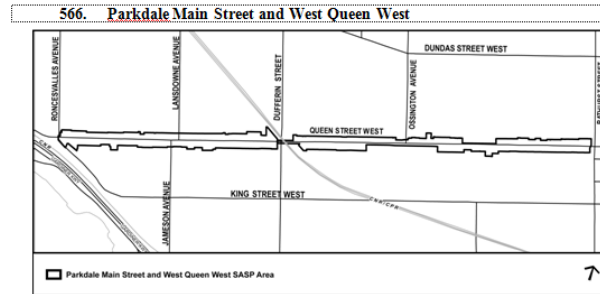
- 4.3.1 reference horizontal datum lines and vertical bays of adjacent buildings;
  - 4.3.2 limit large areas of glass and utilize solid materials; and,
  - 4.3.3 provide articulation and colour on visible side elevations to avoid blank walls.
- 4.4 New development will be designed to fit within the setbacks, heights, step backs and angular planes as shown on Diagram 1 - New Development Building Envelope.
  - 4.5 Additions to existing buildings will be designed to fit within the setbacks, heights, step backs and angular planes as shown on Diagram 2 - Vertical Addition Building Envelope.
  - 4.6 Despite any other policy on development and vertical additions will not cast any additional shadow on lands designated as Parks and Other Open Spaces.
- Residential Uses**
    - 5.1 New development will provide a minimum of 11 percent of the total number of residential units having a minimum of three bedrooms and an additional 11 percent of the total number of residential units having two bedrooms.  
**NOTE:** The City's standard is typically 10% and 20% of above and two bedrooms respectively. Given the limited potential for large multi-unit development here, increasing the percentages may not have a significant impact on the overall delivery of larger units.
    - 5.2 Any development, renovation, or building addition on sites containing 3 or more residential units will ensure that all existing residential units are replaced on site.

West Queen West - Draft Official Plan Amendment Policy Layout 5

# Parkdale Main Street & West Queen West Site and Area Specific Policy



# Proposed Site and Area Specific Policy



Map 1 - Parkdale Main Street and West Queen West

## 1. Purpose and Interpretation

- 1.1 The policies of this Site and Area Specific Policy are intended to:
- conserve and enhance historic attributes of Queen Street West, while allowing opportunities for contextually appropriate growth and change;
  - guide public and private investment in public spaces;
  - inform City decision-making on transportation improvements;
  - encourage sustainable choices in development of new buildings and additions, and the reuse of existing buildings.
  - be read and interpreted with the West Queen West Heritage Conservation District Plan and the Parkdale Main Street Heritage Conservation District Plan;
- 1.2 For the purpose of this Site and Area Specific Policy, "Parkdale Main Street" refers to all lands within the boundary shown on Map 1, located west of the Dufferin Street right of way, and "West Queen West" refers to all lands within the boundary, located east of the Dufferin Street right of way.

1. Purpose and Objective
2. The Existing Context
3. Public Spaces
4. Transportation
5. The Form and Scale of New Buildings and Additions
6. Residential Uses
7. Commercial Uses
8. Sustainability
9. Cultural and Community Uses
10. Civic Priorities
11. Heritage

# Transportation





# Transportation

Queen Street West is a four-lane public street with streetcar tracks running along the middle lanes, intermittent street parking, and occasional right turn lanes. Due to its historic commercial main street character, there is limited opportunity to widen the right-of-way, or to provide new parking spaces for building additions.

The proposed policies are intended to encourage pedestrian activity and facilitate the provision of bicycle and vehicle parking space, and to be achieved through both civic initiatives and as part of private development.



# Transportation

Planning staff are proposing that:

- No additional vehicle parking be required for new uses proposed in an existing building.
- No additional vehicle parking be required for any existing floor space or floor space added via a vertical addition up to a building height of six storeys.
- The total minimum number of vehicle parking spaces required on a lot may be reduced at a rate of one vehicle parking space for each five bicycle parking spaces provided in excess of the minimum number of bicycle parking spaces required.
- In new development, vehicle parking requirements may be satisfied via the provision of any, or a combination of: bicycle parking spaces located on site or on an adjacent site; publicly accessible parking spaces for vehicles; and/or financial contributions in-lieu of vehicle parking, to be directed to public space initiatives within the West Queen West area, subject to review through a development application.
- The Queen Street West Right-of-Way be modified over time to improve public safety, prioritizing the safe and efficient movement of pedestrians, cyclists, and transit along the West Queen West corridor. The City will undertake a corridor study with associated community consultation to explore options to prioritize the safe and efficient movement of pedestrians, cyclists, and transit along this corridor.

