

Parkdale Main Street HCD Plan

Local Advisory Committee Meeting #1

March 08, 2022

6:00-8:00 PM





Land Acknowledgment

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.

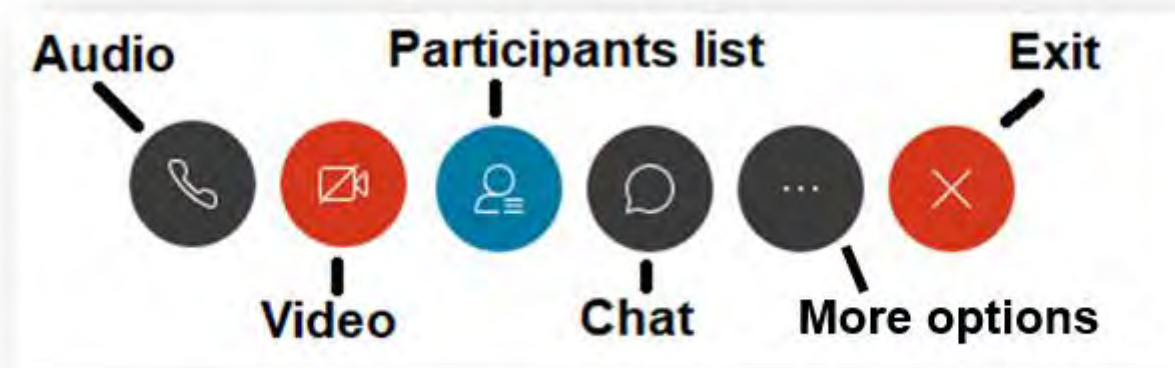


Tonight's Meeting Purpose

- Recap the Parkdale Main Street Heritage Conservation District (HCD) Plan process and project team;
- Review Parkdale Main Street HCD Plan: District Significance;
- Review general guiding principles for proposed key policies; and
- Obtain feedback from the community.



WebEx Meeting Centre functionality:



Note: The chat function is open as a secondary option for those more comfortable sharing written feedback/questions with the project team. Written responses will not be provided in the chat, however all feedback and questions shared will be incorporated in the meeting summary

Troubleshooting Tips

Can't hear the Host/Presenter?

Option 1 - *Disconnect the headset & use the PC/laptop speakers*

Option 2 - *Connect to the Audio Conference with landline/mobile*

Step 1. – Click **Audio** button by hovering at the bottom of the screen



Step 2. – Select the “**Call me at**” feature

Step 3. – Enter the 10 digit telephone number you want to use to connect

Step 4. – Click “**Connect Audio**” button next to the phone number

Step 5. – Answer the phone and follow the prompts to join the Audio Conference

If this doesn't work, you can connect by phone by dialing **647-484-1598**, access code **2632 025 1583**. You can raise your hand to ask a question or share a comment by pressing *3



Overview of key sections of Draft LAC ToR

Mandate and membership. Serve as advisory group and sounding board. Composed of interested and affected local organizations (residents, businesses, community service providers, and others) who connect to / represent others.








Roles and responsibilities.

- LAC members: attend and participate (and identify delegate if needed); participate constructively; communicate with and bring forward input from your constituencies
- City: provide clear, up-to-date information; listen and respond respectfully and clearly; share how feedback has been considered.
- Facilitation team: help meetings stay on topic and on time; support respectful discussion environment; provide space for all that want to contribute; prepare meeting summaries.

Code of conduct. Listen to and be respectful of others; participate (and allow others to participate) actively.



Agenda

-  6:00 p.m. **Welcome & Introductions**
-  6:10 p.m. **Terms of Reference Review**
-  6:20 p.m. **Draft HCD Plan: Process, District Significance and Resources**
-  6:35 p.m. **Discussion**
-  6:50 p.m. **Draft HCD Plan: Review of Key Policies and Guidelines**
-  7:15 p.m. **Discussion**
-  7:55 p.m. **Wrap up, Next Steps, and Adjourn at 8:00 p.m.**

Parkdale Main Street HCD Plan – Purpose, Process and Policy Frameworks



What is an HCD and Why Parkdale Main Street?



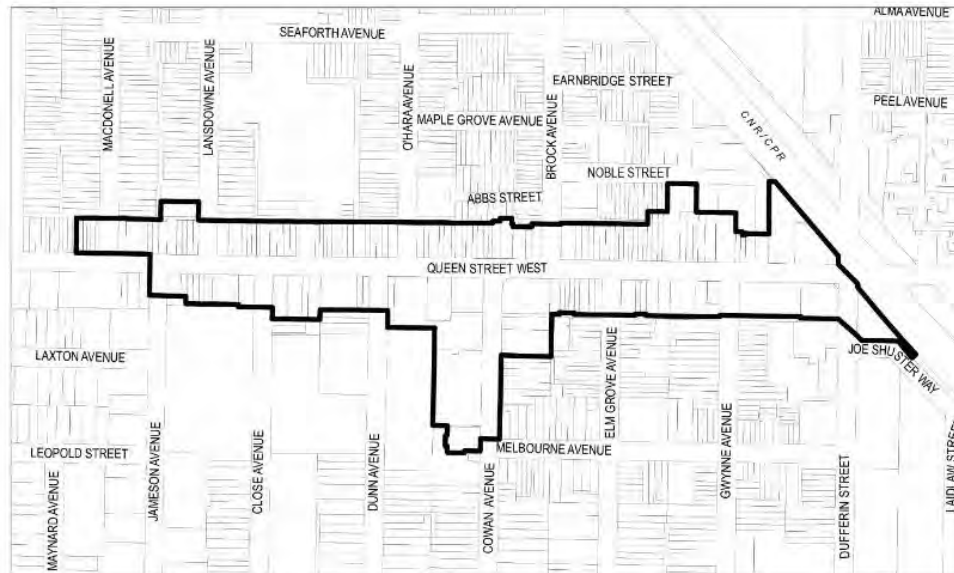
An area with a **concentration** of heritage resources that **distinguishes** it from its surroundings



Every property is protected under Part V of the **Ontario Heritage Act** (OHA)



Planning tool that ensures **ongoing change** conserves and maintains **cultural heritage value**



Proposed Boundary of Parkdale Main Street HCD Plan



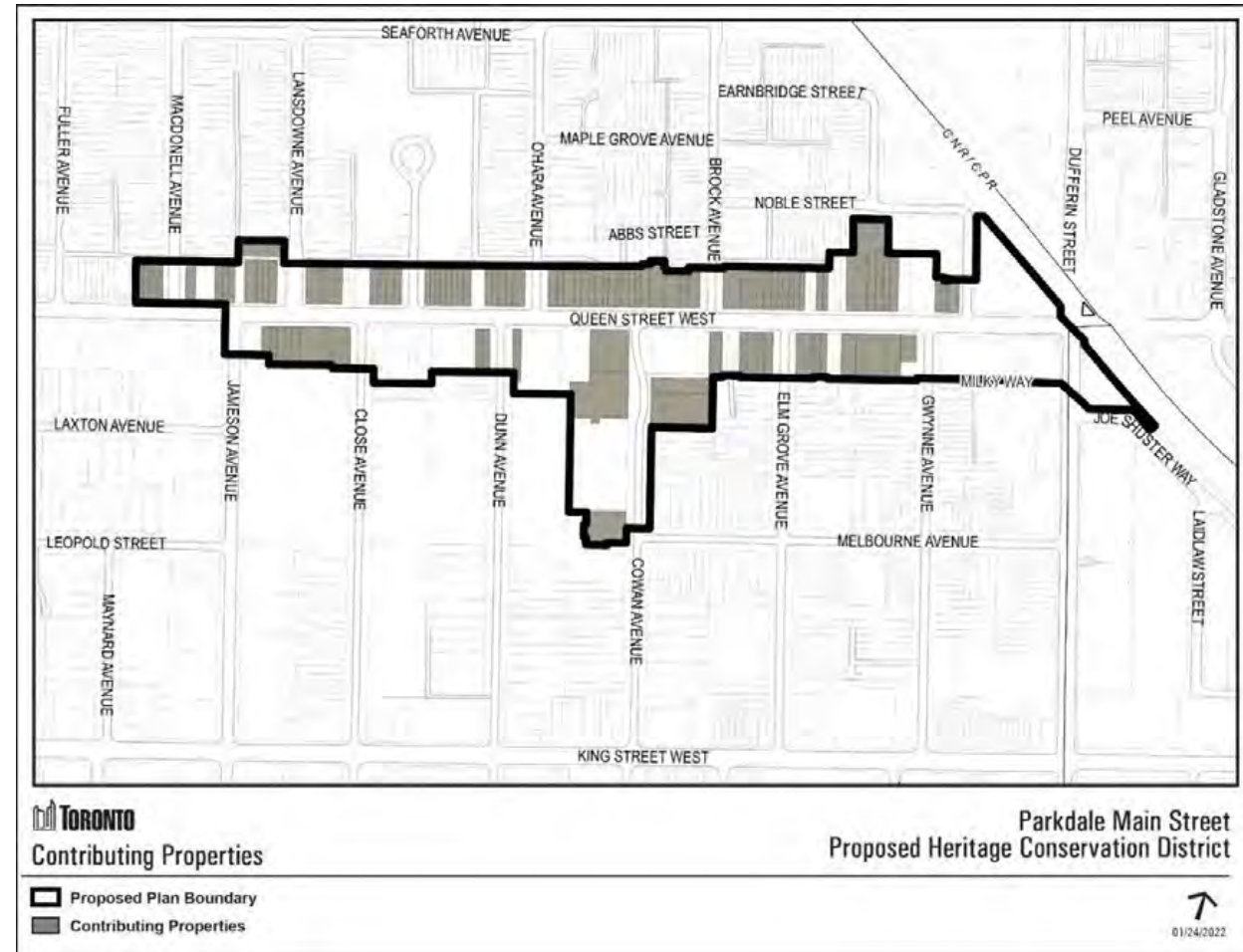
Cover Page of Draft HCD Plan

What is an HCD and Why Parkdale Main Street? (cont'd)



Parkdale Main Street HCD (from Dufferin Street to MacDonnell/Jameson Avenue):

- Approx. 140 Properties
- Just over 100 are **Contributing Properties** = 75%



Toronto's Process for HCDs

HCD PROCESS



if HCD study recommends that the area (or portions therein) merits HCD designation, TPB endorsement of recommendations to proceed to Plan phase is required

after HCD Plan has been developed with community consultation, Council decision required to designate HCD

Unlike appeals under the Planning Act, under Part V of the OHA an HCD cannot come into force until all appeals have been resolved or dismissed.



Cover Page of WQW HCD Study, 2017



By-law designating Garden District HCD, 2021

How the HCD Plan Builds on Recent, Related Work

Queen Street West Planning Study – Collaboration between Transportation Services and City Planning Staff, including Heritage Planning

Transportation Review

Built Form and Public Realm Review

September 2020: City Council adopts OPA 445, including policies to ensure future change and development is compatible with emerging HCD plans. The OPA is currently under appeal.

2014 2015 2016 2017 2018 2019 2020 2021 2022 2023

Heritage Conservation District Study

Two distinct districts are legible along Queen Street West between Bathurst Street and MacDonnell Avenue. The Parkdale Main Street District is the original civic and commercial core of the Village of Parkdale. This is partially reflected in how it does not include any of the larger industrial properties that characterise the western portion of the West Queen West District.

Batch Listing of 325 Properties (215 in WQW + 110 in Parkdale Main Street Area): Approved by Council December 2020

An HCD Plan will help conserve, maintain, and enhance the historic main street character, built form, and public realm of the District. It will include policies and guidelines that are intended to manage change within the District in order to conserve the District's cultural heritage values and heritage attributes.

