

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

Meeting Agenda

5:00 – Open House

6:30 – Presentations

7:10 – Open House

Contact Info

John Duncan – Community Planning

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Joseph Luk – Urban Design

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Pourya Nazemi – Heritage Planning

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Councillors

Gord Perks – Ward 4 (Parkdale-High Park)

Ana Bailão – Ward 9 (Davenport)

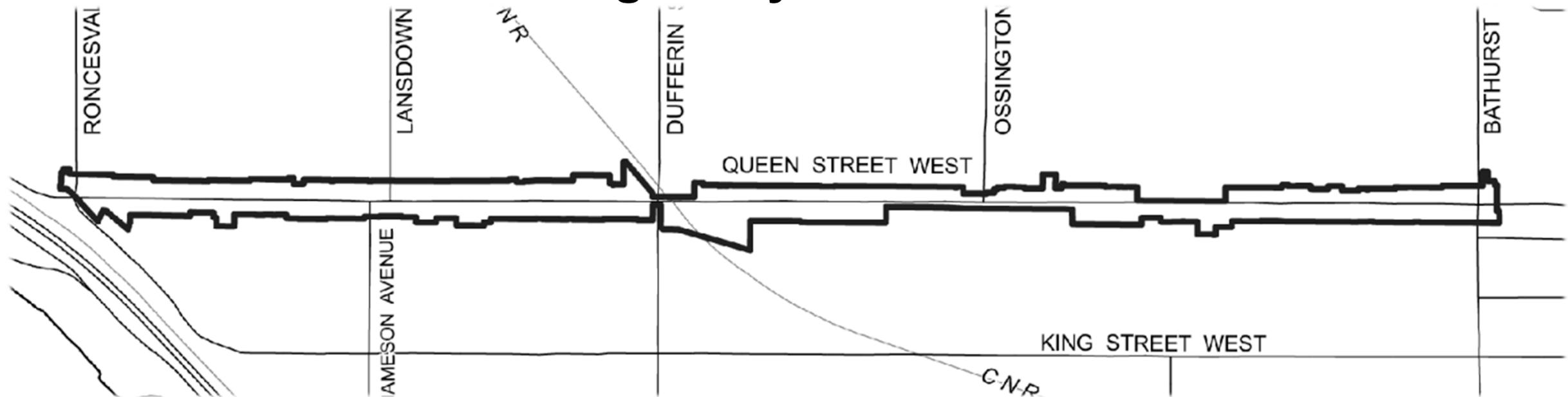
Joe Cressy – Ward 10 (Spadina-Fort York)



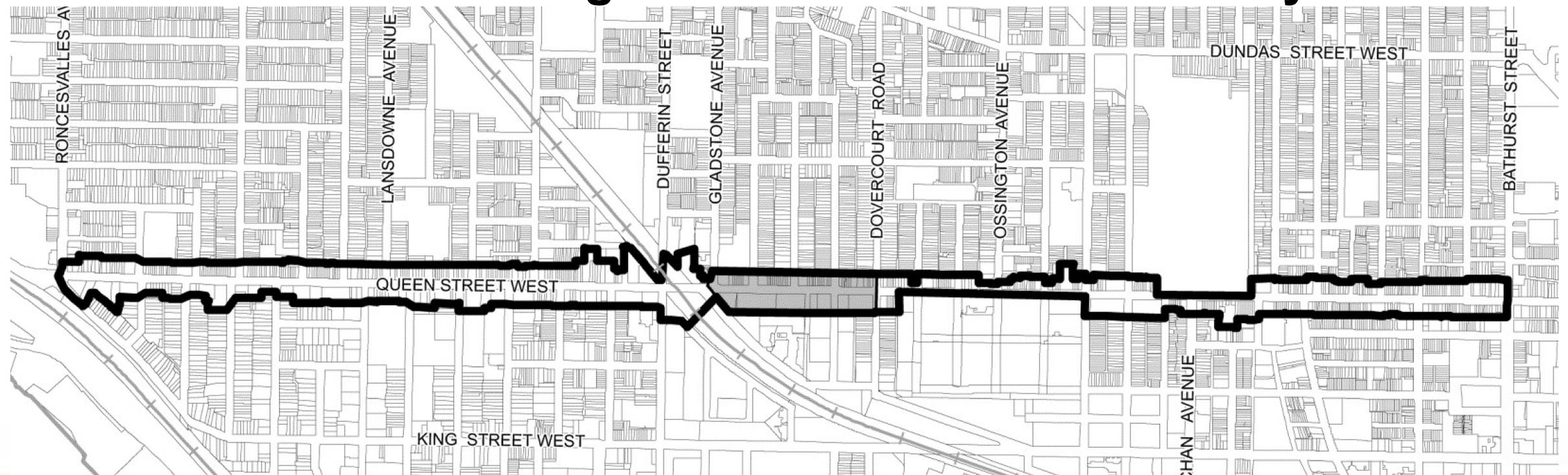
Two Studies Proceeding in Tandem

West Queen West & Parkdale Main Street

West Queen West Planning Study



West Queen West Heritage Conservation District Study



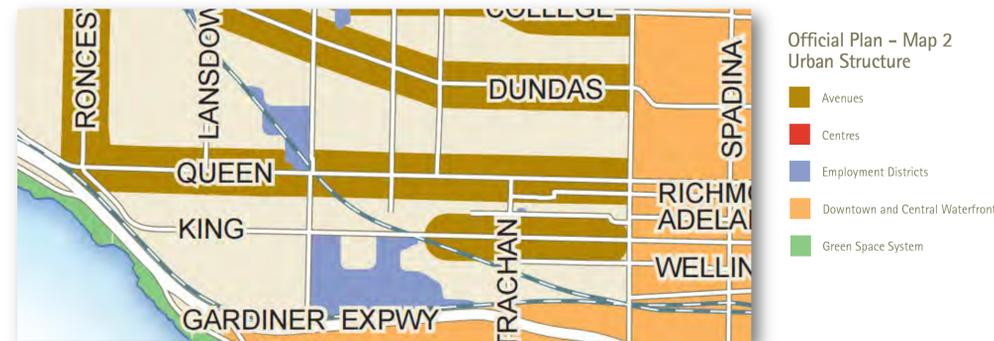
Policy Framework

West Queen West & Parkdale Main Street



The City has a number of planning documents that help guide development and improvements to public spaces, and together provide a comprehensive policy framework.

Official Plan – Urban Structure



Queen Street West from Roncesvalles Avenue to Bathurst Street is identified as an Avenue in the City's Official Plan.

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 Designations



Most of the properties are designated **Mixed Use Areas**, and are expected to:

- 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.

The City's authority to direct the use of land, the size and shape of buildings, and conservation of heritage is governed by a **Provincial Policy Framework**. This includes legislation such as the:

- Planning Act
- Ontario Heritage Act
- City of Toronto Act

And policy documents including:

- Provincial Policy Statement (PPS)
- Growth Plan for the Greater Golden Horseshoe

The City's Planning decisions are required to be consistent with the PPS and conform to or not conflict with the policies of the Growth Plan.

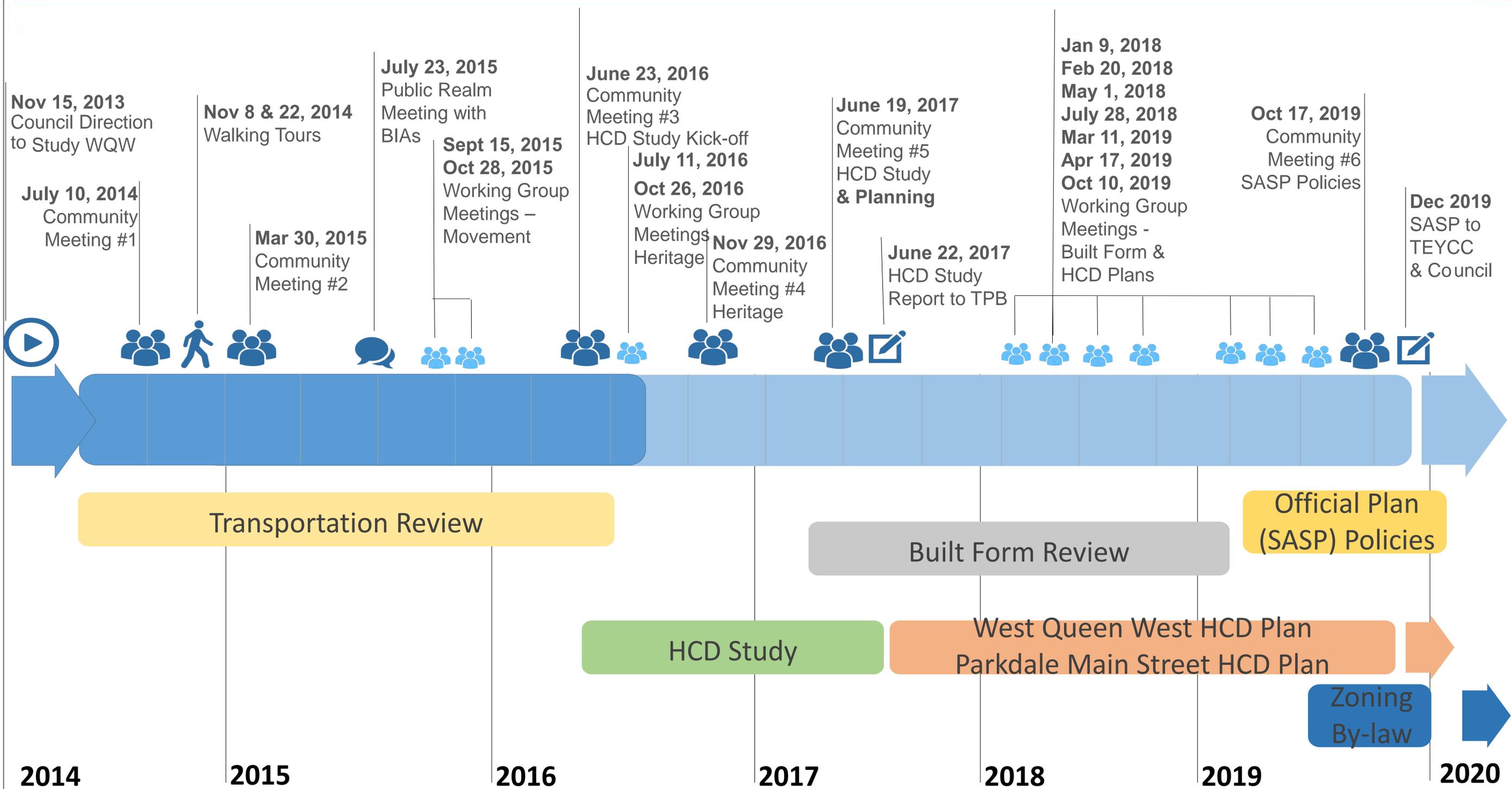
Queen Street West is a thriving mixed use place traversing many west central Toronto neighbourhoods. The majority of the street is characteristic of a neighbourhood main street with small lot frontages, ground floor commercial and residential and office uses on the upper storeys.