# Built Form







# Built Form Consultation

**TODAY**

Jun 2016  
Community  
Meeting

Jun 2017  
Community  
Meeting

Feb 2018  
Working  
Group

Jul 2018  
Working  
Group

Apr 2019  
Working  
Group

Oct 2019  
Working  
Group

Oct 2019  
Community  
Meeting



Boston, USA  
7 E Springfield  
Utile Architects



Boston, USA  
451 Marlborough  
Hacin + Associates





Paris Annex, Vancouver, BC



Templar Flats - Hamilton, ON



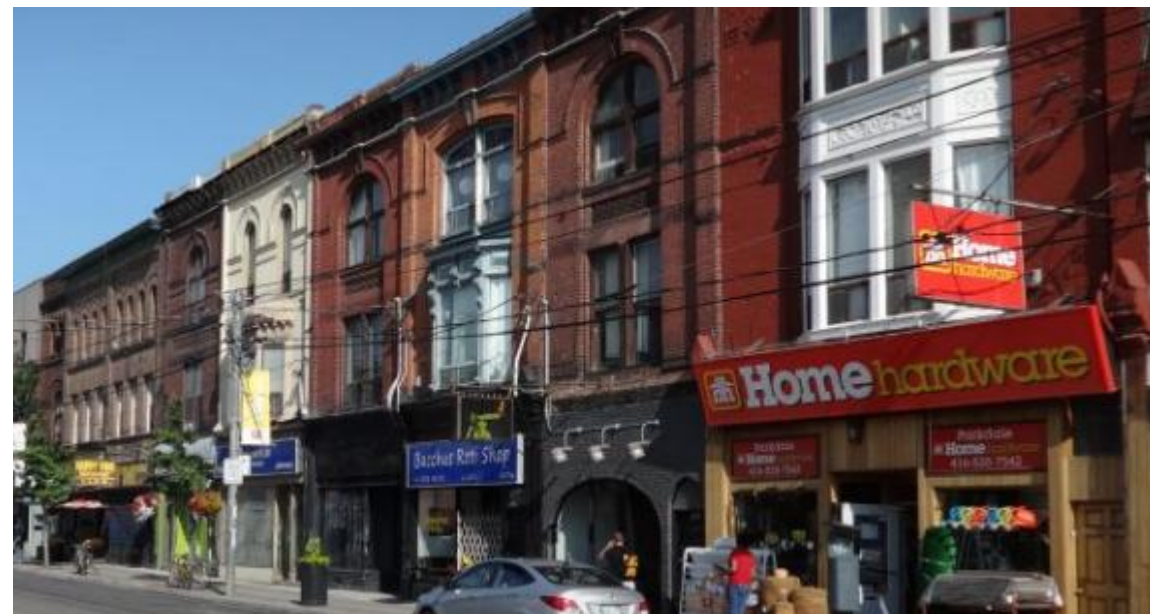


866 College Street – Toronto, ON  
5 Storeys



# Built Form Goals

1. Prioritize and respect heritage, cultural and neighbourhood values and existing context;
2. Provide nuanced and context-specific policies to manage developments of all sizes;
3. Encourage single property developments and discourage lot consolidations;
4. Consider constructability, usability and building costs;
5. Utilize appropriate planning tools to achieve desirable development outcomes; and
6. Allow new opportunities and flexibility in creating a vibrant community.





# Existing Built Form

1. 16m maximum height (5 storeys) east of Dufferin Avenue
2. 14m maximum height (4 storeys) west of Dufferin Avenue
3. Angular plane at the rear above 10.5m
4. 7.5m rear yard setback
5. No requirement for front stepback