Parkdale Main Street HCD Plan

West Queen West HCD Plan

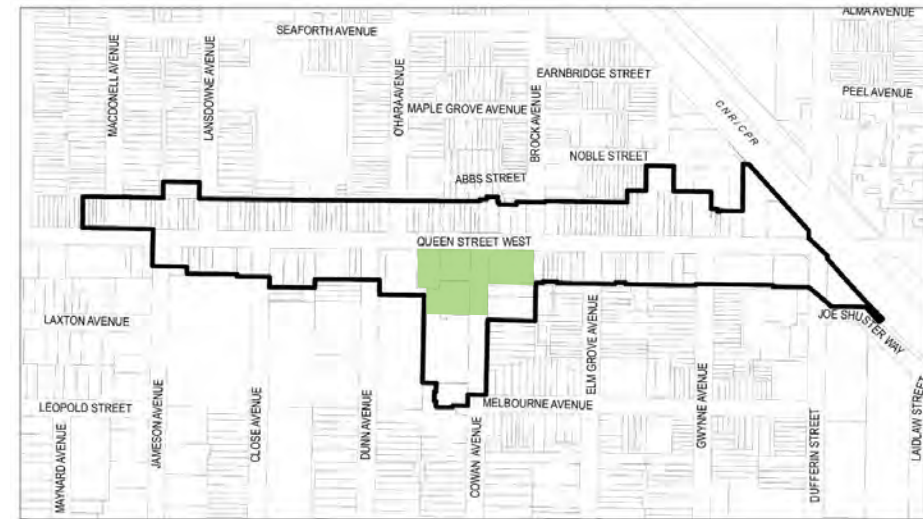
Policy and Planning Frameworks



Heritage Conservation District Policy Framework – Parkdale Hub



Parkdale Hub Concept Rendering, 2021 - DTAH



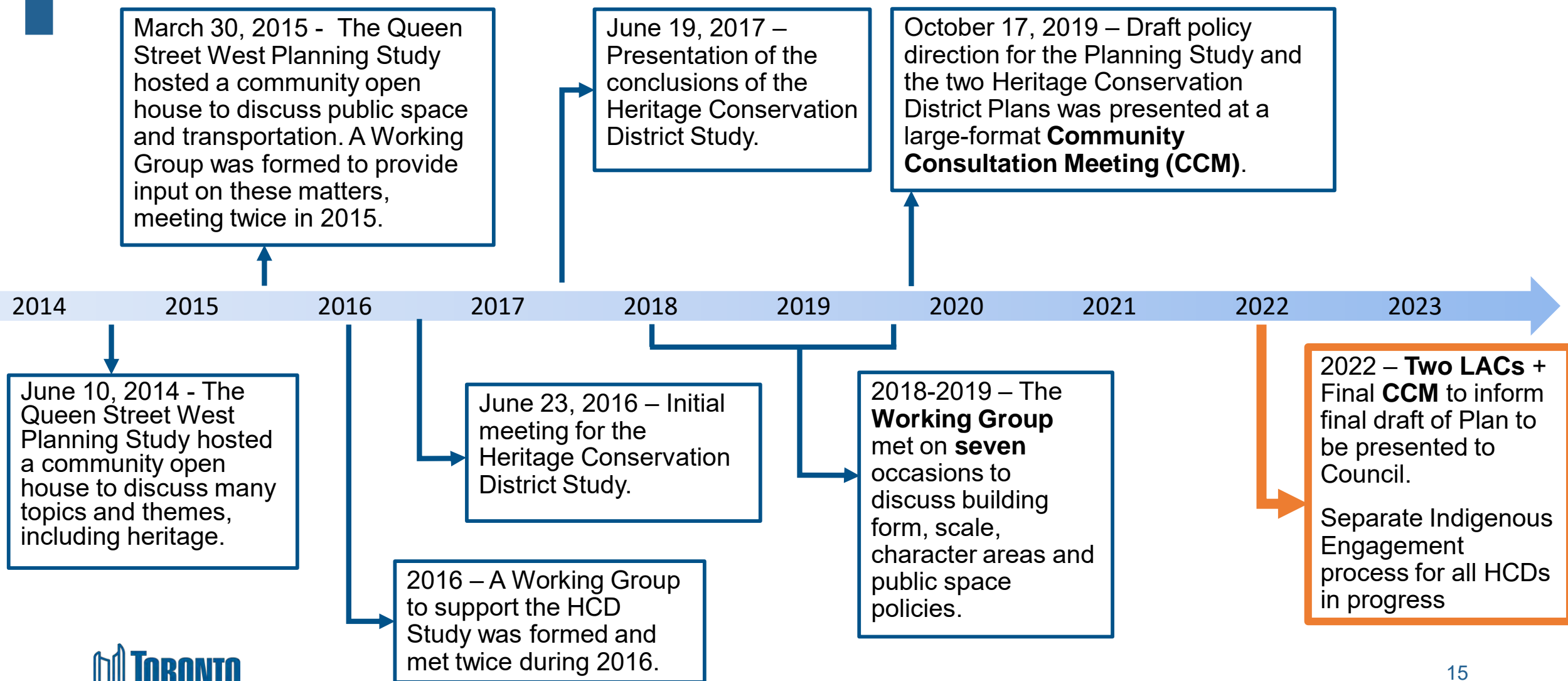
Parkdale Hub location map



Parkdale Hub Concept Rendering, 2021 - DTAH

Visit the [Parkdale Hub Project Site](https://createto.ca/project/parkdale-hub) for more information:
<https://createto.ca/project/parkdale-hub>

Community Consultation



Feedback about Heritage:

Queen Street West Planning Study and HCD Study

Mixed opinions about incremental redevelopment. Some expressed concern about over-intensification undermining the character elements of the street. Others suggested Queen Street West is a desirable place for new development and shared concerns that restricting growth will worsen the state of affordability.

Buildings on Queen St West have considerable historical significance. The WQW Planning Study must recognize and protect heritage values, attributes and character of buildings and the street.

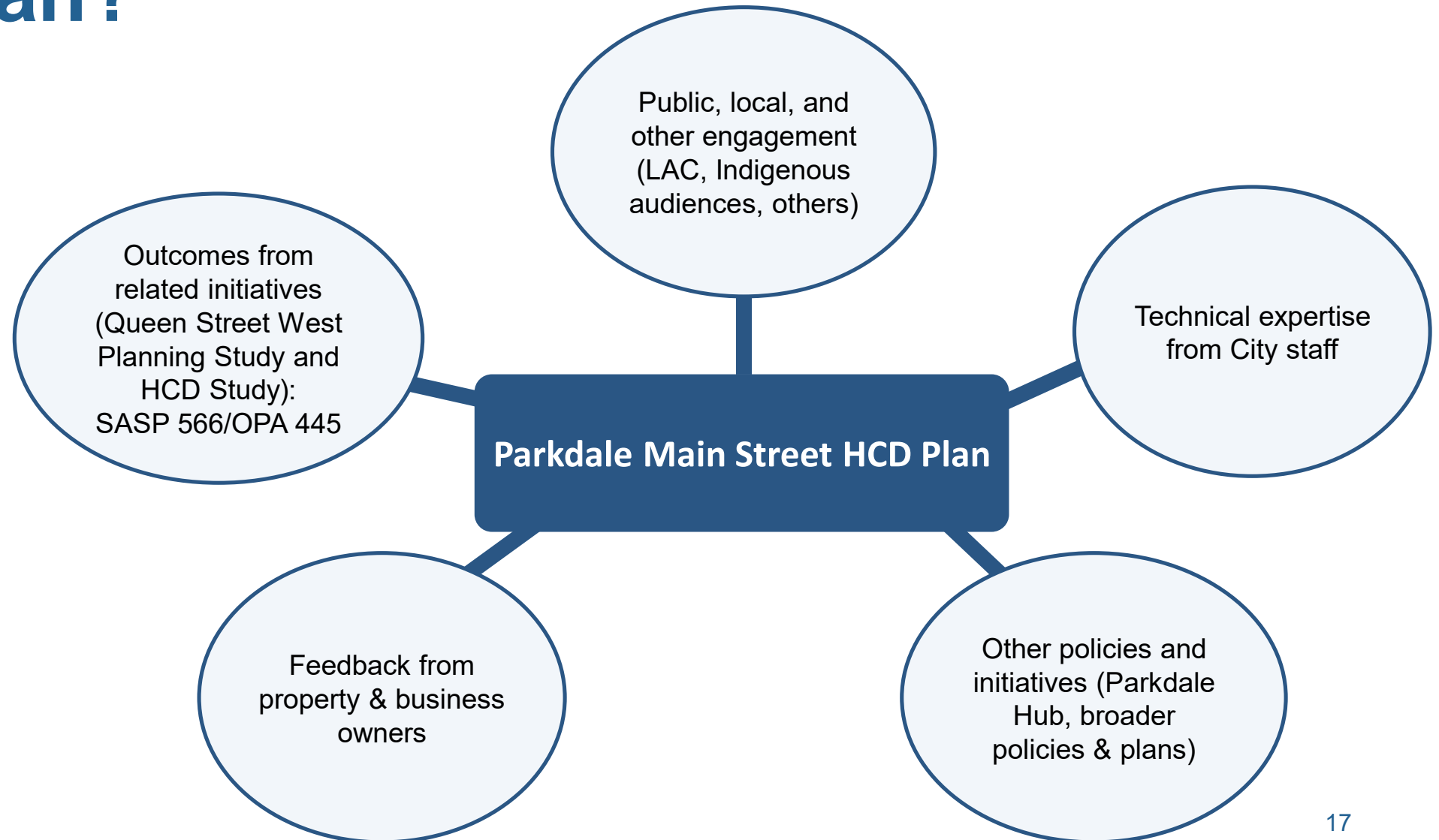
Scale of commercial spaces should continue to reflect the current situation. The size and widths of retail spaces are critical to the character of the street.

Mixed opinions about new buildings and additions. Some expressed support for building additions saying that they are an appropriate response to intensification and that they can be done in such a way that could retain and incorporate existing heritage buildings. Others shared concerns about new buildings or additions affecting street character.

Some concern about costs related existing heritage buildings. Members of the business community shared concerns about increasing rents and costs associated with maintenance of existing heritage buildings.

What Shapes the Parkdale Main Street HCD Plan?