In order to better guide development and protect what is important to the community, City staff are proposing to amend the Official Plan to create a Site and Area Specific Policy that is tailored to the conditions and needs of this unique area. This Site and Area Specific Policy will include direction about:

- The built form and height of new developments and how they transition to adjacent Neighbourhoods;
- Opportunities for public realm, streetscape, parks and open space improvements;
- Conserving the heritage character and value of buildings; and
- Accommodating transportation to and through the area, including transit, cycling, pedestrians and parking.

Timelines

West Queen West & Parkdale Main Street



West Queen West & Parkdale Main Street Built Form

What is Built Form?

Built form refers to the shape, configuration and proportion of buildings including their relationship to the public realm and existing context within the city. A building's height, massing, scale and some design elements make up the built form, which impacts a person's perception of a street or neighbourhood.

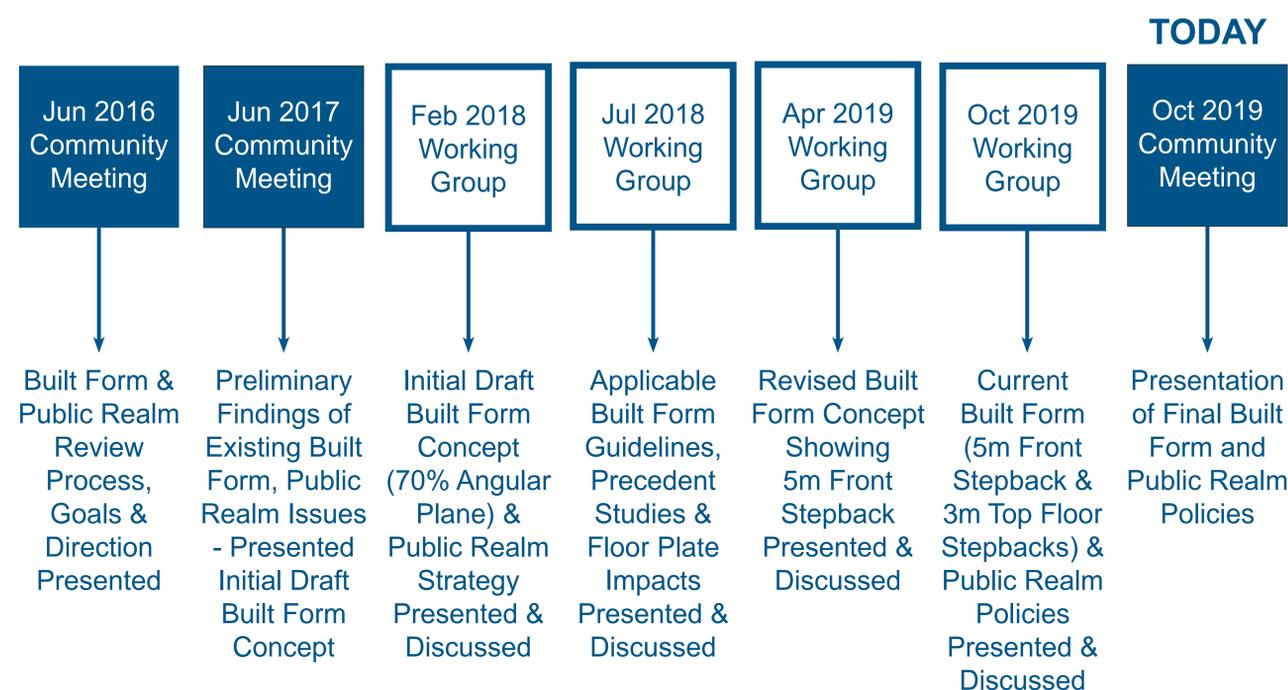
Existing Built Form

The existing built form in the Study Area is composed primarily of two- to three storey buildings creating a strong streetwall along both sides of Queen Street West. The as-of-right building heights are 16 metres between Bathurst Street and Dufferin Street, and 14 metres from Dufferin Street to Roncesvalles Avenue. Angular planes at the rear of the property, which results in 'stepping' on the upper levels, are required. Most existing buildings are not built to the maximum allowable height and massing in the in-force zoning bylaws.

Built Form Review Process

The Built Form Review process began in June of 2017. For over two years, we have conducted consultations with residents, community associations, BIAs, landowners and other stakeholders to determine the appropriate built form for the entire Study Area.

A number of built form proposals have been presented at multiple public meetings and workshops for feedback. Through this consultative process, we have developed a built form which balances the desire for respecting the existing scale of Queen Street West and the need to allow for appropriate growth along the corridor.



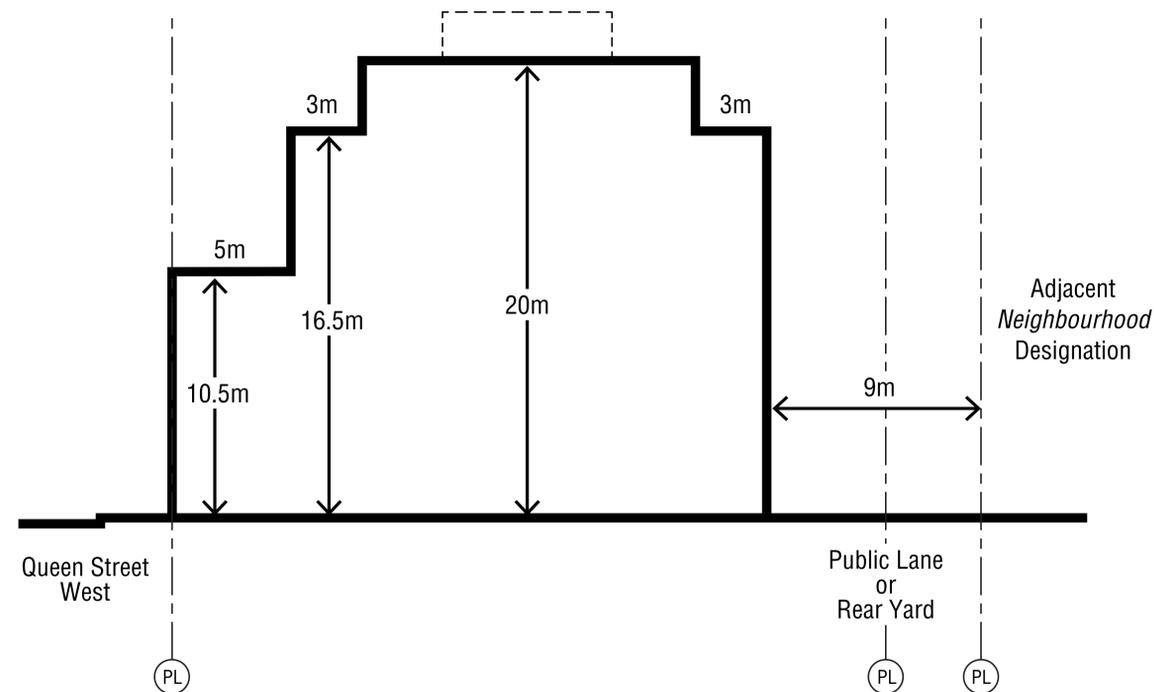
What We Heard

- Prioritize and respect heritage, cultural and neighbourhood values and existing context
- Limit the need for consolidation of properties for development
- Assist individual sites in developing additions to existing structures
- Consider built form impacts to constructability, usability and building cost
- Provide nuanced and context-specific policies to manage developments of all sizes
- Utilize appropriate planning tools to achieve desirable development outcomes
- Allow new opportunities and flexibility in creating a vibrant community for businesses, residents and visitors

West Queen West & Parkdale Main Street Built Form



Two- to three storey buildings are characteristic of Queen Street West in most of the Study Area. Photo of Queen Street West in Parkdale.