Parkdale  
As-of-Right 14m



WQW  
As-of-Right 16m

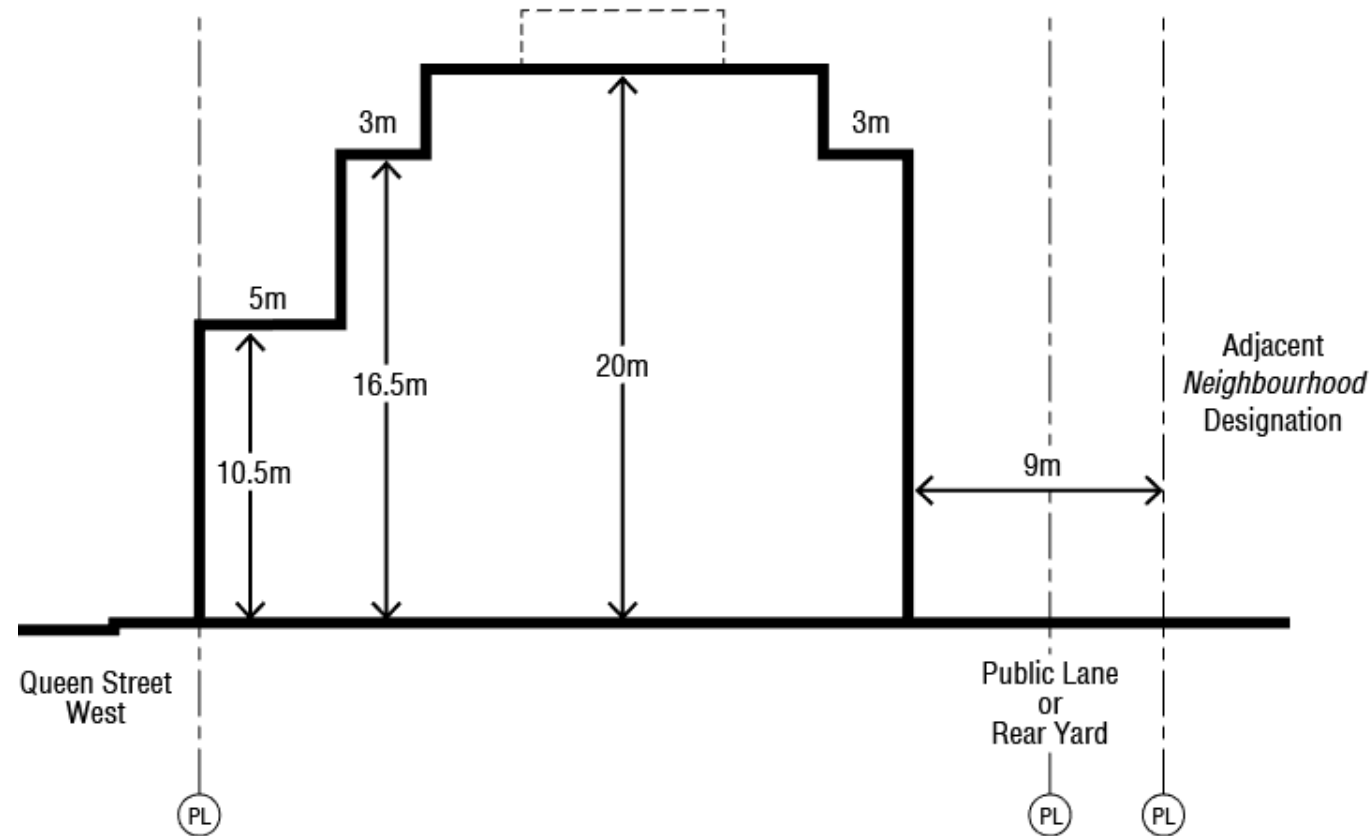




Proposed Built Form

# Result

1. Increase in overall building height to 20m
2. Requirement for building stepbacks on Queen
3. Simpler built form to improve constructability
4. Increase building setback at rear to reduce impact
5. Encourage single property developments