The Parkdale Main Street HCD Plan is shaped by:



Parkdale Main Street HCD Plan (Draft) – Table of Contents



Parkdale Main Street HCD Plan

Table of Contents (cont'd)

Table of Contents		
i. The Purpose of the Plan		
ii. How to Read This Plan		
1.0 Introduction	6.4. Combined Properties	
1.1. City of Toronto's Vision for HCDs and City Building	6.5. Code Compliance	
1.2. Project Background	6.6. Demolition	
1.3. Public Engagement and Community Consultation	6.7. Removal and Relocation	
2.0 Legislative and Policy Framework	6.8. Maintenance	
2.1. Ontario Heritage Act	6.9. Restoration	
2.2. Provincial Policy Statements	6.10. Alteration	
2.3. A Place to Grow: Growth Plan for the Greater Golden Horseshore	6.11. Massing	
2.4. City of Toronto Official Plan	6.12. Roofs	
2.5. Zoning By-laws	6.13. Exterior Walls	
2.6. Applicable Guidelines and Plans	6.14. Windows and Doors	
3.0 District Significance	6.15. Storefronts	
3.1. Description of Historic Place	6.16. Entrances	
3.2. Statement of Cultural Heritage Value	6.17. Signage	
3.3. Heritage Attributes	6.18. Lighting	
4.0 Statement of Objectives	6.19. Parking and Circulation	
5.0 District Boundary and Resources	7.0 Policies and Guidelines for Non-Contributing Properties	
5.1. District Boundary	7.1. Understanding	
5.2. Contributing and Non-Contributing Properties	7.2. Adjacency to Contributing Properties	
5.3. Building Typologies	7.3. Combined Properties	
5.4. Architectural Styles	7.4. Demolition	
5.5. Views and Gateways	7.5. Alteration and Additions	
5.6. Parks and Public Spaces	7.6. Massing	
5.7. Archaeological Resources	7.7. Articulation and Proportions	
6.0 Policies and Guidelines for Contributing Properties	7.8. Roofs	
6.1. Understanding	7.9. Storefronts	
6.2. Conservation	7.10. Exterior Walls	
6.3. Existing Part IV Designations	7.11. Building Materials	
	7.12. Signage	
	7.13. Parking and Circulation	
	7.14. Parking and Service Areas	
	8.0 Policies and Guidelines for Parks and Public Realm	
	8.1. Nodes and Focus Areas	
	8.2. Streetscape	
	8.3. Views and Gateways	
	8.4. Public Art	
	8.5. Street Furniture and Lighting	
	8.6. Utilities and Public Works	
	9.0 Archaeological Resources	
	9.1. Archaeological Resources Requirements	
	10.0 Procedures	
	10.1. Heritage Permits Deemed to be Issued	
	10.2. Heritage Permit Process	
	10.3. Heritage Impact Assessment	
	10.4. Archaeological Assessment	
	11.0 Recommendations	
	11.1. Periodic Review	
	11.2. Heritage Awareness and Implementation	
	11.3. Heritage Interpretation	
	Appendices	
	A: Definitions	
	B: Heritage Incentives	
	C: Index of Contributing Properties	
	D: Statements of Contributing Properties	
	E: List of Non-Contributing Properties	
	F: Transition	

For Discussion Purposes Only
City of Toronto – MAR 2022

2.0. Applicable Guidelines and Plans
3.0 District Significance
3.1. Description of Historic Place
3.2. Statement of Cultural Heritage Value
3.3. Heritage Attributes
4.0 Statement of Objectives
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

Parkdale Main Street HCD Plan

Table of Contents (cont'd)

Table of Contents

i. The Purpose of the Plan
ii. How to Read This Plan

1.0 Introduction

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

2.0 Legislative and Policy Framework

2.1. Ontario Heritage Act
2.2. Provincial Policy Statement
2.3. A Place to Grow: Growth Plan for the Greater Golden Horseshore
2.4. City of Toronto Official Plan
2.5. Zoning By-laws
2.6. Applicable Guidelines and Plans

3.0 District Significance

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

4.0 Statement of Objectives

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

6.0 Policies and Guidelines for Contributing Properties

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

7.0 Policies and Guidelines for Non-Contributing Properties

7.1. Understanding
7.2. Adjacency to Contributing Properties
7.3. Combined Properties
7.4. Demolition
7.5. Alteration and Additions
7.6. Massing
7.7. Articulation and Proportions
7.8. Roofs
7.9. Storefronts
7.10. Exterior Walls
7.11. Building Materials
7.12. Signage
7.13. Parking and Circulation
7.14. Parking and Service Areas

8.0 Policies and Guidelines for Parks and Public Realm

8.1. Nodes and Focus Areas
8.2. Streetscape
8.3. Views and Gateways
8.4. Public Art
8.5. Street Furniture and Lighting
8.6. Utilities and Public Works

9.0 Archaeological Resources

9.1. Archaeological Resources Requirements

10.0 Procedures

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

11.0 Recommendations

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

Appendices

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

6.0 Policies and Guidelines for Contributing Properties

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

7.0 Policies and Guidelines for Non-Contributing Properties

- 7.1. Understanding
- 7.2. Adjacency to Contributing Properties
- 7.3. Combined Properties
- 7.4. Demolition
- 7.5. Alteration and Additions
- 7.6. Massing
- 7.7. Articulation and Proportions
- 7.8. Roofs
- 7.9. Storefronts
- 7.10. Exterior Walls
- 7.11. Building Materials
- 7.12. Signage
- 7.13. Parking and Circulation
- 7.14. Parking and Service Areas

8.0 Policies and Guidelines for Parks and Public Realm

- 8.1. Nodes and Focus Areas
- 8.2. Streetscape
- 8.3. Views and Gateways
- 8.4. Public Art
- 8.5. Street Furniture and Lighting
- 8.6. Utilities and Public Works

Parkdale Main Street HCD Plan

Table of Contents (cont'd)

Table of Contents

i. The Purpose of the Plan
ii. How to Read This Plan

1.0 Introduction

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

2.0 Legislative and Policy Framework

2.1. Ontario Heritage Act
2.2. Provincial Policy Statement
2.3. A Place to Grow: Growth Plan for the Greater Golden Horseshore
2.4. City of Toronto Official Plan
2.5. Zoning By-laws
2.6. Applicable Guidelines and Plans

3.0 District Significance

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

4.0 Statement of Objectives

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

6.0 Policies and Guidelines for Contributing Properties

6.1. Understanding
6.2. Conservation
6.3. Existing Part IV Designations

6.4. Combined Properties
6.5. Code Compliance
6.6. Demolition
6.7. Removal and Relocation
6.8. Maintenance
6.9. Restoration
6.10. Alteration
6.11. Massing
6.12. Roofs
6.13. Exterior Walls
6.14. Windows and Doors
6.15. Storefronts
6.16. Entrances
6.17. Signage
6.18. Lighting
6.19. Parking and Circulation

7.0 Policies and Guidelines for Non-Contributing Properties

7.1. Understanding
7.2. Adjacency to Contributing Properties
7.3. Combined Properties
7.4. Demolition
7.5. Alteration and Additions
7.6. Massing
7.7. Articulation and Proportions
7.8. Roofs
7.9. Storefronts
7.10. Exterior Walls
7.11. Building Materials
7.12. Signage
7.13. Parking and Circulation
7.14. Parking and Service Areas

8.0 Policies and Guidelines for Parks and Public Realm

8.1. Nodes and Focus Areas
8.2. Streetscape
8.3. Views and Gateways
8.4. Public Art
8.5. Street Furniture and Lighting
8.6. Utilities and Public Works

9.0 Archaeological Resources

9.1. Archaeological Resources Requirements

10.0 Procedures

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

11.0 Recommendations

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

Appendices

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

Appendices

A: Definitions

B: Heritage Incentives

C: Index of Contributing Properties

D: Statements of Contribution

E: List of Non-Contributing Properties

F: Transition

Parkdale Main Street HCD Plan (Draft) – District Significance and Resources

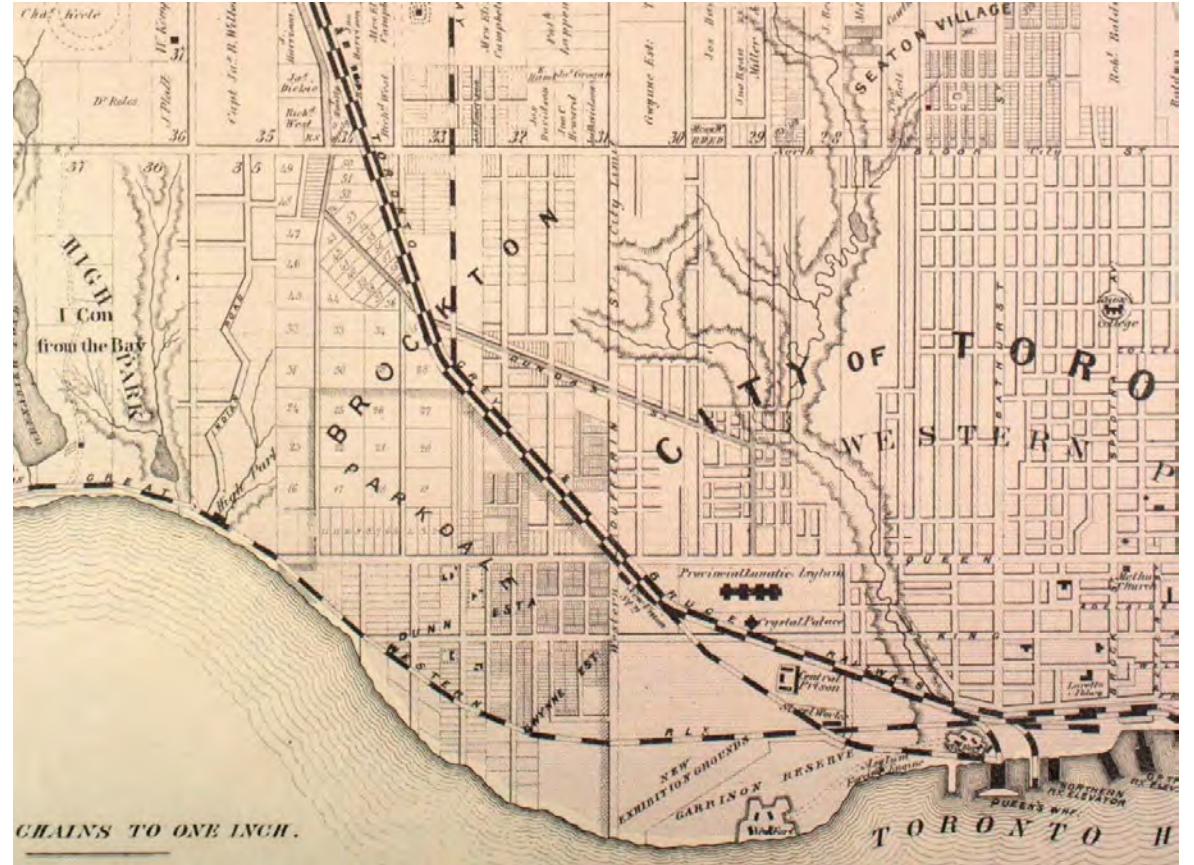


Parkdale Main Street HCD Plan

Chapter 3: District Significance

Goal of Chapter 3 is to identify and capture the essential cultural heritage values of the District to form the basis of the rest of the document. It includes:

- Description of Historic Place
- Statement of **Cultural Heritage Value**
 - Historical/Associative Value
 - Design/Physical Value
 - Contextual Value
 - Social/Community Value
- **Heritage Attributes:** these include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the cultural heritage value of the District, which must be retained to preserve its cultural heritage value.



1878 Historical Atlas of the County of York – South West part of York; Miles & Co.

Parkdale Main Street HCD Plan

Statement of Cultural Heritage Value

- **Historical/Associative Value:** The District has associations to themes, events, people and organizations that are significant to the community and/or can help to understand the community, including its connection to the location of the Toronto Carrying Place Trail and the former Village of Parkdale
- **Design/Physical Value:** the collection of properties within the District are representative examples of types, architectural styles, and construction methods



Queen Street West from Close Ave to Jameson Ave, c.2017 – EVOQ Architecture

Parkdale Main Street HCD Plan

Statement of Cultural Heritage Value (cont'd)

- **Contextual Value:** the District continues to support the main street character that developed around the node of civic buildings at Cowan Avenue
- **Social and Community Value:** the District has historically and continues to be home to a diverse mix of people, including many immigrant communities, resulting in a history of strong community activism on a variety of issues



1280 Queen St W, at Gywnne Ave., c.1896; Sunnyside Historical Society



Construction of Cowan Avenue Police Station, c.1931; CTA

Parkdale Main Street HCD Plan

Heritage Attributes

- The historic main street character of the District with continuous **streetwall** and **fine-grained** built form;
- The main street commercial 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 the District;
- The **human scale** defined by predominantly 2 to 3 storey buildings and views of the sky from the sidewalk;
- 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 and the evolution of the District from suburban village to distinct community within Toronto;

Parkdale Main Street HCD Plan

Heritage Attributes (cont'd)

- The collection of buildings representing a **diverse range of architectural styles**, including but not limited to Second Empire, Gothic Revival, Italianate, Queen Anne Revival, Romanesque Revival, Edwardian Classicism, Art Deco and 19th Century and 20th Century vernacular;
- 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;
- 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.
- The identified **views of landmarks and gateways**, which define a sense of place and support an understanding of the District's *cultural heritage value*; and
- The District's *archaeological resources*.

