

# Parkdale Main Street Heritage Conservation District Plan (Draft)

Community Consultation Meeting

April 20<sup>th</sup>, 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

- To share and seek community input on the Draft Parkdale Main Street Heritage Conservation District (HCD) Plan



# Agenda

-  **6:00 p.m. Welcome & Introductions**
-  **6:10 p.m. Overview: Draft Parkdale Main Street HCD Plan**
-  **6:50 p.m. Discussion**
-  **7:55 p.m. Wrap up, Next Steps, and Adjourn at 8:00 p.m.**

# Feedback and Comments

**Feedback related to tonight's meeting** can be provided to:

Stephanie Quezada, Third Party Public

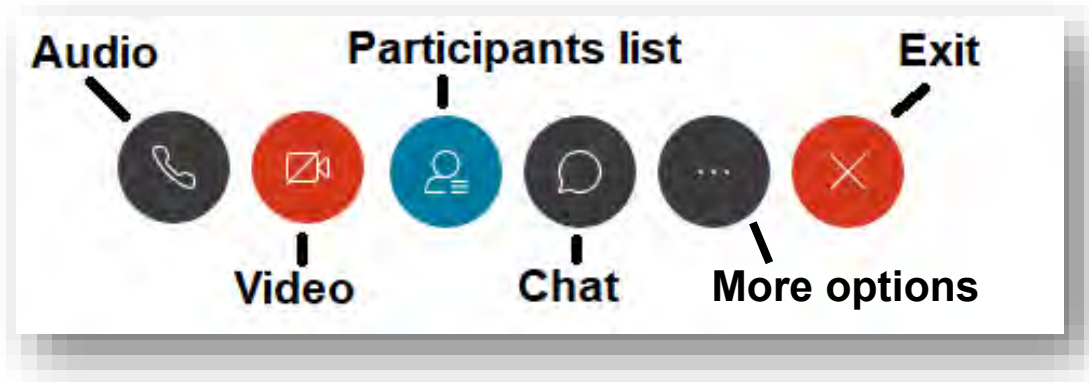
E-mail: [stephanie@thirdpartypublic.ca](mailto:stephanie@thirdpartypublic.ca)

Phone: 416-572-4365

**Deadline: May 4<sup>th</sup>, 2022**



## WebEx Meeting Center 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 audio by phone by dialing 416-216-5643, enter access code 2632 600 3146.*

An attendee ID is not required. You can raise your hand to ask a question or share a comment by pressing \*3



# Parkdale Main Street HCD Plan (Draft)





# What is a Heritage Conservation District?



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



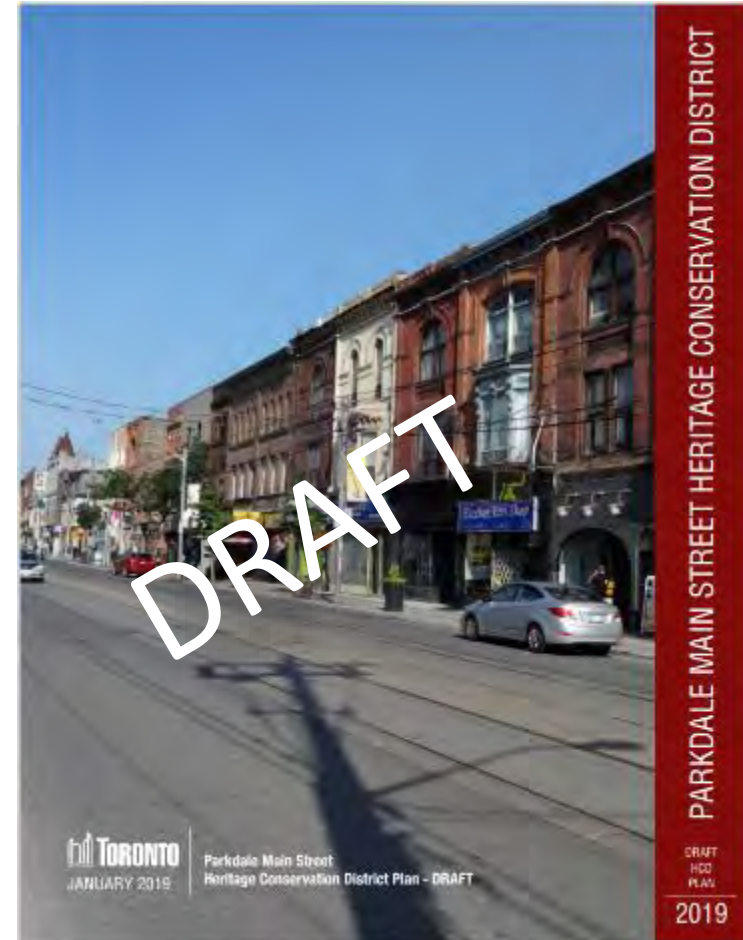
Every property is protected under Part V of the **Ontario Heritage Act** (OHA)