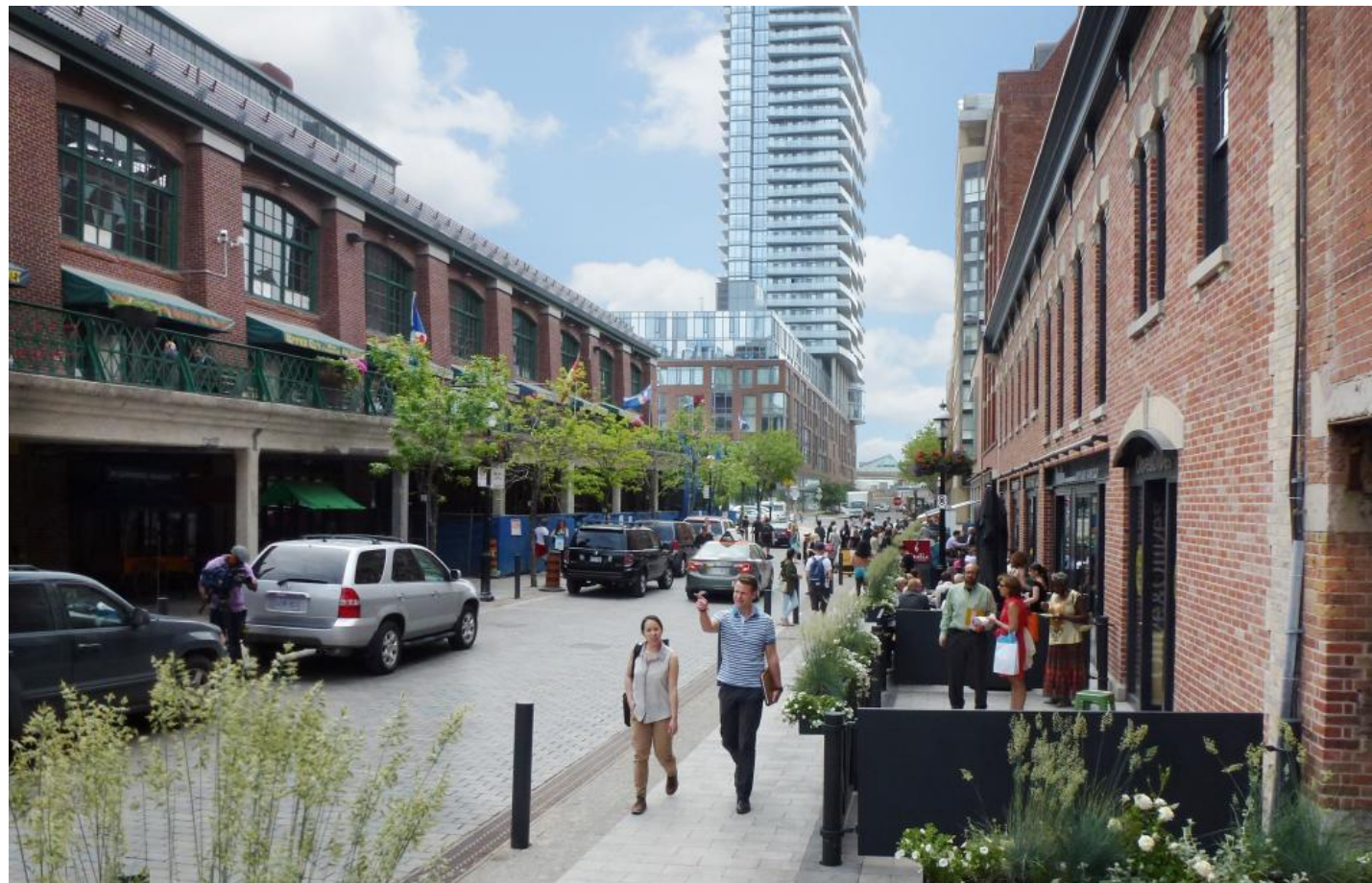


# Public Spaces

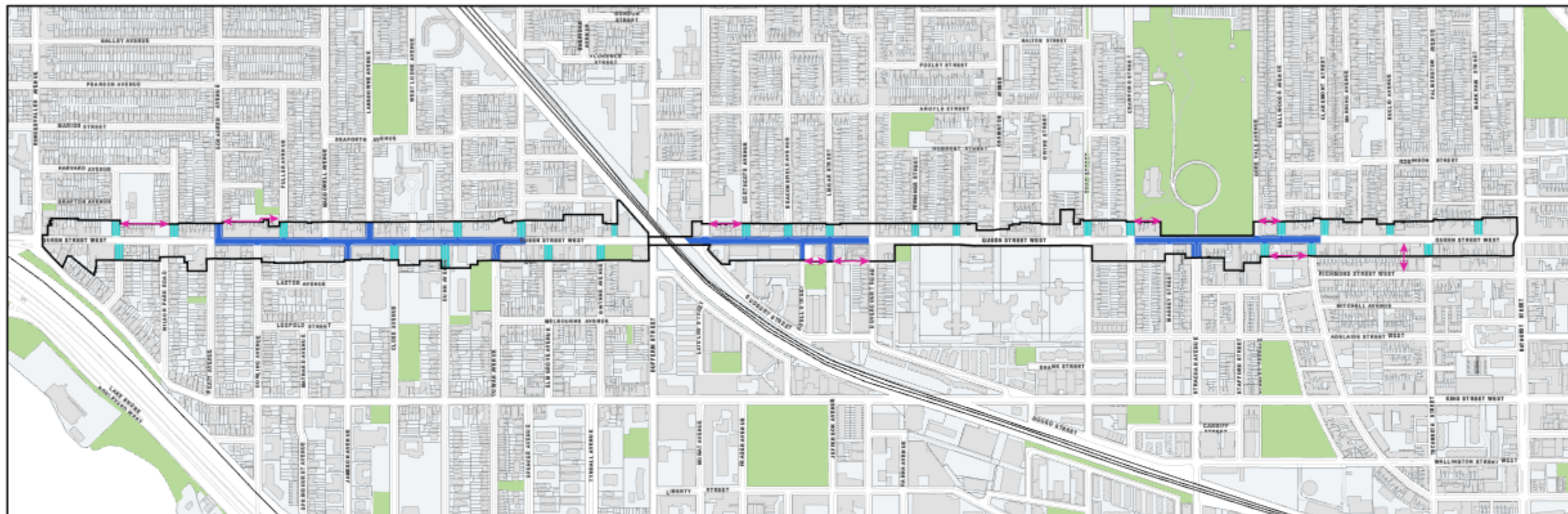


# Focus Areas & Boulevard Spaces

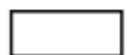
- Focus future investments in public realm enhancements to these areas
- Seek opportunities to expand public realm space
- Reinforce existing community focal points in the study area







## LEGEND



STUDY BOUNDARY



BOULEVARD SPACE



FOCUS AREA



CONNECTION IMPROVEMENT

## WEST QUEEN WEST PLANNING STUDY

WQW PUBLIC REALM MAP

# Focus Areas



Focus Areas are community gathering places where many community uses, attractions, and day-to-day activities occur. These can be destination areas where people come to shop, congregate and come together for special events and activities.





# Boulevard Spaces



The boulevard space between the curb and private property lines where side streets meet the main street are opportunities for public realm improvements.

# Connections & Laneways



Connection improvements can include public lanes, pedestrian walkways, or existing/new pedestrian paths. These connections are often informal pathways frequently used by people who visit and live in the area.