Parkdale Main Street HCD Plan

Chapter 5 - Building Typologies

Main Street
Commercial Row



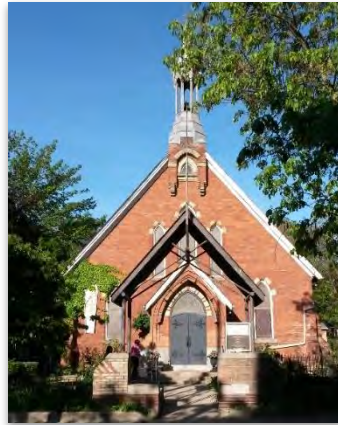
1456-1458 Queen St W, c.2015

Main Street
Commercial
Block



1408-1410 Queen St W,
c.2019

Landmark



201 Cowan Ave, c.2017

Pre-War Apartment



1387 Queen St W, c.2017

Residential with
Storefront Addition



1255 Queen St W, c.2017

Parkdale Main Street HCD Plan

Chapter 5 – Architectural Styles

19th Century
Vernacular



1275 Queen St W, c.2019

20th Century
Vernacular



1277 Queen St W, c.2019

Edwardian/
Edwardian Classicism



1425-1427 Queen St W, c.2019

Second Empire



1267 Queen St W, c.2019

Parkdale Main Street HCD Plan

Chapter 5 – Architectural Styles (cont'd)

Italianate



1384 Queen St W, c. 2017

Gothic Revival



1482-1486 Queen St W, c. 2017

Romanesque Revival



1249 Queen St W, c. 2017

Queen Anne Revival



1255 Queen St W, c. 2017

Art Deco



1313 Queen St W, c. 2017

Parkdale Main Street HCD Plan

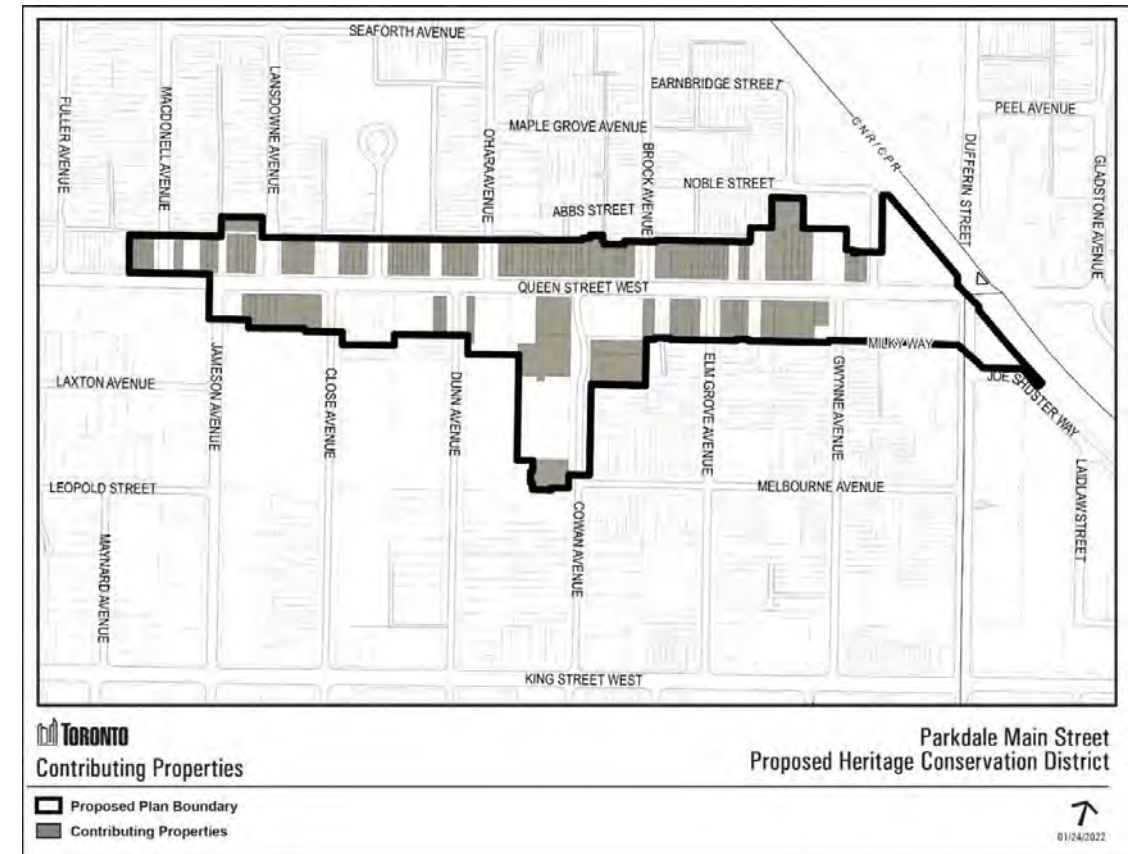
Ch. 5 – Contributing and Non-Contributing Properties

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.



1446-1462 Queen Street West, c.2017 – EVOQ Architecture

Note: Green indicates contributing properties, yellow indicates non-contributing properties



Contributing Properties Map (Draft)

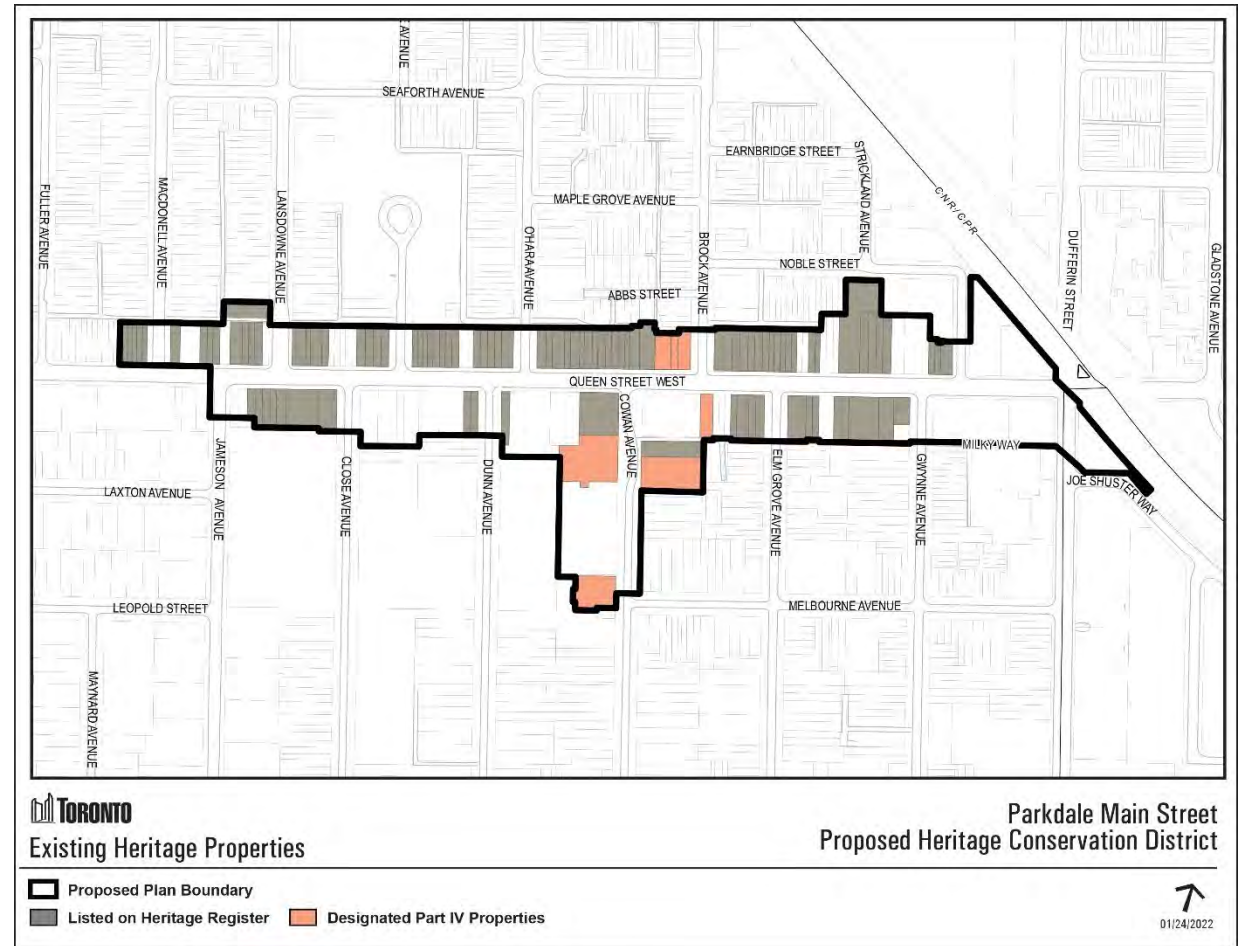
Parkdale Main Street HCD Plan

Chapter 5 – Properties on the Heritage Register

- 94 Properties *Listed* on Heritage Register
- 7 Properties Designated under Part IV of OHA



1291 Queen St W, Part IV designated building, c.2019



Existing Heritage Properties Map (Draft)

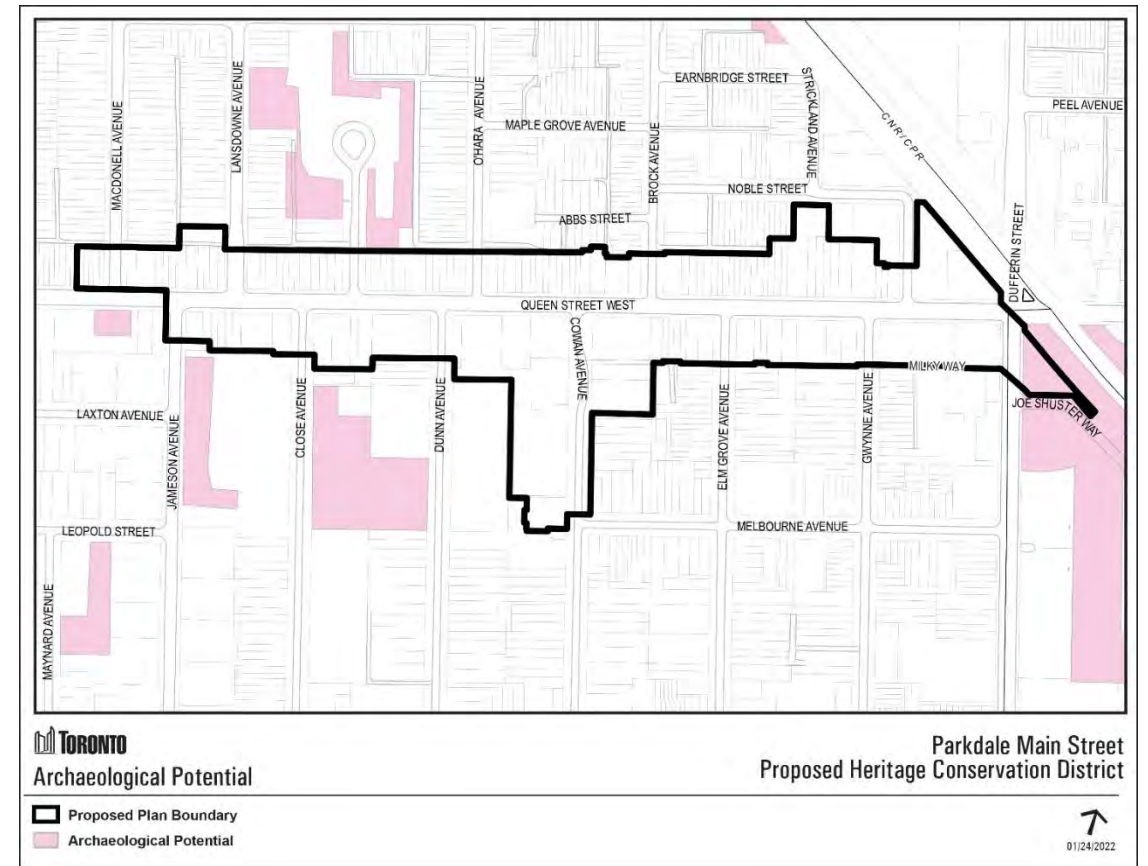
Parkdale Main Street HCD Plan

Chapter 5 – Archaeological Potential

- The City's Archaeological Management Plan contains the most up to date information on what lands require archaeological assessment prior to development



Subway Reconstruction at Dufferin Street, looking west c. 1898 (CTA)



Archaeological Potential Map (Draft)

Parkdale Main Street HCD Plan

Chapter 4: Statement of Objectives

- Goal of Chapter 4 is to **identify** and **outline** what we are trying to achieve by designating the area a Heritage Conservation District.