Built Form Diagram - The above Built Form Diagram shows the permitted heights and required stepbacks/setbacks.

Key Built Form Direction

The built form policies have been developed to balance the desires and needs of businesses, the community, landowners and stakeholders. They provide direction for appropriate growth in the area, while helping to maintain the character of this thriving area. The Built Form policies in the SASP have been informed and aligned with HCD massing policies.

- General**
 - Context-sensitive and single-lot developments will be encouraged
 - Maintain and strengthen the existing fine-grain character through appropriate architectural design and building organization
 - Additions to contributing properties will conserve and be complementary with the primary structure's scale, form, massing and design which contribute to the district's historic main street character
- Height**
 - Maximum overall height of any new building or addition to an existing building is 6 storeys, up to 20m to the top of the roof
- Setback & Stepback**
 - Additions above the primary structure of contributing properties will stepback 5m from the Queen Street West building face and an additional 3m stepback at 16.5m
 - New buildings and additions on non-contributing properties will stepback 5m from the Queen Street West building face at a height of 10.5m and an additional 3m stepback at 16.5m
 - New buildings and additions on contributing/non-contributing properties will provide a 1.5m stepback above 10.5m or above the existing contributing/non-contributing properties from the building face fronting a street that intersects with Queen Street West
 - Additions on landmark buildings will retain the prominence of the building along the streetscape
 - Any new buildings or additions will provide a 9m building setback from the adjacent *Neighbourhood* designated property

West Queen West & Parkdale Main Street Built Form

Frequently Asked Questions

Q1. Will this change the low-rise character of Queen Street West?

A1. The primary goal of the built form policies is to help Queen Street West maintain its low-rise character. The new built form will help maintain the two- to three storey streetwall height by pushing back the taller portions of the building towards the rear.

Q2. I own a property on Queen Street West, how will this change my ability to develop or add additions?

A2. The built form policies are developed with the individual property owner in mind. We have analyzed and developed a built form which simplifies the shape of future new buildings and additions to existing buildings. The new built form improves constructibility, maintains the street character, while increasing the potential floor area by approximately 20% from the existing as-of-right permission.

Q3. What are the impacts to the houses behind?

A3. The built form policies increase the required building setback at the rear from 7.5m to 9.0m, which helps to mitigate overlook issues. The size and number of windows are also to be reduced while providing an attractive building design at the rear. Top floor stepback reduces the shadow impact onto properties north of the Study Area. Lanes are encouraged to be beautified with landscaping within the setback area where possible.

Q4. How does this built form improve on what is currently permitted?

A4. The new built form reduces the permitted streetwall height and redistributes the allowable floor space to the rear. This helps to achieve lower buildings at the street while allowing additional floor space for additions and new development.

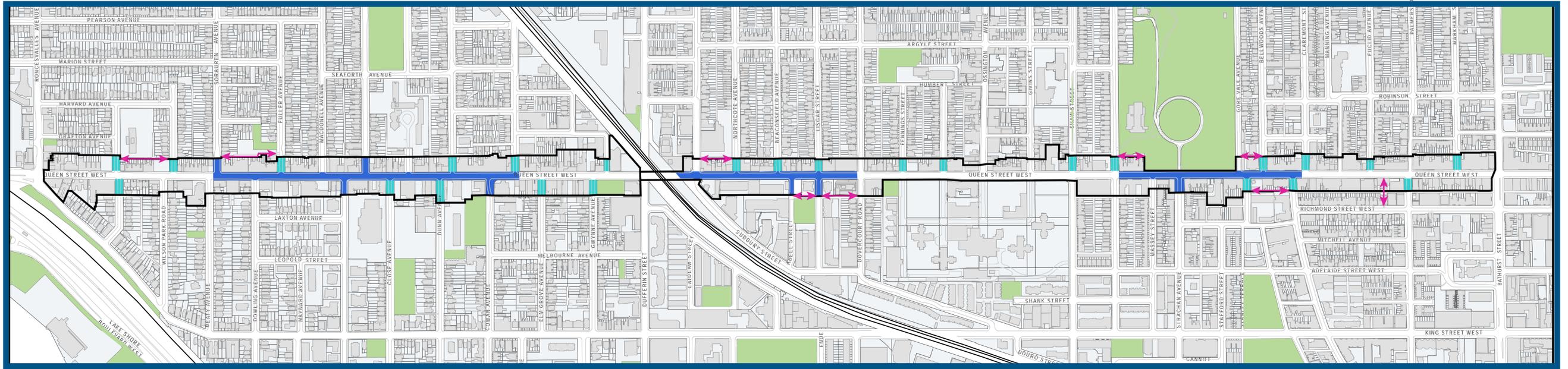


View of potential corner building



View of potential addition on a 2 storey contributing property

West Queen West & Parkdale Main Street Public Realm



Public Realm Map

What is the Public Realm?

Public Realm is the public space within an urban environment where people can experience. Spaces such as public streets, parks, and open spaces are part of the public realm and directly affects the experience of people who inhabit the space.

We sometimes divide public realm into separate categories such as streetscape and open spaces, etc. to help us determine the type of enhancements and visions we have for a particular element within the public realm.

Key Public Realm Direction

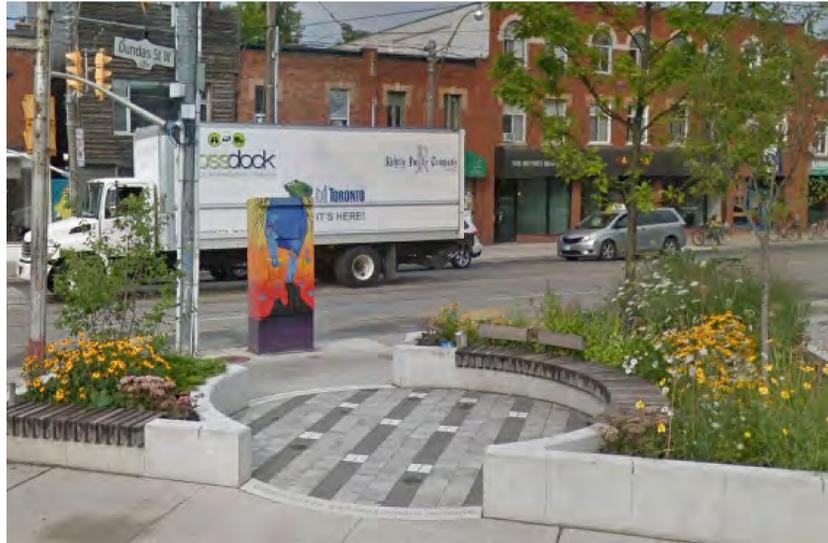
Three areas have been selected as Focus Areas in West Queen West and Parkdale. These areas are destinations along Queen Street West where enhancements are

- Expand and improve public space through public and/or private developments, partnerships, and initiatives
- Create unified streetscapes and prioritize tree planting with investment to support tree growth
- Improve public lanes to improve utility, accessibility and safety, including encouraging art, building entrances, and landscape areas within public lanes

LEGEND

	STUDY BOUNDARY		BOULEVARD SPACE
	FOCUS AREA		CONNECTION IMPROVEMENT

West Queen West & Parkdale Main Street Public Realm



Peace Garden at Dundas Avenue West and Roncesvalles Avenue



Peace Garden at Dundas Avenue West and Roncesvalles Avenue



Pedestrian Walkway at Manning Avenue

Focus Area

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.

Additional attention should be paid to enhance, strengthen, and improve these areas to ensure Focus Areas function as the focus for the Study Area.

Proposed development adjacent to Focus Areas must contribute to the vitality of the area. Focus Areas are areas where improvements to the streetscape, pedestrian amenities, and other public realm enhancements are to be prioritized.

Boulevard Space

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

These boulevard spaces are on public property, however, they are often fenced off, neglected, or used for surface parking. In some instances, these spaces are used for restaurant patios or for seasonal retail and are essential to the profitability of many businesses.

Some of these publicly owned boulevard spaces should be included for use by the public. They should be designed to contribute to an active streetscape, public realm, and included as part of the community's open space areas.

Connection Improvement

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.

Improvements to these connections can help to increase walkability in a neighbourhood, create more foot traffic for nearby businesses and reduce the dependency for automobiles.

Improving usability and safety is the priority for high-volume pedestrian connections. Enhancements such as lighting, paving, and landscaping can all help to provide a better pedestrian experience.

West Queen West & Parkdale Main Street Study

Cultural Heritage Landscape

What is a Cultural Heritage Landscape?

In Ontario, Cultural Heritage Landscapes are defined under the Provincial Policy Statement as areas identified as having cultural heritage value or interest. They may include parks, designed gardens, battlefields, viewsheds, Main Streets, or industrial complexes. They may be evolved places that have developed over time, such as residential neighbourhoods or Main Streets. They may have been intentionally planned or created, like a park or garden or downtown square.

Landscapes can also have associative value. These are places with religious or cultural meaning, locations of remembrance, or areas valued for artistic inspiration.