# Heritage



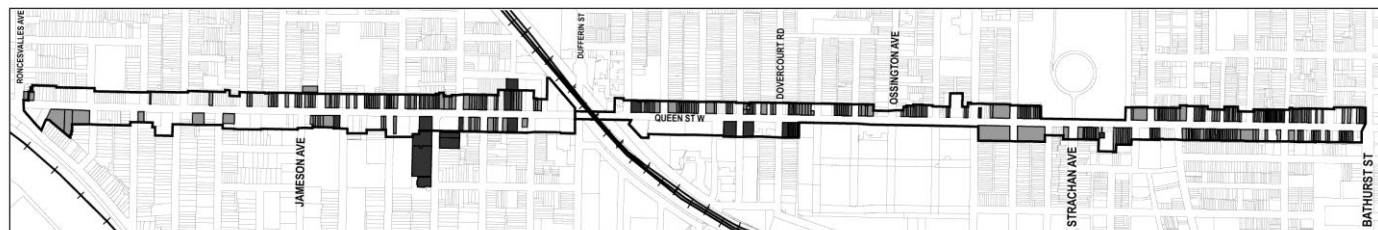
# Cultural Heritage

- Planning Act and PPS 2014
  - Site and Area Specific Policy (SASP) – Heritage Policies
- Ontario Heritage Act
  - Heritage Conservation District (HCD)
  - Listing on Register and individual designations

# SASP – Built Heritage Resources (draft)



*Queen Street West, north side between Brookfield and Fennings Streets*



Cultural Heritage Resources

West Queen West Study Area

Study Area

Properties identified through the Heritage Study

Properties on the City's Heritage Register



Not to Scale  
10/09/2019

# SASP – Heritage Policies *(draft)*

## Heritage

11.1 The conservation and enhancement of the historic character of Queen Street West is a primary objective of this Site and Area Specific Policy. The Site and Area Specific Policy was developed concurrently with the **West Queen West Heritage Conservation District Plan** and the **Parkdale Main Street Heritage Conservation District Plan**, and they are intended to be read as companion documents to inform development within the boundary of either the West Queen West Heritage Conservation District Plan or the Parkdale Main Street Heritage Conservation District Plan.