Objectives:

- ❑ *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.*
- ❑ *Conserve the historic main street character of the District, including its consistent streetwall, scale, fine-grained built form, and pedestrian orientation of buildings, and support the mixed commercial, retail, or residential uses that main street character implies.*
- ❑ *Ensure alterations to contributing properties are compatible and prevent the removal of heritage attributes from contributing properties within the District.*
- ❑ *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.*



Queen Street West and Brock Ave, c.2006

Parkdale Main Street HCD Plan

Chapter 4: Statement of Objectives (cont'd)

- ❑ *Conserve and maintain* the District's human-scale built form that supports and enhances the pedestrian main street experience and sense of place.
- ❑ Promote excellence in streetscape, lighting, landscape, signage, and civic design to enhance the *public realm* that supports the District's ongoing use by pedestrians as a historic main street and reinforces its cultural and civic role.
- ❑ *Conserve* and enhance the identified views and gateways within the District that contribute to a sense of place and draw attention to landmark buildings, reference points and points of entry.
- ❑ *Conserve and maintain* the well-defined and articulated *streetwalls* of the District.
- ❑ *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.
- ❑ *Conserve and enhance* the social, cultural and community values of the District.



1349-1351 Queen St W, c.2019

Discussion #1





Discussion Questions

1. Do you feel these chapters (Chapters 3-5) adequately identify and support the social and community values so that we can conserve and enhance them?

What areas in the Statements (Chapters 3-4) can still be improved and how?

Parkdale Main Street HCD Plan (Draft) - Chapters 6-8: Key Policies and Guidelines



Parkdale Main Street HCD Plan

Chapter 6-8 - Policy vs. Guideline

- Policies and guidelines intend to manage change within the District in order to meet the objectives of the Plan and to *conserve* the District's *cultural heritage value* and *heritage attributes*.
- The policies (in **bold** font) set the direction for management of the District in a clear and direct manner. The direction provided by the policies use either 'shall' or 'should' language and are to be interpreted accordingly.
- The guidelines (in regular font) are not mandatory and provide suggested ways in which the Plan's *policies* might be achieved, however there may be other methods for satisfying related policies. Guidelines are useful directions on how to meet the policies of the Plan.



6.1.1 Alterations to a contributing property shall be based on a firm understanding of how it contributes to the cultural heritage value and heritage attributes of the District.

- In order to determine appropriate interventions, the following should be taken into account:
 - Architectural style;
 - Character sub-area;
 - Period of significance;
 - The intentions and design principles of the original architect or builder;
 - The changes that have been made to the building over time; and
 - The building's existing condition.
- The cause of any distress, damage or deterioration of heritage fabric should be determined prior to planning any interventions to determine the appropriate scope of work and to *preserve* as much of the heritage fabric as possible.
- Avoid creating a false sense of the historical evolution and development of the *property* by adding historic building features or components from other places, properties or periods.

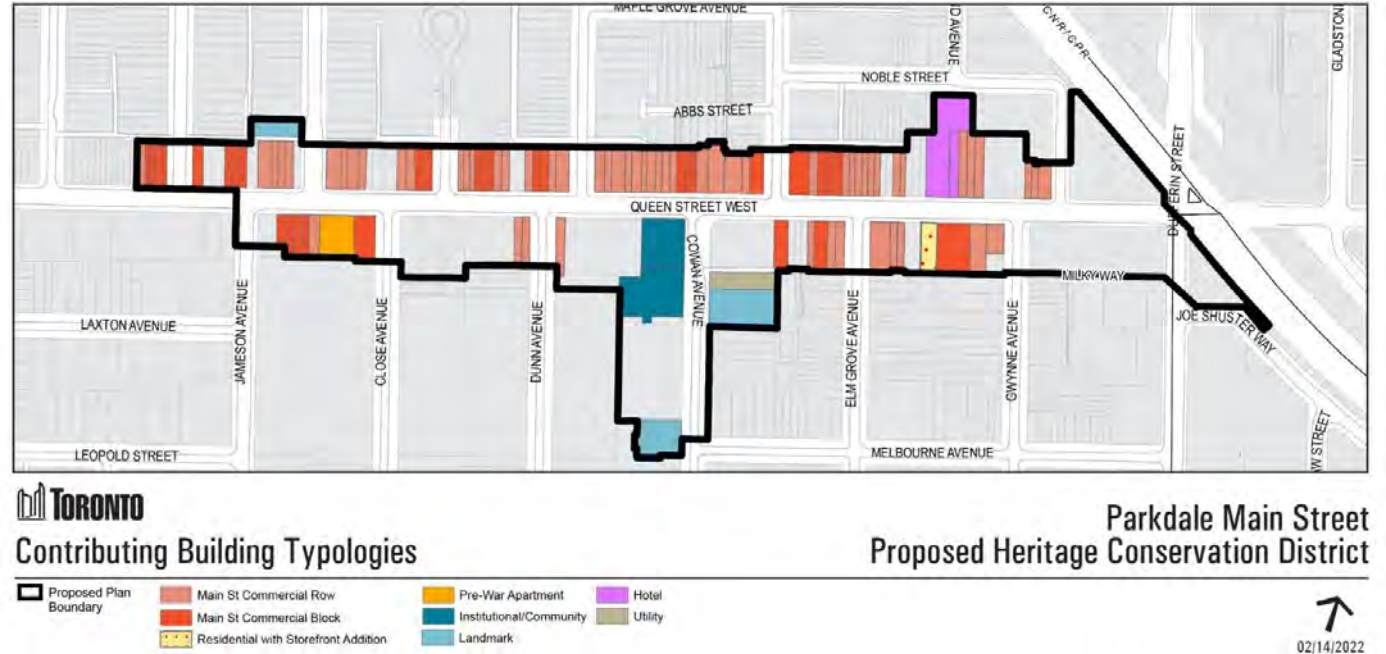
Sample page from Garden District HCD Plan

Parkdale Main Street HCD Plan

Chapter 6: Policies & Guidelines for Contributing Properties



Parkdale Main Street HCD Plan – Portion of Ch.6 cover page (Draft)



Contributing Properties – Building Typologies Map (Draft)

Parkdale Main Street HCD Plan

Chapter 6: Massing (Draft)

New development and additions above the primary structure of contributing properties shall provide a minimum **stepback** of 5.0 metres from the **streetwall** fronting onto Queen Street West to **maintain** the legibility and prominence of the low-scale **streetwall**.

- For *contributing properties* with shed and gable roofs a greater **stepback** may be required.



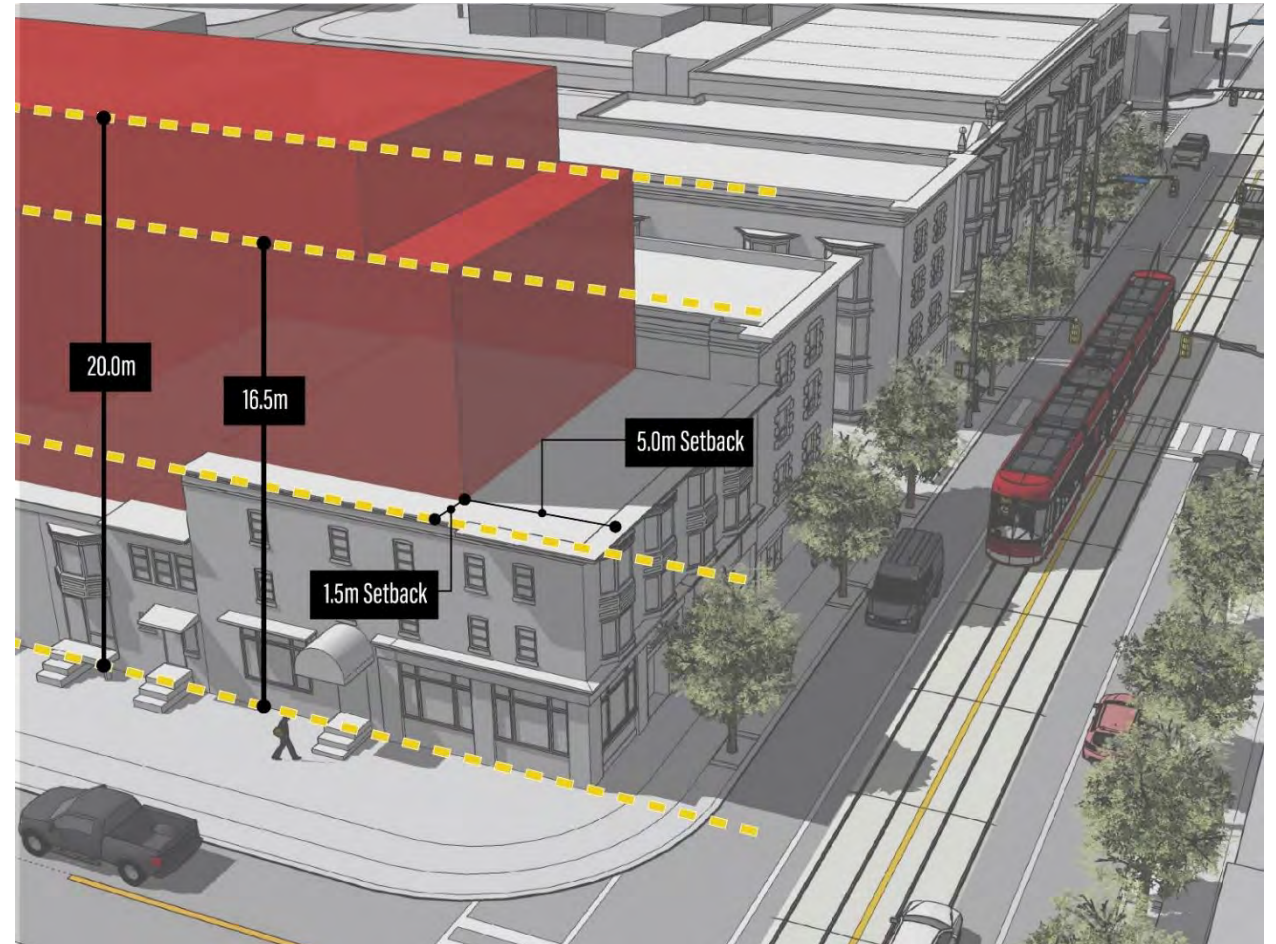
Concept Diagram - Queen Street West at MacDonnell Ave

Parkdale Main Street HCD Plan

Chapter 6: Massing (Draft) (cont'd)

New development and additions to a contributing corner property shall provide a minimum setback 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.

- *New development and additions to contributing corner properties with shed and gable roofs may require a greater setback than 1.5 metres to conserve the historic character of the roof.*
- *Additional setbacks may be required to conserve roof profiles and heritage attributes that extend along the exposed side wall of contributing corner properties.*
- Lot depth greater than X metres may allow for additional setbacks



Concept Diagram - Queen Street West at Close Ave

Parkdale Main Street HCD Plan

Chapter 6: Massing – Landmark Buildings (Draft)

New development and additions to a landmark contributing property shall conserve the cultural heritage value and heritage attributes of the property and maintain the prominence of the landmark building.