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

## Three Phases:

1. Study Phase
2. Plan Phase ← We are here
3. Implementation



# Heritage Conservation District Plans

- HCD Plans and by-laws are made available to property owners and the public on the City's website

Section 41.1 (5) of the Ontario Heritage Act lists the required contents for the HCD plan:

A heritage conservation district plan shall include,

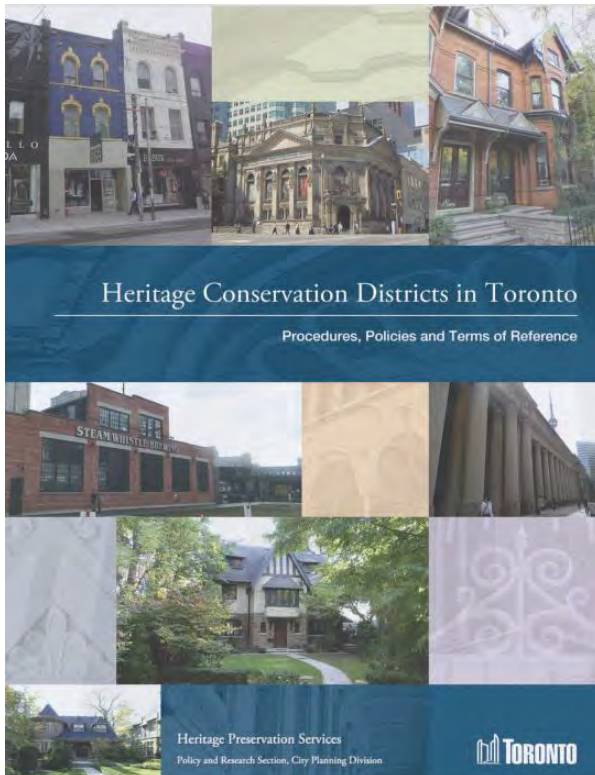
- (a) a **statement of the objectives to be achieved** in designating the area as a heritage conservation district;
- (b) a statement explaining the **cultural heritage value** or interest of the heritage conservation district;
- (c) a description of the **heritage attributes** of the heritage conservation district and of properties in the district;
- (d) **policy statements, guidelines and procedures** for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.



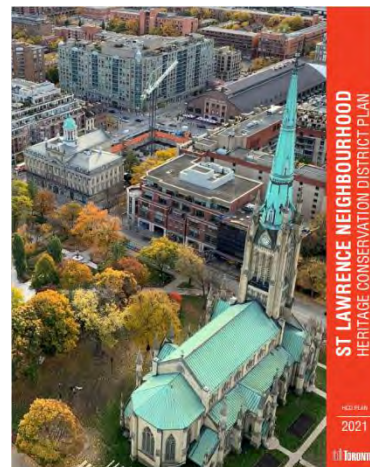
*St Lawrence Neighbourhood HCD: King Street East, 2021*