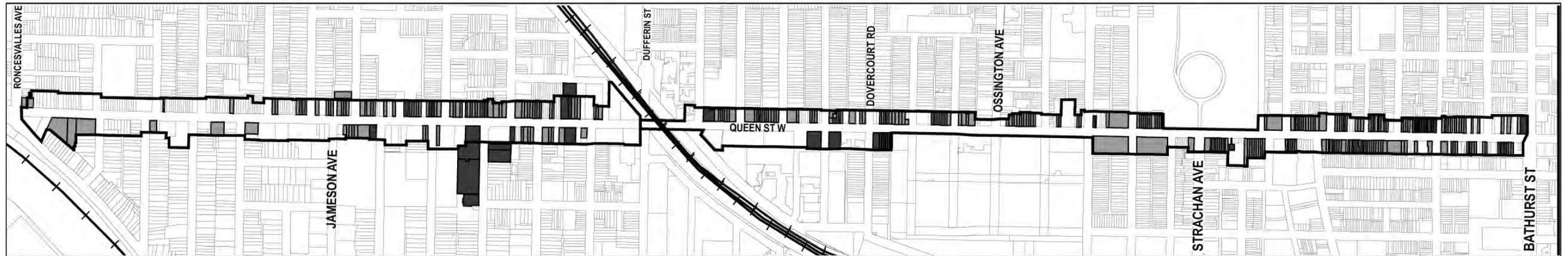


Provincial guidance recommends that only significant cultural heritage landscapes should be protected under Part V the Ontario Heritage Act as Heritage Conservation Districts.

The City initiated a Cultural Heritage Landscape Assessment (CHLA) of Exhibition Place to appropriately identify and assess the site's cultural heritage resources.

West Queen West & Parkdale Main Street Study

Built Heritage Resources and Cultural Heritage Landscape



Study Area

Properties identified through the Heritage Study

Properties on the City's Heritage Register

↑
Not to Scale
10/09/2019

Under the Provincial Policy Statement (PPS), **cultural heritage landscape** is “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community.”

A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.



1300-1312 Queen Street West



Queen Street West, north side between Lansdowne Avenue and Macdonell Avenue



Queen Street West, north side between Trinity Bellwoods Park and Crawford Street



Queen Street West, south side between Tecumseth and Niagara Streets

West Queen West & Parkdale Main Street Heritage Conservation Districts



Looking east at Queen Street West and Dufferin Street 1897

Under the Provincial Policy Statement (PPS), a **cultural heritage landscape** is “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community.”

A cultural heritage landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, **heritage conservation districts** designated under the Ontario Heritage Act.

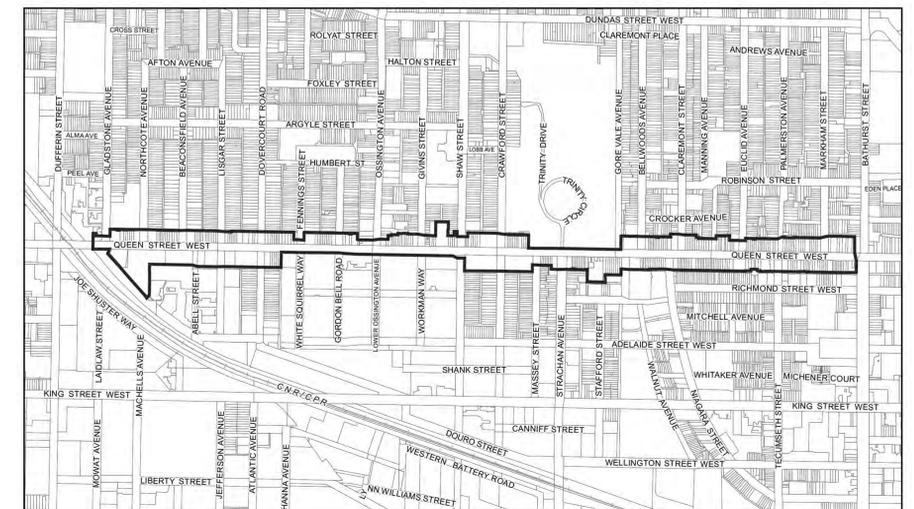


Queen Street West at Jameson Avenue, 1920 (Digital Archives, Toronto Public Library)

Heritage Conservation District

A Heritage Conservation District (HCD) is an area of the city that is protected by a municipal by-law passed under Part V of the Ontario Heritage Act, by City Council. HCDs are designated because the areas they protect are considered to have a defined historic character and require special care and attention in the planning process to ensure that changes within the neighbourhood conserve and enhance the area’s special character.

Community engagement is an important component of each HCD. In addition to public meetings, a Working Group composed of a diverse range of stakeholders representing various perspectives is formed to provide feedback and advice to City staff.

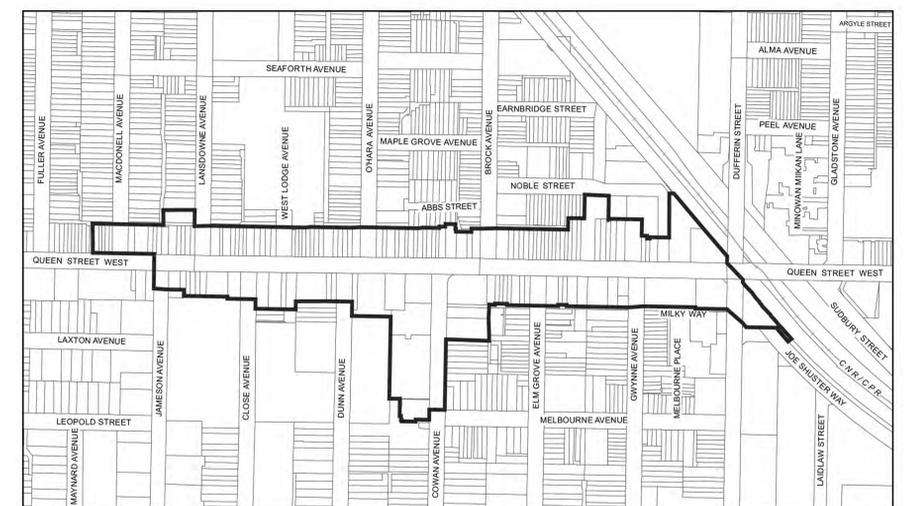


Proposed Boundary

Proposed West Queen West
Heritage Conservation District



Not to Scale
5/26/2017



Proposed Boundary

Proposed Parkdale Main Street
Heritage Conservation District



Not to Scale
5/26/2017

West Queen West & Parkdale Main Street

Heritage Study

Project Background

The West Queen West HCD Study was prioritized for study by Toronto City Council in March 2012. At this 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 engaged FGMDA Architects to conduct the HCD Study for West Queen West. As a result of the character and policy analysis and community consultation processes of the HCD Study, the 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/Macdonnell Avenue. The study and its recommendations was endorsed by Toronto Preservation Board in June 2017.

Proposed HCDs

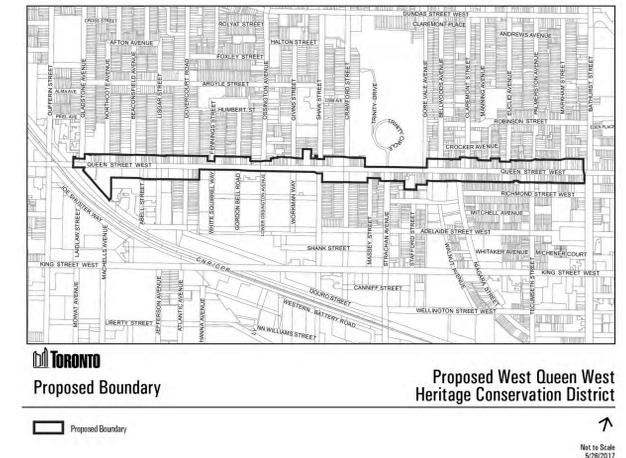
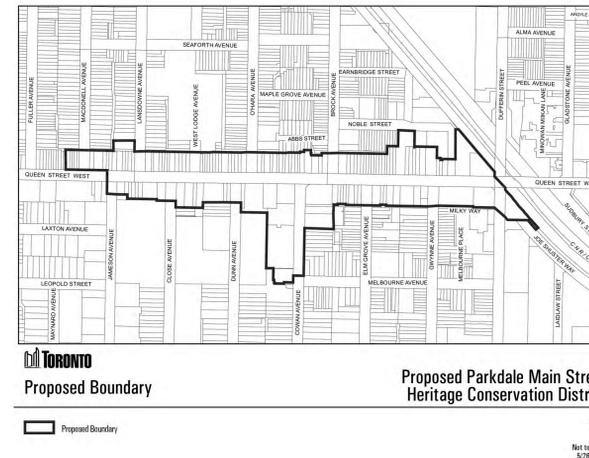
The West Queen West HCD includes properties fronting Queen Street West between Bathurst and Dufferin Streets. The Parkdale Main Street HCD includes properties fronting Queen Street West from Dufferin Street, to five properties west of Macdonnell Avenue, 10 Lansdowne Avenue, and properties fronting Cowan to Melbourne Avenues.