- *Additions* on landmark buildings should not be highly visible from the *public realm*.
- *Rehabilitation* of landmark buildings should incorporate exterior *restoration* where necessary.



1313 Queen St W., c.2019



201 Cowan Ave, c.2017

New development and additions to a landmark contributing property shall be subordinate in terms of scale, massing, design and materials.

- Interventions on these buildings should be undertaken with a high standard of *conservation* and should be physically and visually *compatible* with, subordinate to, and distinguishable from the *heritage attributes* of the property.
- All historic entrance and window openings and patterns of openings on landmark buildings should be *conserved*. New entrance openings on the principal façade of the historic building are discouraged.

Parkdale Main Street HCD Plan

Chapter 6: Massing (Draft) (cont'd)

- ✓ Example of vertical additions to a commercial main street building to increase height on mid-block properties



401-405 Yonge Street, c.2021

- ✓ Example of vertical addition to a corner landmark building



106 Broadview Ave., c.2020

Parkdale Main Street HCD Plan

Chapter 6: Massing (Draft) (cont'd)

Projecting balconies or cantilevered portions of *new development* and *additions* to *contributing properties* shall not be permitted above the *primary structure*.

Additions shall be designed to *maintain* and *complement* the primary horizontal and vertical articulation of the *primary structure* on a *contributing property*.

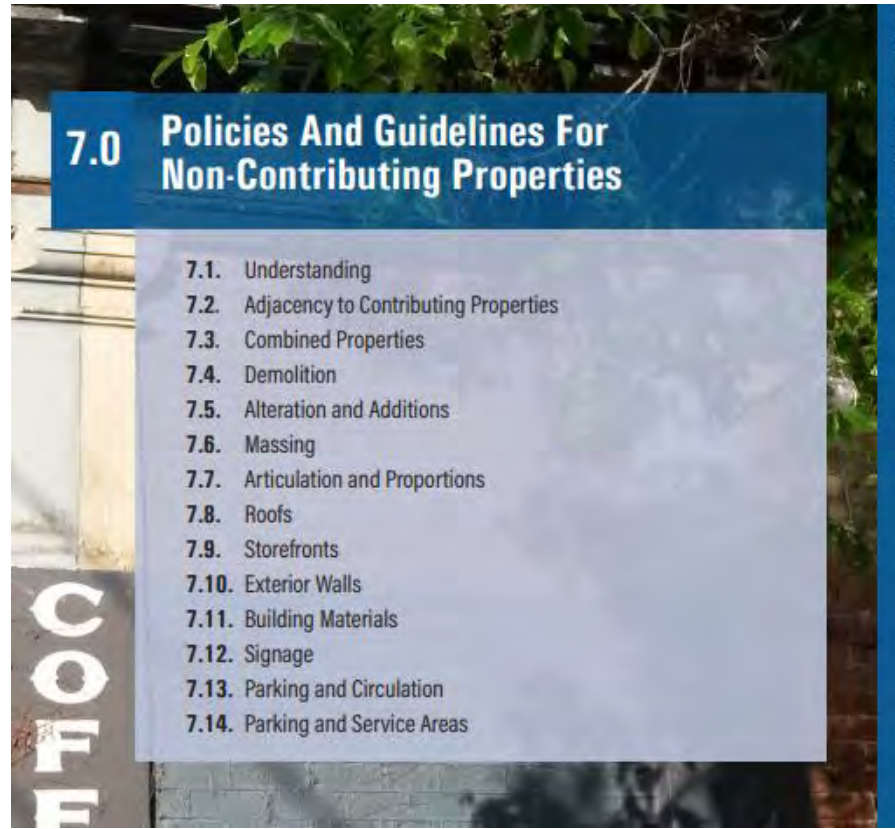
- Floor-to-floor dimensions, cornice lines and bays of the *contributing property* as well as *adjacent contributing properties* should inform and guide the horizontal and vertical articulation of *additions*.



232 King Street East, c.2010

Parkdale Main Street HCD Plan

Chapter 7: Policies & Guidelines for Non-Contributing Properties



Parkdale Main Street HCD Plan – Portion of Ch.7 cover page (Draft)



TORONTO

Non-Contributing Building Typologies

Parkdale Main Street
Proposed Heritage Conservation District



02/14/2022

Non-Contributing Properties – Building Typologies Map (Draft)



Queen Street West from MacDonnell Ave to Lansdowne Ave, c.2017 – EVOQ Architecture

Note: Green indicates contributing properties, yellow indicates non-contributing properties

Parkdale Main Street HCD Plan

Chapter 7 - Massing (Draft)

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***.
- shall be ***set back*** the same distance as the ***primary structure on adjacent contributing properties***.
- shall ***conserve the three dimensional integrity*** and character of ***contributing properties*** of the block where it is located and ***adjacent contributing properties***.
- shall be designed with a ***streetwall*** that matches the height of ***adjacent contributing properties***.



Concept Diagram - Queen Street West at Lansdowne Ave

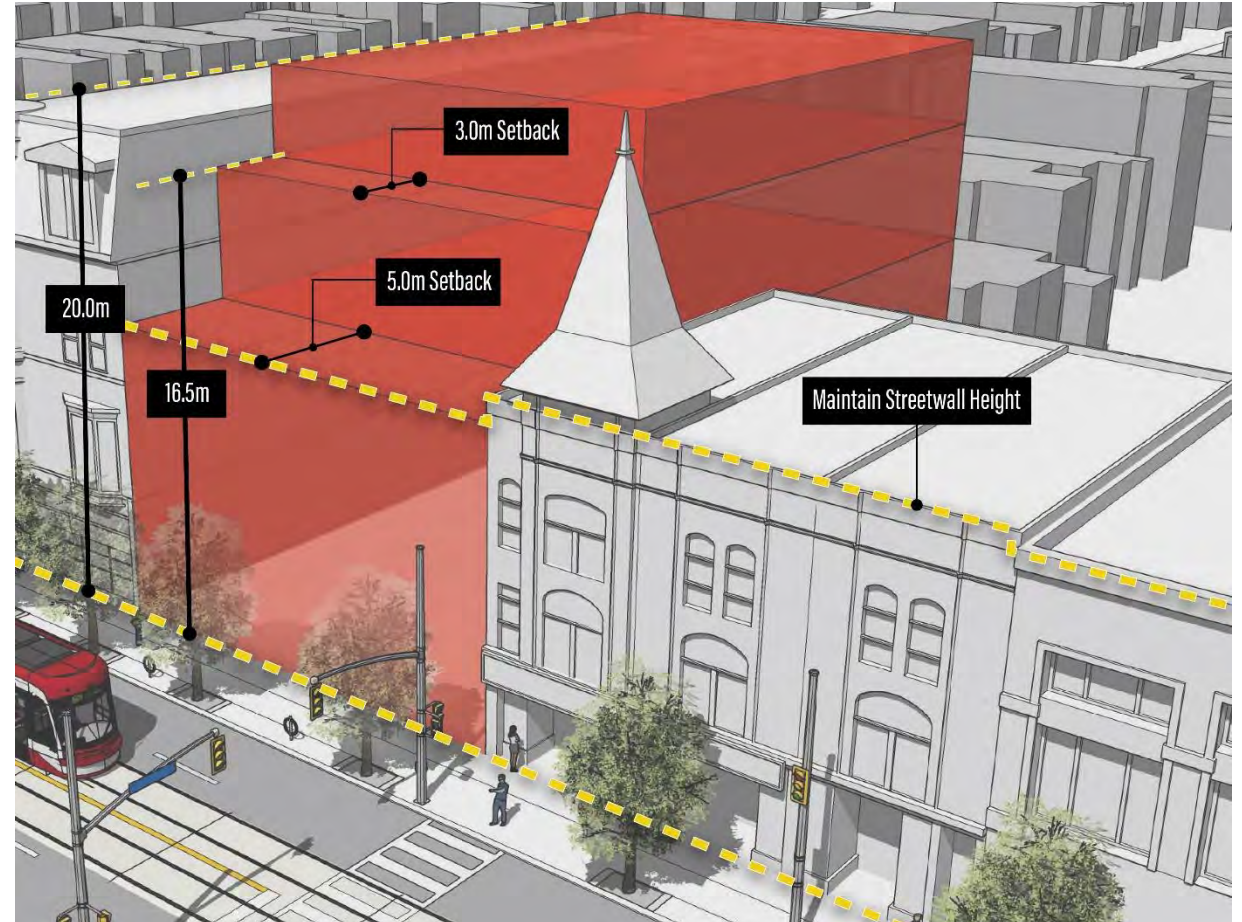
Parkdale Main Street HCD Plan

Chapter 7 - Massing (Draft) (cont'd)

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

- For *adjacent contributing properties* with shed and gable roofs a greater *stepback* may be required.

Where *new development* and *additions* to *non-contributing properties* exceeds a height of 16.5 metres, those portions of the uppermost storey shall provide an additional minimum *stepback* of 3 metres beyond the minimum 5.0 metre *stepback*.



Concept Diagram - Queen Street West near MacDonnell Ave

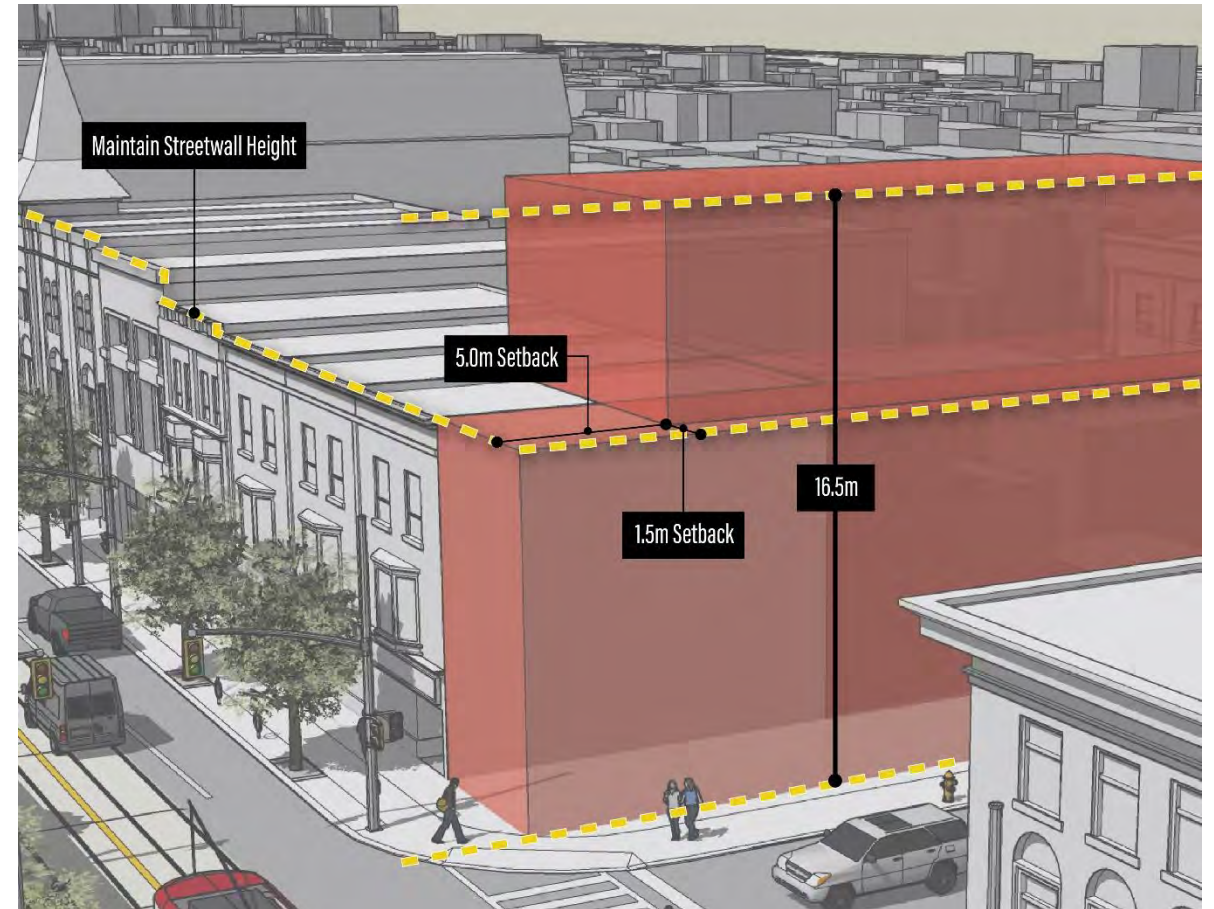
Parkdale Main Street HCD Plan

Chapter 7 - Massing (Draft) (cont'd)

New development and additions to non-contributing corner properties shall provide a minimum **stepback** of 1.5 metres to **maintain** the **streetwall** height of their Queen Street West frontage.