11.2 The properties listed in Schedule X to this SASP have been identified as **built heritage resources**.

11.3 **Heritage Impact Assessment** will be requested as requirement for a complete development application, for any properties listed in Schedule X to this SASP.

# What is a Heritage Conservation District?



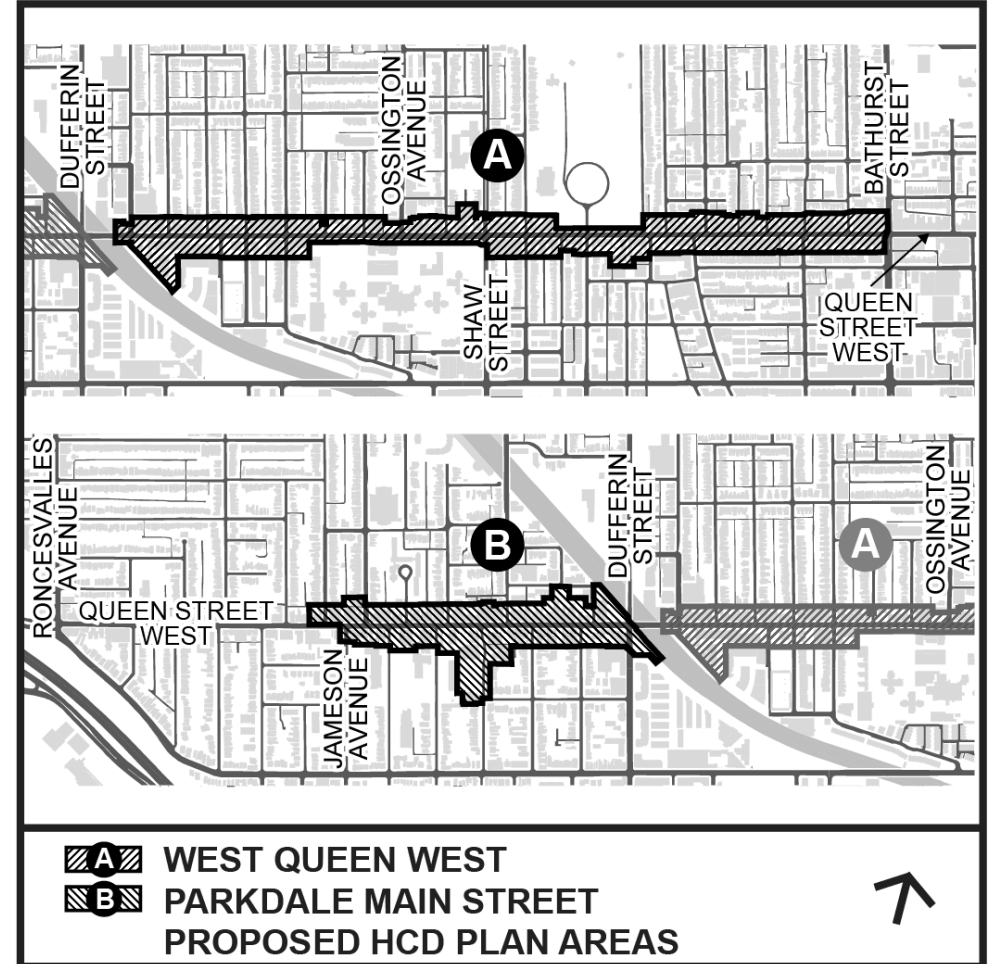
An area with a **concentration of heritage resources** that distinguishes it from its surroundings



Protected under Part V of the **Ontario Heritage Act**



Planning tool that ensures **ongoing change conserves and enhances heritage value**



# HCD Plan Requirements



# West Queen West HCD

## Statement of District Significance



990 Queen Street West

The District is **representative of the western expansion of growth of Toronto in the 19th century**. The historic foundation of Queen Street 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 Wendat, Haudenosaunee and Mississauga peoples**. It is intersected by the historic route of Garrison Creek, an important waterway, and Ossington Avenue, a colonial replacement of an indigenous trade route.

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 District has contextual value as an early example of Main Street commercial development in Toronto.

The District's social and community value relates to **its rich tradition of community and civic activity** which has historically and continues to be anchored by landmark buildings.