Looking east at Queen Street West and Dufferin Street, 1897 (City of Toronto Archives, Series 376, File 2, Item 8)



990 Queen Street West (City of Toronto Archives, Series 372, Subseries 58, Item 811)



1300-1312 Queen Street West



Queen Street West, north side between Lansdowne Avenue and Macdonnell Avenue



Queen Street West, north side between Trinity Bellwoods Park and Crawford Street



Queen Street West, south side between Tecumseth and Niagara Streets

West Queen West HCD Plan

Draft Statement of Objectives

The overall objective of the West Queen West HCD Plan is the protection, conservation and management of their 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, contextual, design, social and community values. The heritage attributes of the Districts include their built form, public realm and archaeological resources.

Specific objectives of the proposed West Queen West HCD 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, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, building typologies, public realm, and archaeological resources.
2. Conserve and enhance 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 Bellwood Park.
3. Conserve the legibility of the District's periods of significance that expresses the evolution of West Queen West from the 19th century to the present day.
4. Conserve and enhance the District's contributing properties, Part IV designated properties and listed properties.
5. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.
6. Ensure that new development and additions conserve and enhance the cultural heritage value of the District particularly with respect to the historic scale, form and massing of its contributing properties and the public realm.
7. Ensure that archaeological resources are protected.
8. Encourage high quality architecture in the design of new development, additions and alterations that is complementary to the District's cultural heritage value.
9. Conserve and enhance the District's human-scale built form that supports and enhances the pedestrian main street experience.
10. Conserve and enhance the District's views, vistas and gateways that contribute to a sense of place and draw attention to landmark buildings, reference points and points of entry.
11. Ensure harmony of materials between new and old, including type, colour, scale, finish and details.
12. Conserve and enhance the well-defined and articulated streetwalls of the District.
13. Conserve and enhance the District's historic fine-grain built form as experienced from the public realm and expressed through the rhythm of narrow storefronts, recessed entrances, consistent ground floor height and architectural articulation.
14. Conserve the size and scale of at-grade retail to acknowledge and support the diversity of shops and retail activity that reflect and support the cultural and economic diversity of the District.
15. Support and reinforce the social, cultural and community values of the District, an "Arts and Design" district that supports a wide range of entrepreneurial and small-scale business activities, as well as a rich tradition of community and cultural activism.



708 Queen Street West



775-779 Queen Street West

West Queen West HCD Plan

Draft Statement of District Significance

Summary of Statement of Cultural Heritage Values

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. 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. The District also intersects with Ossington Avenue, a colonial replacement of an indigenous trade route that followed Ossington Avenue north and then west on Dundas Street West.

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.

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, including Italianate, Second Empire, Edwardian and vernacular. The buildings range from 2-4 storeys with a variety of roof profiles.

The District has contextual value as an early example of Main Street commercial development in Toronto, with most of the buildings built within a period of construction from the 1880s to 1920s. The collection of historic commercial buildings along Queen Street define a continuous streetwall of low buildings with a variety of rooflines that provide continuous views of the sky and sunlight to the sidewalk.

The District has social and community value with a rich tradition of community and civic activity which 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.



1032 Queen Street West



1089 Queen Street West

West Queen West HCD Plan

Draft Statement of District Significance

Draft Heritage Attributes

- Heritage attributes include physical, spatial and material elements within the district, including those related to natural, residential, commercial, institutional, industrial, landscape, streetscape and archaeological resources.
- The historic main street commercial character of the District and its largely continuous street wall of storefront buildings;
- The street pattern and layout that reflects the ad-hoc subdivision of park lots north of Queen Street West, and the gradual development of the military reserve lands (Garrison Commons) to the south of Queen Street West;
- The gradual change in topography of Queen Street West at Gore Vale Avenue marking the location of the buried Garrison Creek;
- The human scale defined by predominantly 2 to 4 storey buildings and views of the sky from the sidewalk;
- The John Farr House, which in its location, setback, association and design reflects the early, small-scale commercial and residential pattern of development within the area;
- The former warehouse buildings, including the York Knitting Mills and Patterson Chocolate Factory, that reflect the historic large-scale manufacturing uses within the area;
- The District's landmark buildings including the Gladstone and Drake hotels, the Great Hall,

Carnegie Library, Postal Station C, Euclid Avenue Methodist Church, and St. Nicholas Ukrainian Catholic Church (formerly Dale Presbyterian Church) that have historically and continue to facilitate social and community activities in the area;

- The range of commercial storefront architecture, that reflects main street development in the late 19th and early 20th centuries in Toronto;
- The predominant use of brick, and the overall quality of the ornamentation and detailing of masonry, including the use of polychromatic brickwork;
- Architectural details of contributing properties, including:
 - 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
 - the chamfered and articulated corners of corner buildings;
- The configuration of the historic original and altered storefronts, with their cornices, wide sign bands creating a strong datum line, their large display windows, bulkheads and recessed entrances;
- Identified views, vistas and gateways within the area that articulate and reflect the distinct identities of communities that developed along Queen Street West as Toronto expanded westward, and important civic and social institutions; and Areas of identified archaeological potential.



695-699 Queen Street West



1018-1024 Queen Street West

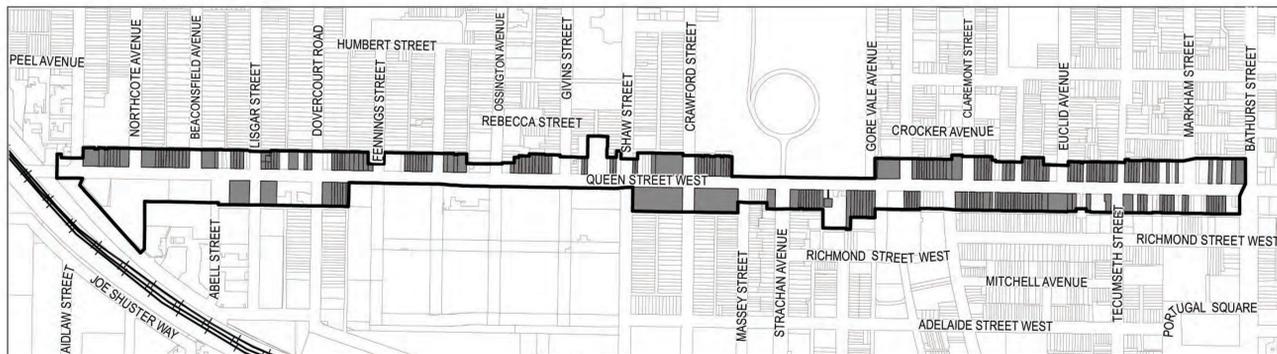


813-815 Queen Street West

West Queen West HCD Plan

District Resources

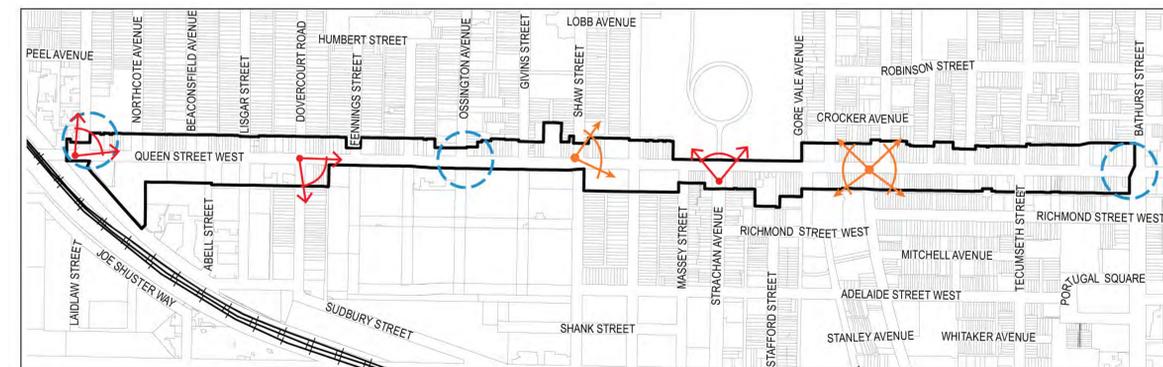
CONTRIBUTING PROPERTIES



Study Area
Contributing Properties

Not to Scale
10/09/2019

VIEWS, VISTAS AND GATEWAYS



Study Area
View
Vista
Gateway

Not to Scale
10/09/2019

The properties and features of the District that help to create a coherent sense of time and place are a District's contributing resources. Without the conservation of its resources, the HCD's character and integrity would be lost. Contributing resources need to be maintained and conserved in order to protect the integrity of the District.

BUILDING TYPOLOGIES



984-992 Queen Street West

Storefront Buildings

The storefront building typology 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, storefront buildings reference various architectural styles that reflect different waves of development and the cultural tastes that were popular at the time. Consistent characteristics of this typology include ground floor retail with residential above, and similar widths, composition, solid-to-void ratios, fenestration patterns and materiality. They range from 2 to 4 storeys and are designed in a variety of architectural styles. The most predominant architectural influences include Italianate, Second Empire and Edwardian Classical with some Romanesque Revival, Gothic Revival and Queen Anne Revival.