- Where *adjacent contributing properties* have a shed or gable roof, a greater *stepback* may be required to *conserve* the roof profile or *heritage attributes* of the *contributing property*.

Projecting balconies on new development and additions on non-contributing properties are not permitted.



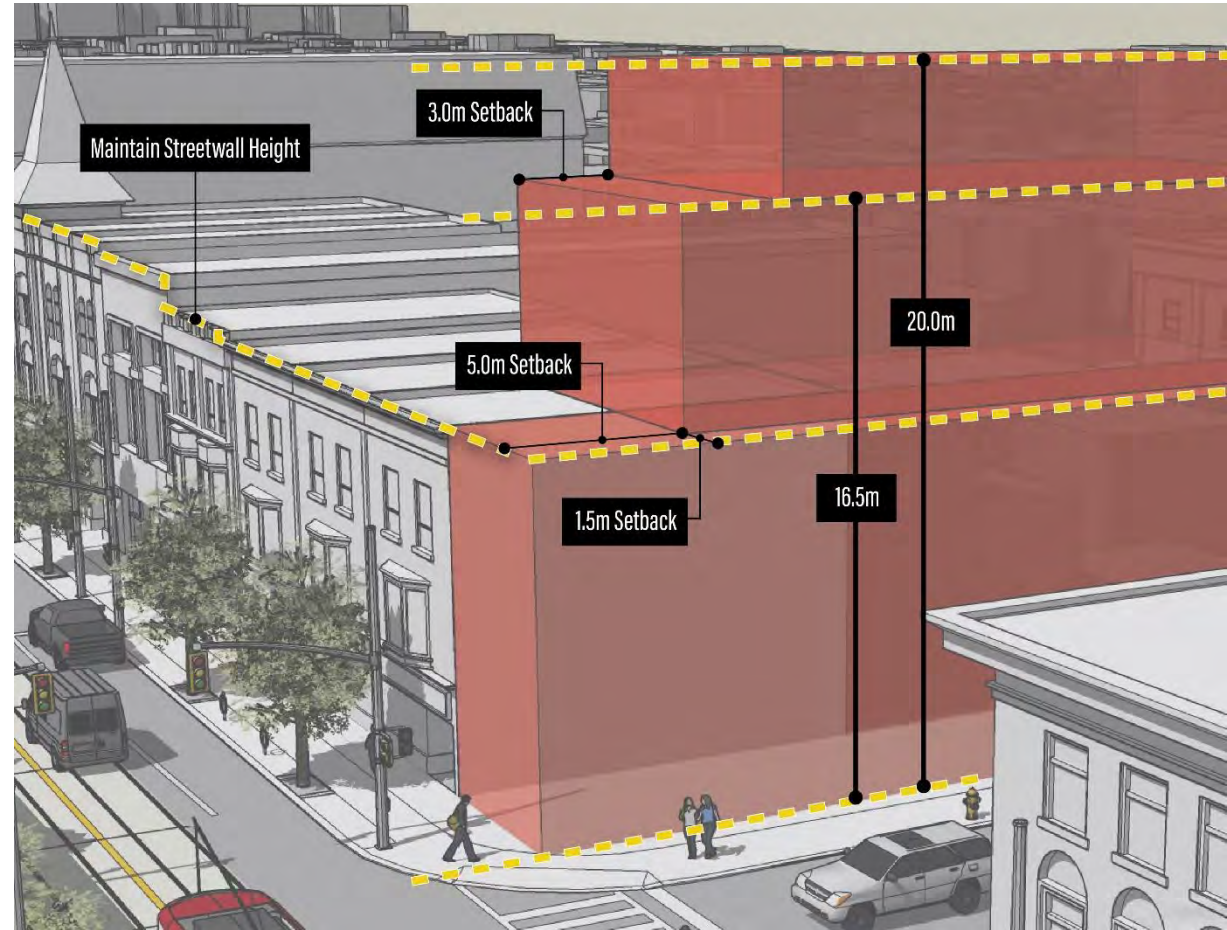
Concept Diagram - Queen Street West at Lansdowne Ave

Parkdale Main Street HCD Plan

Chapter 7 - Massing (Draft) (cont'd)



866 College Street, from front and in context c. 2020



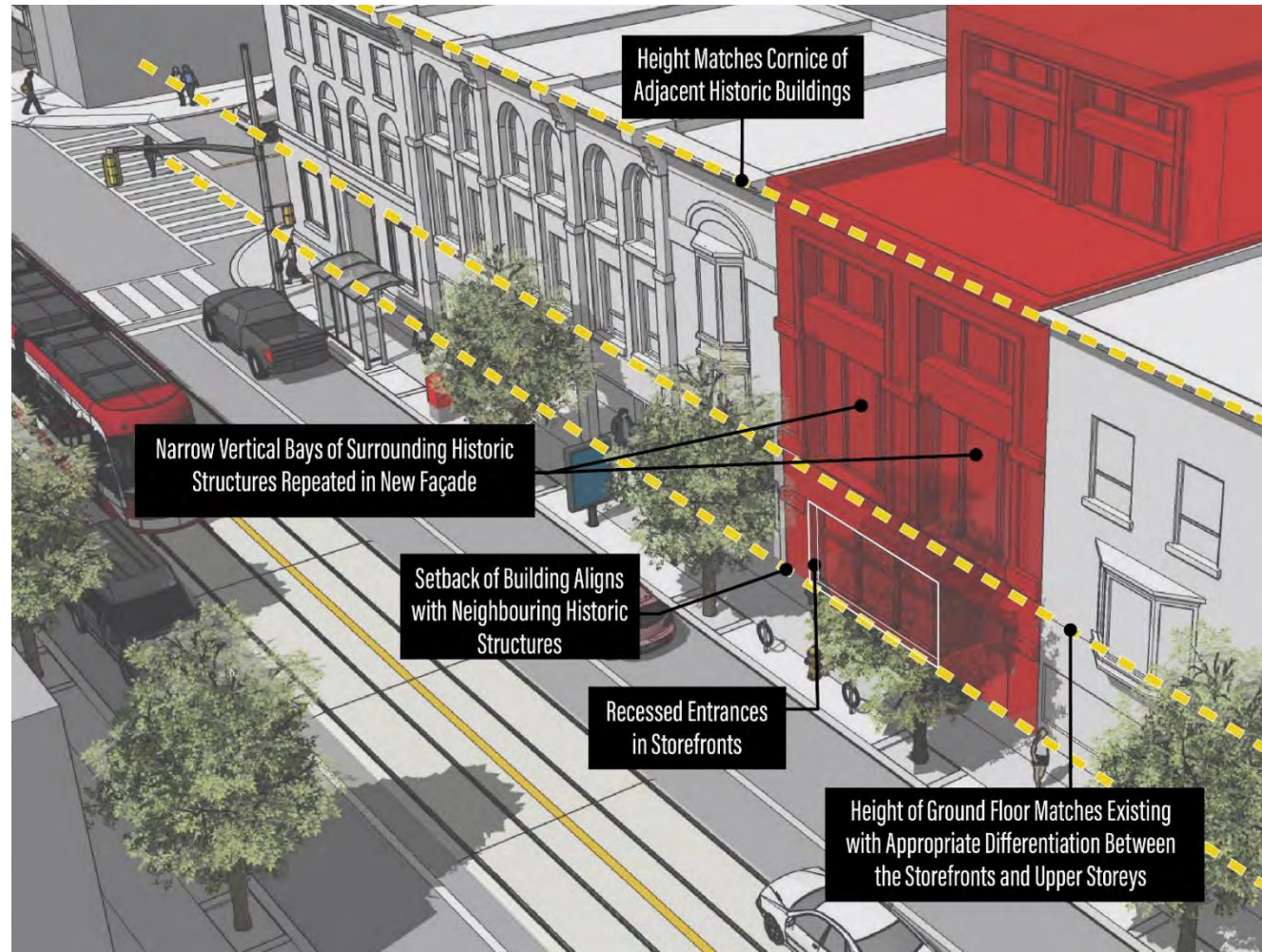
Concept Diagram - Queen Street West at Lansdowne Ave

Parkdale Main Street HCD Plan

Chapter 7 - Articulation and Proportions (Draft)

New development and additions on non-contributing properties:

- shall ***conserve*** the horizontal and vertical rhythm articulated in the façades of ***adjacent contributing properties***.
 - shall ***conserve*** existing proportions and solid-to-void ratios found prevailing in the District.
 - shall not include blank walls facing the ***public realm***.
- ✓ Transition to Neighbourhood has been addressed in OPA 445



Parkdale Main Street HCD Plan

Chapter 7 - Articulation and Proportions (Draft) (cont'd)

- ✓ Emphasis on narrow, vertical bays
- ✓ Heights of windows and other architectural features line up horizontally to adjacent buildings
- ✓ Intent is not to have faux-historic buildings



Base image: Queen Street West from MacDonnell Ave to Lansdowne Ave, c.2017 – EVOQ Architecture

Parkdale Main Street HCD Plan

Chapter 7 – Building Materials & Signage (Draft)

Cladding materials used on exterior walls of *new development on non-contributing properties*, that are visible from the *public realm*, shall be physically and visually *compatible* with the *cultural heritage value* and *heritage attributes* of the District.

- New signage on *non-contributing properties* should not detract from the *integrity* of *adjacent contributing properties*, or negatively impact the District's *cultural heritage value* and *heritage attributes*.
- Design the location, scale, design and materials of new signage to be *compatible* with *adjacent contributing properties*.
- Signage should not be located on the upper storeys of buildings.
- Signage materials should be physically and visually *compatible* with the *cultural heritage values* and *heritage attributes* of the District.