# West Queen West HCD Contributing Properties



# Parkdale Main Street HCD

## Statement of District Significance



1280 Queen St. W., at Gwynne Ave., c.1896

The District has cultural heritage value as **the historic civic and commercial core of the former Town of Parkdale**, an autonomous village that has evolved into a distinct urban community within the City of Toronto.

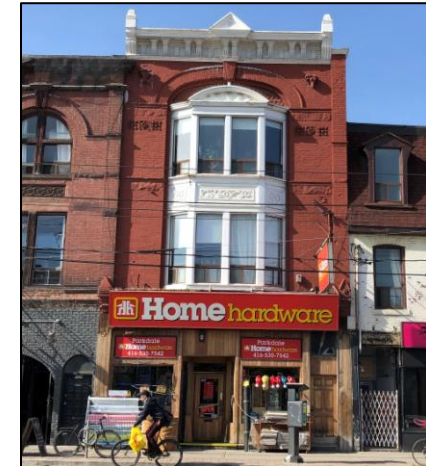
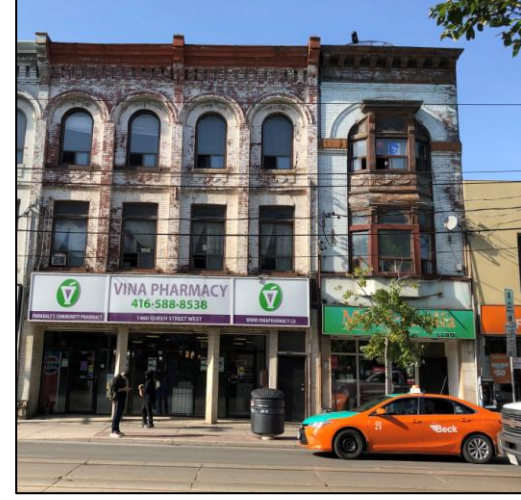
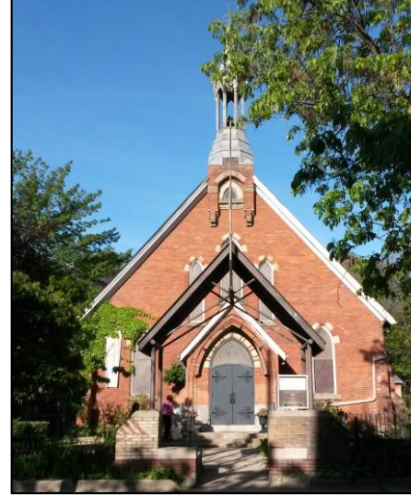
The District has historic and associative value as part of the ancestral lands of the Wendat, Haudenosaunee and Mississauga. **When this portion of Queen Street was upgraded from a trail into a road** at the turn of the 19th century, it connected to a part of the Toronto Carrying Place trail - a historic system of indigenous trails.

The District conveys a defined sense of place with **most of the buildings in the District constructed from the 1880s to the 1920s**, coinciding with the period of the area's incorporation as a separate municipality and the wave of development following its annexation into the City of Toronto in 1889.

The District has social and community values as an area that **has historically and continues to be the home of a diverse population**, from working to middle class with successive waves of immigration, including early rural migrants and the Polish and Tibetan communities.



# Parkdale Main Street HCD Contributing Properties



# HCD Plans – Next Steps

- Seeking feedback from the community on the objectives and identification of district significance
- Policies and guidelines are in development
- Stakeholder meetings are ongoing
- City Planning will update the community when drafts of the HCD plans are released for comment and feedback
- Contact Porya Nazemi, Heritage Planner for more information
  - [Porya.Nazemi@toronto.ca](mailto:Porya.Nazemi@toronto.ca) / (416) 338-5702



# Conclusion

# Next Steps

- Review and consider all of the comments and input received through this and past consultations to determine if changes are necessary to the policies.
- Planning Staff anticipate reporting on the proposed Official Plan Amendment to Toronto and East York Community Council and City Council in December 2019.
- Heritage Planning Staff continue refining Heritage Conservation District Plans. These would be presented to the Toronto Preservation Board, with recommendations go to Toronto and East York Community Council and City Council at a later meeting.
- Amendments to the City's Zoning By-law to implement would be developed and recommended following the SASP & HCD Plans.




# Contact Us

## Planning Study / Site and Area Specific Policy

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## Heritage Conservation District Plans

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 @ CityPlanTO

**Please remember to fill out a  
*Community Meeting  
Comment Sheet.***

**Thank you for attending!**