1204 Queen Street West



1115 Queen Street West

Landmarks

Landmark buildings tend to be civic, institutional, religious, social and hospitality-related properties that contribute to its historic interest and character, particularly due to their historic associations, design value and rarity. Landmarks are important within the District both for their individual cultural heritage value, as well as their role in contributing to the District's identity and sense of place. Landmark

- St. Nicholas Ukrainian Catholic Church
- The Great Hall and attached rowhouses
- Postal Station C
- The former Carnegie Library
- The Gladstone Hotel
- The Drake Hotel
- The John Farr House



955 Queen Street West



933 Queen Street West

Warehouses

The three remaining former warehouses in the District were constructed between 1903 and 1928 and are located between Shaw and Massey Streets. All three of the buildings have been converted for residential uses conserving the original form and materials to varying degrees. These warehouse buildings are characterized by their large footprints compared to adjacent storefront buildings, with uniform facades composed of repetitive bays punctured by windows, the use of brick and a general lack of porosity at street level.

Parkdale Main Street HCD Plan

Draft Statement of Objectives

The overall objective of the Parkdale Main Street HCD Plan is the protection, conservation and management of their 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, contextual, design, social and community values. The heritage attributes of the Districts include their built form, public realm and archaeological resources.

Specific objectives of the proposed Parkdale Main Street HCD 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, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, building typologies, and public realm.
2. Conserve the legibility of the District's periods of significance that expresses the evolution of Parkdale Main Street from the 1850s to the present day.
3. Conserve and enhance the legibility of the historic Parkdale Village Main Street and its amenities, and the civic core on Cowan Avenue.
4. Conserve and enhance the District's contributing properties, Part IV designated properties and listed properties.
5. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.
6. Ensure that new development and additions conserve and enhance the cultural heritage value of the District particularly with respect to the historic scale, form and massing of its contributing properties and the public realm.
7. Encourage high quality architecture in the design of new development, additions and alterations that is complementary to the District's cultural heritage value.
8. Conserve and enhance the District's human-scale built form that supports and enhances the pedestrian main street experience.
9. Conserve and enhance the District's views, vistas and gateways that contribute to a sense of place and draw attention to landmark buildings, reference points and points of entry.
10. Ensure harmony of materials between new and old, including type, colour, scale, finish and details.
11. Conserve and enhance the well-defined and articulated streetwalls of the District.
12. Conserve the scale and features of the District's contributing storefronts to acknowledge and support the diversity of shops and retail activity that reflect and support the cultural and economic diversity of the District.
13. Conserve the scale and features of the District's contributing storefronts to acknowledge and support the diversity of shops and retail activity that reflect and support the cultural and economic diversity of the District.
14. Support and reinforce the social, cultural and community values of the District.



1408, 1410 Queen Street West



1338-1342 Queen Street West

Parkdale Main Street HCD Plan

Draft Statement of District Significance

Summary of Statement of Cultural Heritage Values

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 also has historical and associative value as the historic commercial main street of the former Town of Parkdale and as it reflects its evolution from a village to a more urban character. The name for the area, "Parkdale", is attributed to the Toronto House Building Association, which began purchasing land in the area in 1875 and promoted the area as a picturesque village with access to Lake Ontario and clean water.

When Parkdale was annexed by the City of Toronto in 1889, subsequent access to City services sparked a sharp increase in the development of commercial buildings along Queen Street West. The construction of the Queen Street Subway and extension of streetcar service into Parkdale in 1887 improved the area's connection to the rest of the city.

The District has contextual value as an example of early village 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 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 collection of historic buildings along Queen Street defines a continuous commercial streetwall articulated with civic buildings, with a cluster of civic buildings centered at Cowan Avenue, and reinforces the identity of Parkdale as a distinct, autonomous community. The grouping of civic building around Cowan Avenue expresses the importance of the area as a civic centre. The concentration of commercial buildings establishes a main street character that reflects the history of the street as the principal commercial artery of the historic Town of Parkdale and eastern connection to Toronto. The streetwall is defined by low-rise buildings with a variety of rooflines that provide continuous views of the sky.

The District has design and physical value and is representative of late 19th and 20th century commercial and apartment building construction.

The concentration of late 19th and early 20th century commercial and civic buildings along Queen Street West and Cowan Avenue reinforce the historic core and commercial centre of the Town of Parkdale.

The buildings display various architectural influences from Italianate, Second Empire, Romanesque, Queen Anne, Edwardian, Classical and Art Deco styles with vernacular designs. The buildings are mostly 2-3

storeys with a variety of roof profiles - including gabled, mansard roofs with rounded windows and dormers, flat roofs with decorative parapets that establish the human-scale of the District.

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



1382-1386 Queen Street West



1273-1279 Queen Street West

Parkdale Main Street HCD Plan

Draft Statement of District Significance

Draft Heritage Attributes

Heritage attributes include physical, spatial and material elements within the district, including those related to natural, residential, commercial, institutional, industrial, landscape, streetscape and archaeological resources.

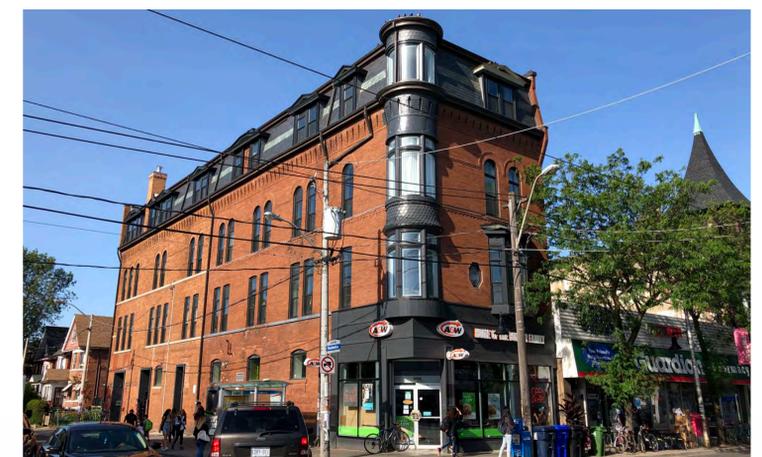
- The main street commercial character of the area with continuous streetwall;
 - The main street buildings from the period of the independent Town of Parkdale that define the origin of the distinct culture of the community;
 - The node of civic buildings at Cowan Avenue that collectively define the social and civic nucleus of the historic Town of Parkdale;
 - The narrow lot frontages and residential streets that meet Queen Street West at T-intersections, reflecting the street layout resulting from the ad hoc subdivision of park lots and farm lots by various property owners;
 - The collection of civic and institutional landmark buildings that have historically and continue to facilitate social and community activities in Parkdale;
 - The human scale defined by predominantly 2 to 3 storeys buildings and views of the sky from the sidewalk;
- The range of commercial building typologies, including storefront and bank buildings, representative of commercial architecture in the late 19th and early 20th centuries and the evolution of the District from suburban village to distinct community within Toronto;
 - The predominant use of brick, and the overall quality of the ornamentation and detailing of masonry, including the use of polychromatic brickwork;
 - The architectural details of contributing properties including: 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; the chamfered and articulated corners of corner buildings.
 - The configuration of the ground floor storefronts, with their wide sign bands creating a datum line, their large display windows, raised bases and recessed entrances; and
 - The Queen Street Subway as a historic transit and rail interchange with its fabricated grade change to facilitate vehicular and pedestrian transit below the railway at Queen Street West and Dufferin Street, which demarcates the eastern gateway into the Town of Parkdale.



1349-1351 Queen Street West



1372-1376 Queen Street West

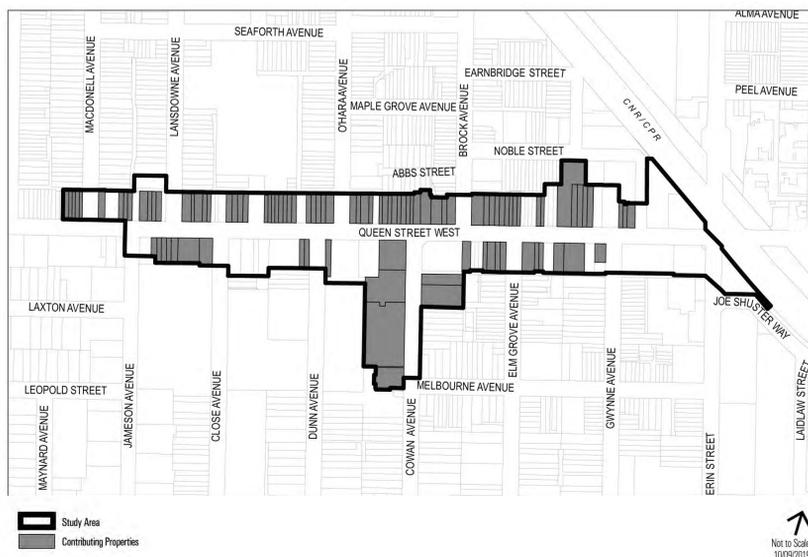


1496 Queen Street West

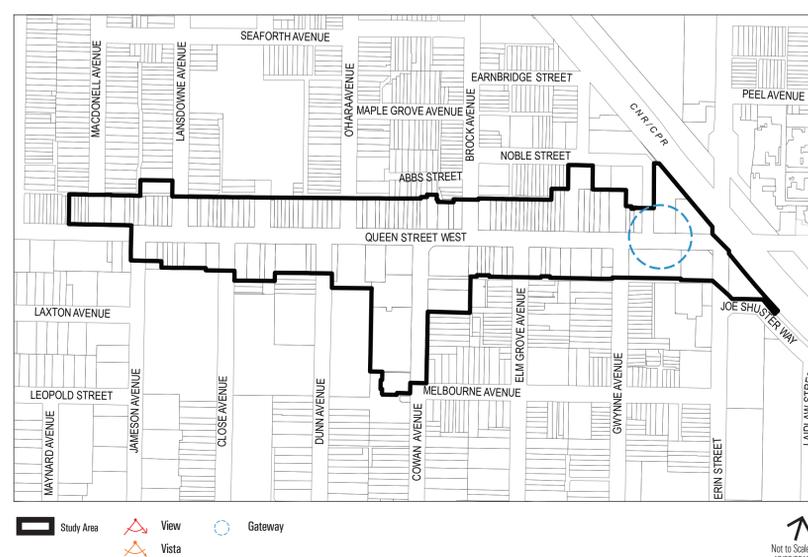
Parkdale Main Street HCD Plan

District Resources

CONTRIBUTING PROPERTIES



VIEWS, VISTAS AND GATEWAYS



BUILDING TYPOLOGIES cont'd



1418-1420 Queen Street W.