Concept Diagram - Queen Street West at Lansdowne Ave

Parkdale Main Street HCD Plan

Ch. 7: Key Policies for Non-Contributing Properties (Draft)

- ✓ Additions above the streetwall height must step back from the front of the building



246 Logan Avenue, c.2021

- ✓ Massing of new development must maintain streetwall height of adjacent properties and the existing setback



21 Matchedash St S, Orillia, ON, c.2021

Parkdale Main Street HCD Plan

Chapters 6 & 7: Combined Properties

- ✓ Demolition of rear wings and additions, non-contributing portions of contributing properties may be permitted



Queen Street West at MacDonnell Ave – Google Streetview c.2015 with overlay



Concept Diagram - Queen Street West at MacDonnell Ave

Parkdale Main Street HCD Plan

Chapters 6 & 7 - Storefronts

- ✓ Examples of storefronts within the District



1418 Queen St W (Contributing Property), c.2015



1349 Queen St W (Contributing Property), c.2015



1276 Queen St W (Contributing Property), c.2015

Parkdale Main Street HCD Plan

Chapters 6 & 7 – Storefronts (cont'd)



1408 Queen St W (Contributing Property), c.2017



1392 Queen St W (Contributing Property), c.2017



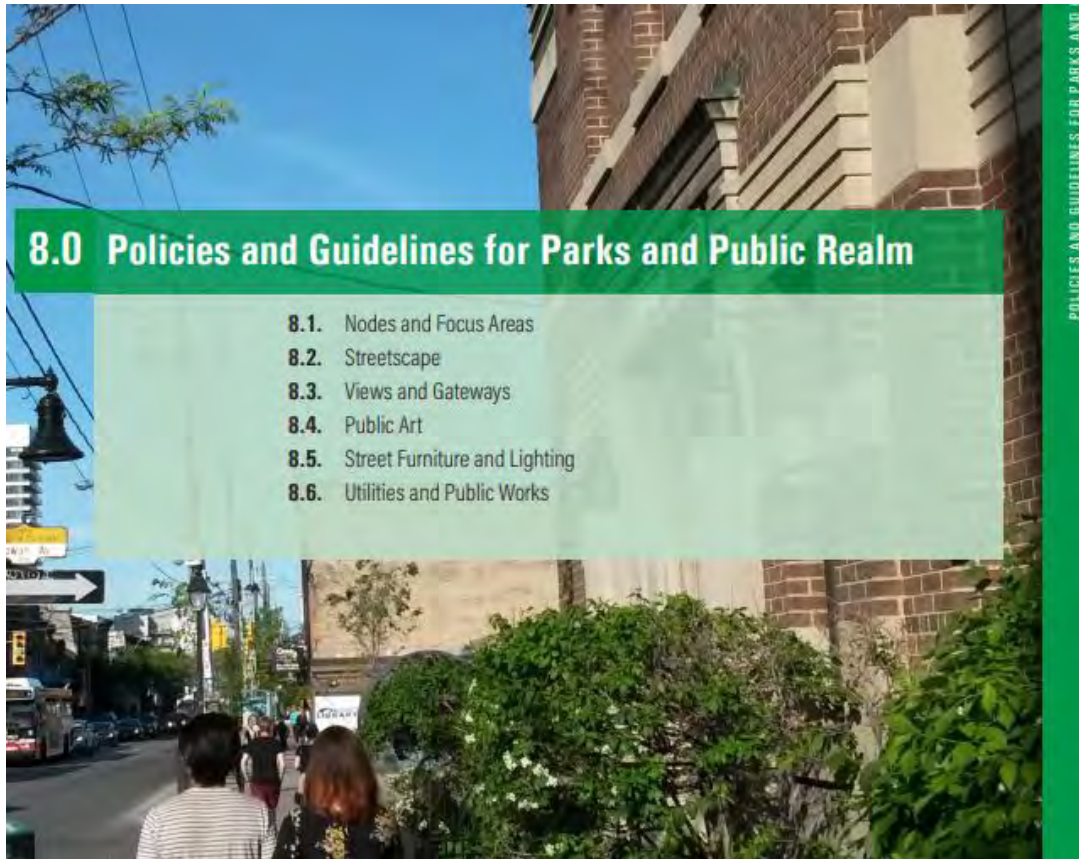
1406 Queen St W (Contributing Property), c.2017



1358 Queen St W (Contributing Property), c.2015

Parkdale Main Street HCD Plan

Chapter 8: Policies & Guidelines for Parks and Public Realm



Parkdale Main Street HCD Plan – Portion of Ch.8 cover page (Draft)



Queen Street West at Cowan Ave, c.2015

Parkdale Main Street HCD Plan

Chapter 8 - Nodes and Focus Areas

- ✓ What should we consider for Nodes and Focus Areas from a heritage perspective?



Toronto
Parks and Public Realm

Parkdale Main Street
Proposed Heritage Conservation District

- Proposed Plan Boundary
- Focus Area
- Boulevard Space
- Park



02/23/2022

Parks and Public Realm Map (Draft)

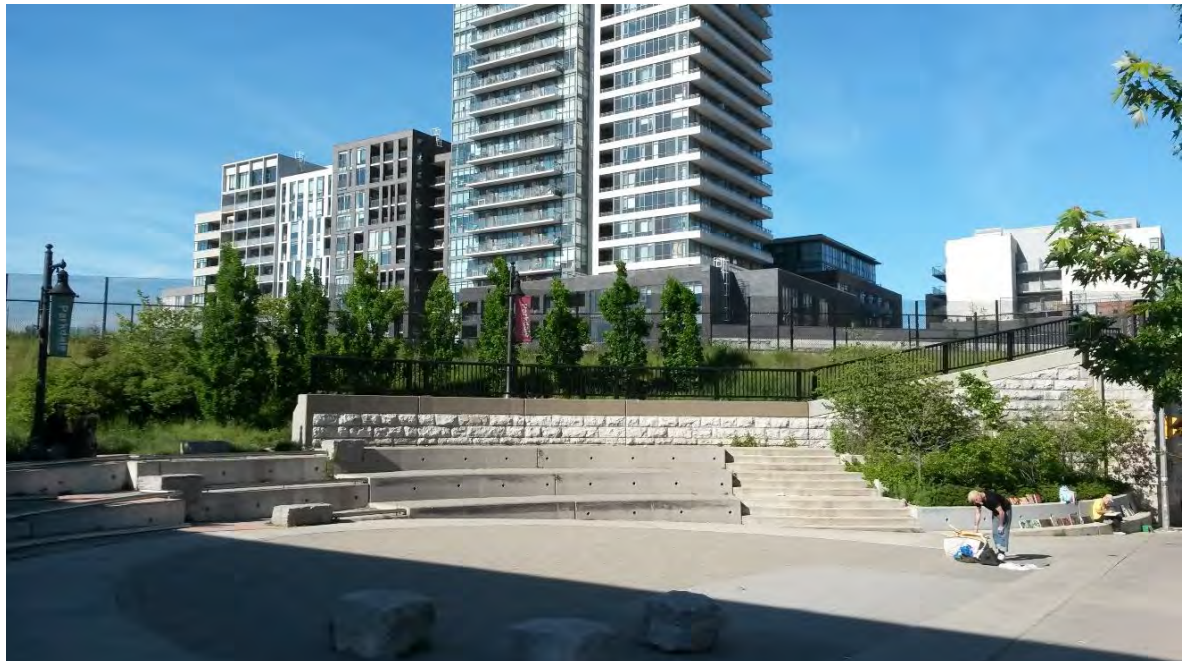
Parkdale Main Street HCD Plan

Chapter 8 - Nodes and Focus Areas (Parks)

- ✓ **Masaryk Park** and **Dufferin Amphitheatre** are both important community spaces



Masaryk Park, c.2019



Dufferin Amphitheatre, c.2017

Parkdale Main Street HCD Plan

Chapter 8 - Views and Gateways

Landmark



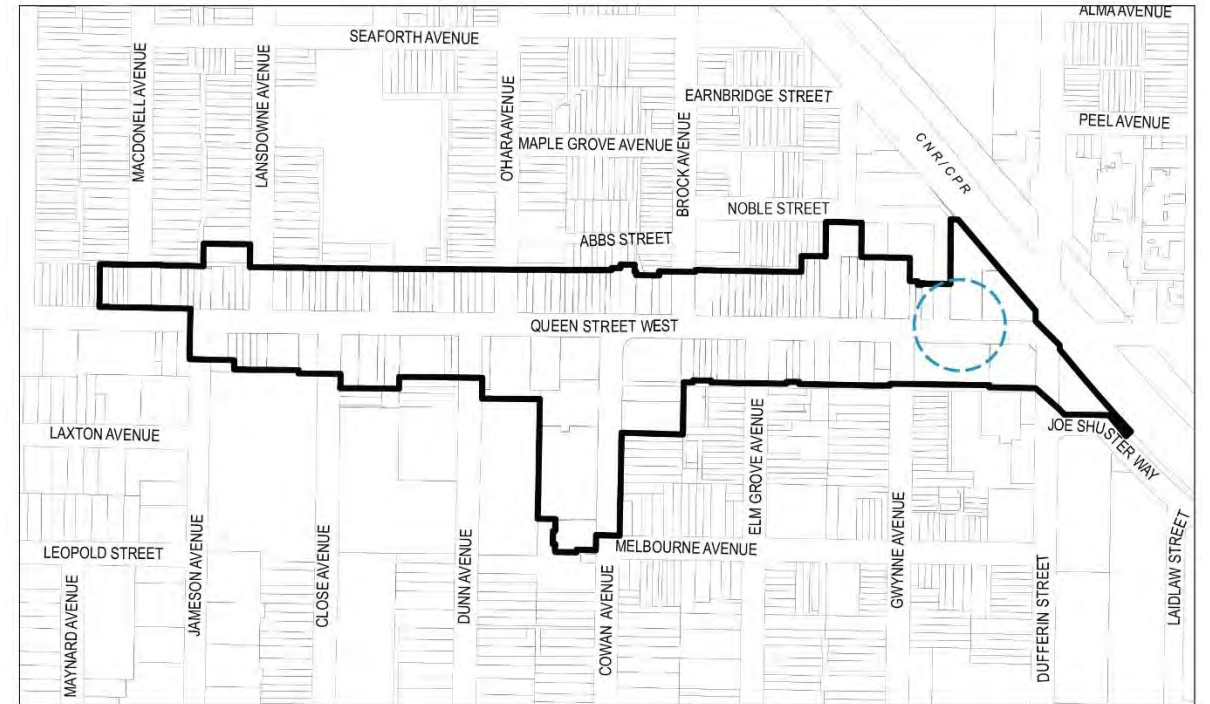
1313 Queen St W., c.2019

Gateway



Dufferin Amphitheatre, c.2017

✓ Question for discussion period: Are there any views to landmarks that should be conserved?



Views, Vistas and Gateways

Parkdale Main Street
Proposed Heritage Conservation District



↑
Not to Scale
02/14/2022

Parkdale Main Street HCD Plan

Chapter 8 - Streetscape

Streetscape – sidewalks, signage, etc.



Street Sign, from Parkdale Village BIA Website, c.2013



General View of Sidewalk along Queen St W, c.2015

Public Art



Queen St W and Cowan Ave, c.2015

Discussion #2





Discussion Questions

1. In our key policies around new development and additions on contributing and non-contributing properties – have we captured all of the different development scenarios (for example, situations involving corner properties, landmarks, etc.) based on your knowledge of the District?
2. What aspects of Parks and Public Realm (Chapter 8) should be conserved and enhanced based on your experience living and working in the Parkdale area, for example:
 - a. Streetscape improvements
 - b. Nodes and Focus Areas (from a heritage perspective)
 - c. Views and Gateways
 - d. Public Art
 - e. Others?

Wrap-up and Next Steps

- Review feedback
- Complete policy and guideline development and illustrations
- Test run policies through scenarios
- Review consistency with existing planning framework
- Return to LAC for review – **meeting #2** on **April 5, 2022**
- Community Consultation Meeting – **April 20, 2022**

Feedback

The presentation will be available on the City's HCD website. Feedback can be provided to:

Stephanie Quezada

E-mail: stephanie@thirdpartypublic.ca

Or, by regular mail: 720 Bathurst St., Suite 500B
Toronto, ON, M5S 2R4

Please provide your feedback by **March 15, 2022.**

Questions about Parkdale Main Street HCD?

Additional information is available on the [City's HCD website](#).

Questions can be directed to:

Pourya Nazemi, Heritage Planner

Pourya.Nazemi@toronto.ca

416-338-5702

Megan Albinger, Assistant Planner

Megan.Albinger@toronto.ca

416-394-2789

Thank you!
Looking forward to seeing you at LAC#2:

April 5th, 2022
6:00-8:00pm