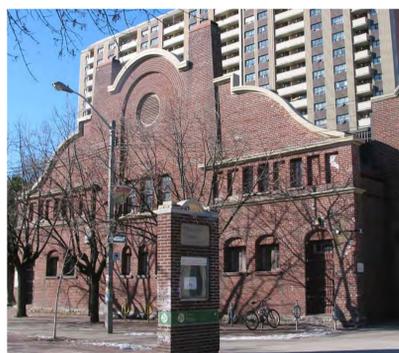
1378-1384 Queen Street West

Storefront Buildings

The storefront building typology 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, storefront buildings reference various architectural styles that reflect different waves of development and the cultural tastes that were popular at the time. Consistent characteristics of this typology include ground floor retail with residential above, and similar widths, composition, solid-to-void ratios, fenestration patterns and materiality. They range from 2 to 4 storeys and are designed in a variety of architectural styles. The most predominant architectural influences include Italianate, Second Empire and Edwardian Classical with some Romanesque Revival, Gothic Revival and Queen Anne Revival.

The properties and features of the District that help to create a coherent sense of time and place are a District's **contributing resources**. Without the conservation of its resources, the HCD's character and integrity would be lost. **Contributing resources** need to be maintained and conserved in order to protect the integrity of the District.

BUILDING TYPOLOGIES



220 Cowan Avenue

Landmarks

Landmark buildings tend to be civic, institutional, religious, social and hospitality-related properties that contribute to its historic interest and character, particularly due to their historic associations, design value and rarity. Landmark buildings in the Parkdale Main Street HCD include:

- Police Station No. 6
- St. Mark's Anglican Church
- Parkdale Curling Club (Now Masaryk Hall)
- Cowan Avenue Methodist Church (now St. John's Polish National Cathedral)
- Parkdale Telephone Exchange Building (207 Cowan Avenue)
- 1291 Queen Street West



1313 Queen Street West



1464 Queen Street West

Bank Buildings

While bank buildings generally fit within the continuous commercial streetwall of the District, the ground floor characteristics differ from storefront buildings. Rather than glazed storefronts, bank buildings tend to have more formal entrances, often articulated with stone pilasters, lintels and keystones in classical detailing. The predominant ground floor material of bank buildings is stone with stone decorative elements including ground floor cornices and window surrounds



1387 Queen Street West

Low-Rise Apartments

This building typology reflects the intensification of Parkdale in the early 20th century after it was annexed into the City of Toronto. This resulted in a more residential character of the south side of Queen Street West between Jameson and Roncesvalles Avenues, in contrast to the commercial main street character of the District.

One building within the Parkdale Main Street HCD is identified as a low-rise apartment building - 1387 Queen Street West - which reflects the residential intensification of Parkdale in the early 20th century.

West Queen West & Parkdale Main Street

Heritage Conservation Districts Plans - Policies and Guidelines

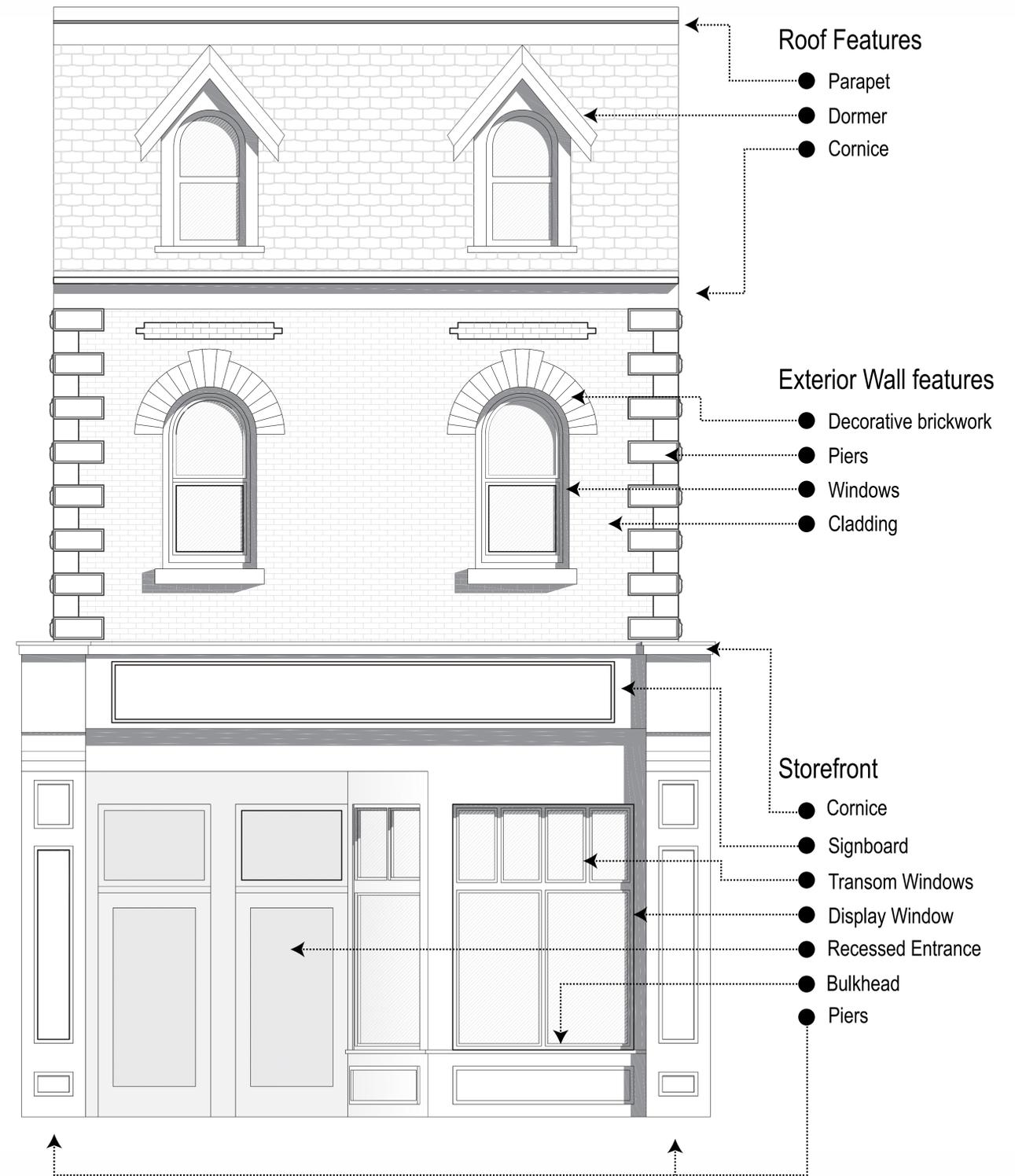
Policies and Guidelines for Contributing Properties

Policies and guidelines intend to manage change within the HCD in order to meet the objectives of the HCD Plan and to conserve the district's cultural heritage value. The policies describe what is required when undertaking work on a property within the HCD. The guidelines provide suggested methods of satisfying associated policies, but do not carry the mandatory weight of policy. Guidelines recognize that there may be a variety of strategies that could satisfy any given policy.

STOREFRONT

Storefronts are prominent components of contributing properties in the West Queen West and Parkdale Main Street HCDs. Storefronts are entrances to commercial buildings often with large windows to allow for the display of goods. Original and restored storefronts in the districts reflect the late 19th - early 20th century main street commercial character of the area. Common features of storefronts in the districts include recessed entrances, bulkheads, transom windows, signage bands, awnings, canopies, storefront cornices, piers, and lighting.

In West Queen West and Parkdale Main Street HCD Plans, historic storefronts and storefront features on contributing properties will be conserved. New storefronts and storefront features on contributing properties will be designed to conserve the property's heritage character and the district's cultural heritage value as an historic main street. Alterations required for security and interior use will limit the visual impact of those alterations as seen from the public realm.



West Queen West & Parkdale Main Street

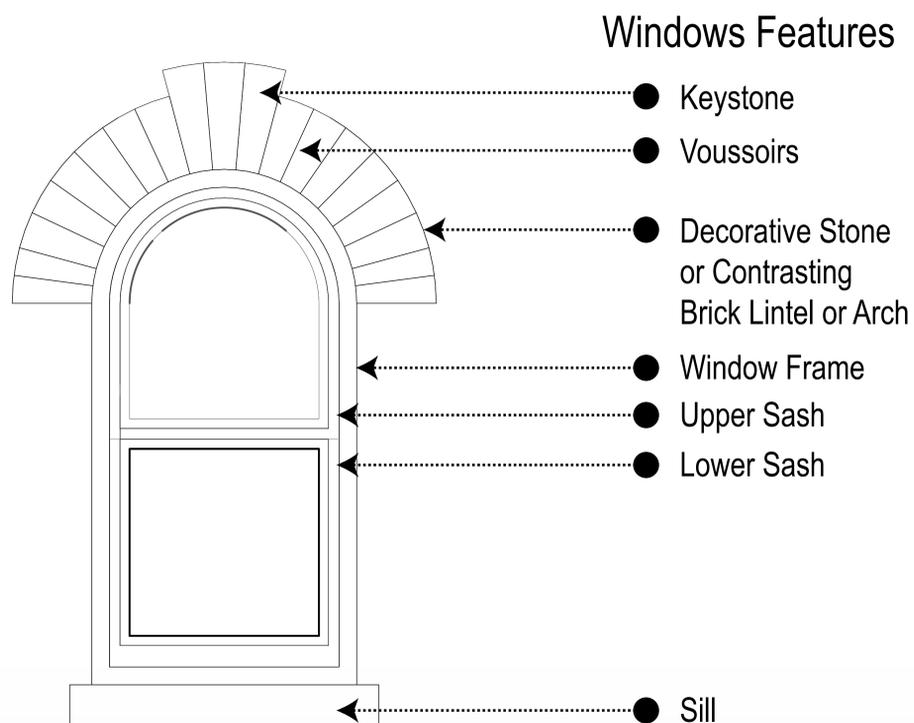
Heritage Conservation Districts Plans - Policies and Guidelines

Policies and Guidelines for Contributing Properties

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 the 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.

Historic windows and doors, including their form, profile, materiality and features will be conserved. Historic window and door openings, including their placement, size, profile, materiality and features will be also conserved. New windows, doors and openings on additions to contributing properties will be designed to be compatible with the property's attributes and the district's main street character.



ROOFS

The diversity of roof types found within the West Queen West and Parkdale Main Street HCDs, as a result of the range of architectural styles found in the area contribute to the cultural heritage value of the districts that creates its main street character. Predominant roof types found in the area include mansard and flat roofs with parapets. The historic roof, including its form, profile, materials and features will be conserved. New dormers may be permitted where they do not negatively impact the roof's attributes and are compatible with the building's architectural design, including its composition, massing and pattern of fenestration.

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 and bays. Historic exterior wall, including its form, proportion, materiality and features will be conserved. The form, proportion, materiality and features of exterior walls on additions to contributing properties will be designed to be compatible with the property's attributes and the district's main street character.

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 policies and guidelines in HCD Plans will 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 districts.

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.

West Queen West & Parkdale Main Street

Heritage Conservation Districts Plans - Policies and Guidelines

Policies and Guidelines for Non-Contributing Properties

MASSING

In West Queen West and Parkdale Main Street HCD Plans, new development on non-contributing properties will be designed to be complementary with the scale, form, massing and design of adjacent contributing properties and the district's main street heritage character. New development will also maintain the strong streetwall condition of Queen Street West, which is defined by the prevailing setback and streetwall height of contributing properties.

The streetwall height of new development on a non-contributing property will not exceed 10.5 metres. Additional height above the streetwall will stepback a minimum of 5 metres from the building face fronting Queen Street West, with an additional stepback a minimum of 3 metre at a height of 16.5 metres for taller buildings. Additional height above the streetwall will also stepback a minimum of 1.5 metres from the building face fronting the street that intersects with Queen Street West.

STOREFRONTS

In the West Queen West and Parkdale Main Street HCD Plans, new storefronts on non-contributing properties will refer to the form, proportions and configuration of historic storefronts within the District.

ARTICULATION AND PROPORTIONS

New development on non-contributing properties will conserve the horizontal and vertical rhythm articulated in the façades of adjacent contributing properties as well as the existing proportions and solid-to-void ratios found prevailing in the District. The overall dimensions and appearance of window and door openings should be in keeping with the general character of those found in the District. New development and additions on non-contributing properties will not include blank walls facing the public realm.



West Queen West & Parkdale Main Street HCD Plans

Heritage Process

When is a heritage permit application not required?

Most day-to-day and seasonal work does not require a heritage permit - this includes activities like repair and maintenance of existing features, including roofs, exterior walls, windows and entrances, replacing eavestroughs, installing seasonal decorations, and temporary signage. The following types of alterations are considered minor in nature and do not change the heritage character of the District:

- 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
- Temporary commercial signage (ie. '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 and seasonal decorations

When is a heritage permit application required?

A heritage permit is required for visible alterations to properties within the District, including new construction and demolition of buildings or structures. In general, an HCD Plan only guides changes to exterior areas as viewed from the street. Heritage permit approval is required for:

- New construction including additions visible from the street
- Alteration, addition, removal or replacement of windows, doors and storefronts
- New exterior cladding
- Demolition of a building, or part of a building
- Hard landscaping including new patios and fences

The majority of heritage permits are issued by Staff through the building permit process. There is no additional fee for heritage permits, and most are reviewed within three days.

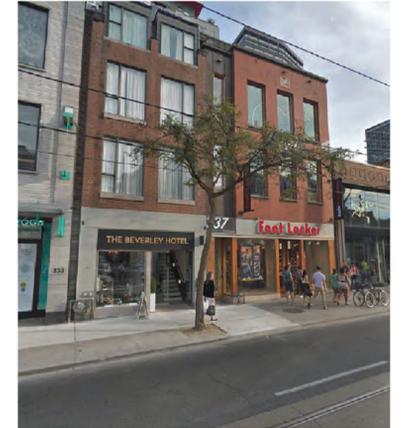
APPROVED HERITAGE PERMITS IN QUEEN STREET WEST HCD



335-337 Queen Street West



623-625 Queen Street West

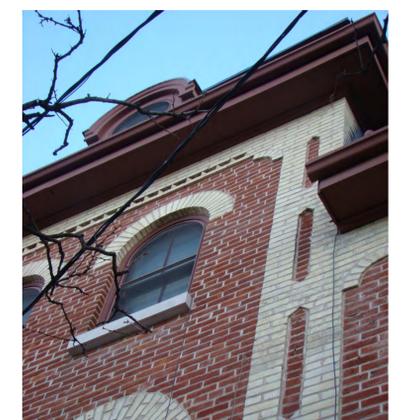


327-333 Queen Street West

APPROVED CONSERVATION WORKS IN QUEEN STREET WEST HCD



519-523 Queen Street West



Heritage Impact Assessment

A Heritage Impact Assessment will be required to accompany any applications for a zoning by-law amendment, official plan amendment, consent to sever or site plan agreement. 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.

Heritage Conservation Incentive Programs

Promoting Excellence in Heritage Conservation

The City of Toronto offers two heritage incentive programs that assist owners of eligible heritage properties with the cost of conservation. These programs include: the Heritage Grant Program, and the Heritage Property Tax Rebate Program. The described programs support and assist successful applicants in reaching the highest conservation standards possible.

Heritage Grant Program R TE

(applicable for properties classified as residential and tax-exempt for property tax purposes)

The Heritage Grant Program provides up to 50% of the estimated cost of eligible conservation work (some maximum limits apply) to designated residential or tax-exempt heritage properties. Owners of a property that is individually designated or part of a Heritage Conservation District may qualify to receive a grant. For more details on the program and eligibility criteria, go online to: <https://www.toronto.ca/city-government/planning-development/heritage-preservation/>

The Toronto Heritage Grant Program has helped property owners repair, and retain the defining heritage attributes of their properties. These attributes include, but are not limited to masonry, windows, doors, wood detailing, and slate roofs.

The benefits of Heritage Conservation Districts can be observed in numerous areas, including Draper Street and Cabbagetown.



Before Conservation



After Conservation

Examples Of Heritage Resources...



Masonry Wood Windows Wood Detail Wood Door



Porch Detail Wood Shingles Door Slate Shingles



Before Conservation



After Conservation

Heritage Property Tax Rebate Program C I

(applicable for properties classified as commercial and industrial for property tax purposes)

The Heritage Property Tax Rebate Program provides rebates of 50% - covering the cost of eligible maintenance and conservation work. Additionally, the program covers up to 40% of annual taxes paid to designated commercial or institutional heritage properties. Owners of an individually designated property or are part of a Heritage Conservation District may qualify to receive a grant. For more details on the program and eligibility criteria, go online to:

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/>

Like the Heritage Grant Program, the Heritage Property Tax Rebate Program has helped property owner's repair and retain a number of heritage attributes, including but not limited to, the exterior walls and facades, roofs, foundations, chimneys, windows, doors, and porches.

On a larger scale the Heritage Property Tax Rebate Program has assisted in the conservation of many landmarked buildings within the city. Currently it is contributing to the revitalization of commercial streets such as Queen Street West, and the historic Yonge Street.



The Heritage Tax Rebate Calculator helps property owners estimate how much of a rebate they may receive. For more information, visit: www.toronto.ca/heritagecalculator