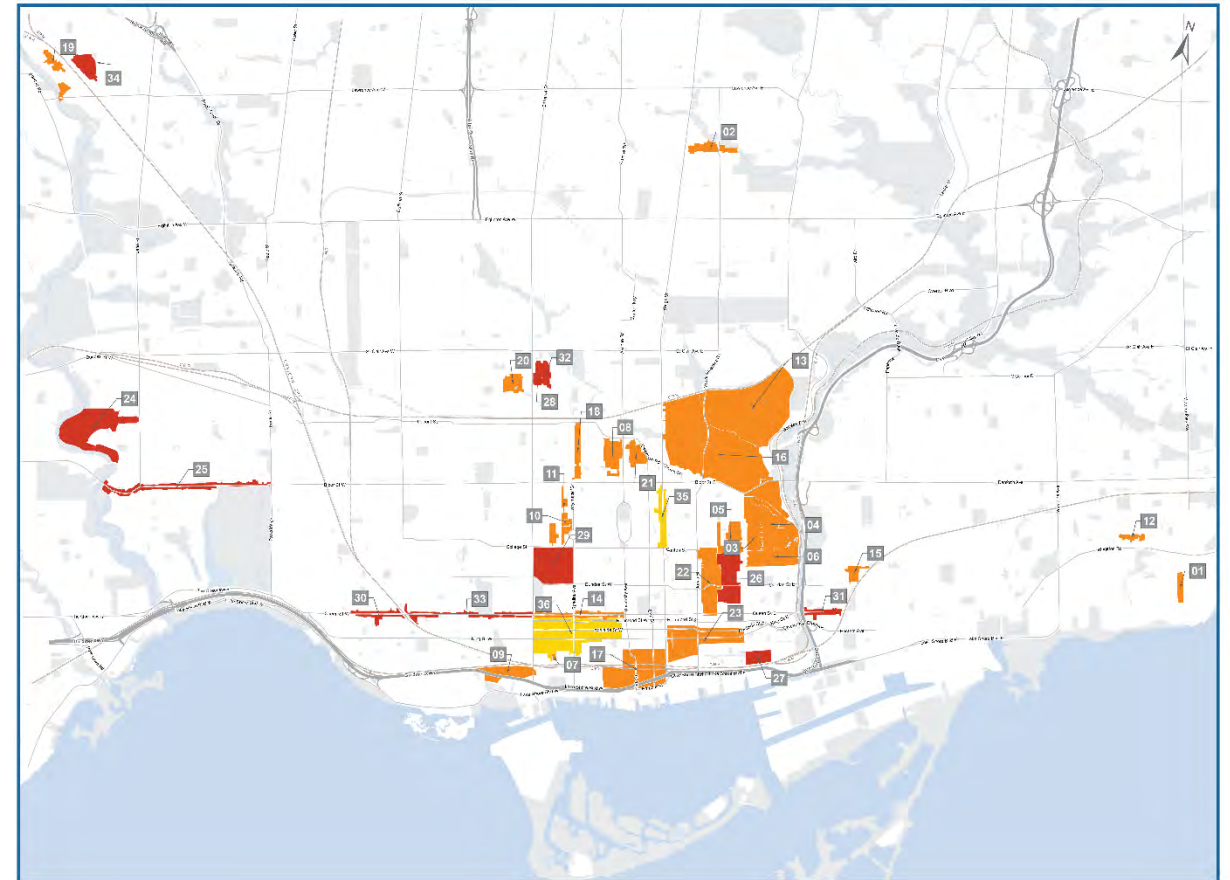
# City of Toronto's Vision for HCDs



*City of Toronto's Terms of Reference Document for HCDs*



*The Garden District and St Lawrence Neighbourhood HCD Plans*



*Map of Heritage Conservation Districts in Toronto*

# West Queen West Studies

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

**OPA 445:** City Council adopts OPA 445 in September 2020. The OPA is currently under appeal.

2014 2015 2016 2017 2018 2019 2020 2021 2022 2023

**Heritage Conservation District Study**

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

**Parkdale Main Street HCD Plan**

Two distinct heritage districts are legible along Queen Street West between Bathurst Street and Macdonell/Jameson Avenue. The **Parkdale Main Street HCD** is the original civic and commercial core of the Village of Parkdale.

**West Queen West HCD Plan**

# Proposed Parkdale Heritage Conservation District

- High concentration of late-19<sup>th</sup> and early 20<sup>th</sup> century main street commercial buildings that establish a **main street character** and reflect the history of Queen Street West as the principal commercial artery of the historic Town of Parkdale
- The collection of historic buildings along Queen Street West 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 community.
- The grouping of civic and religious buildings around Cowan Avenue expresses the importance of the area as a civic centre, both historically and in the present day, with many of the buildings continuing to serve the area's **diverse resident and business communities**.



Queen St W at Brock Ave, c1970s-1980s; City of Toronto Archives, digitized by A. Wynne



# What will be different in Parkdale because the City has this HCD Plan?

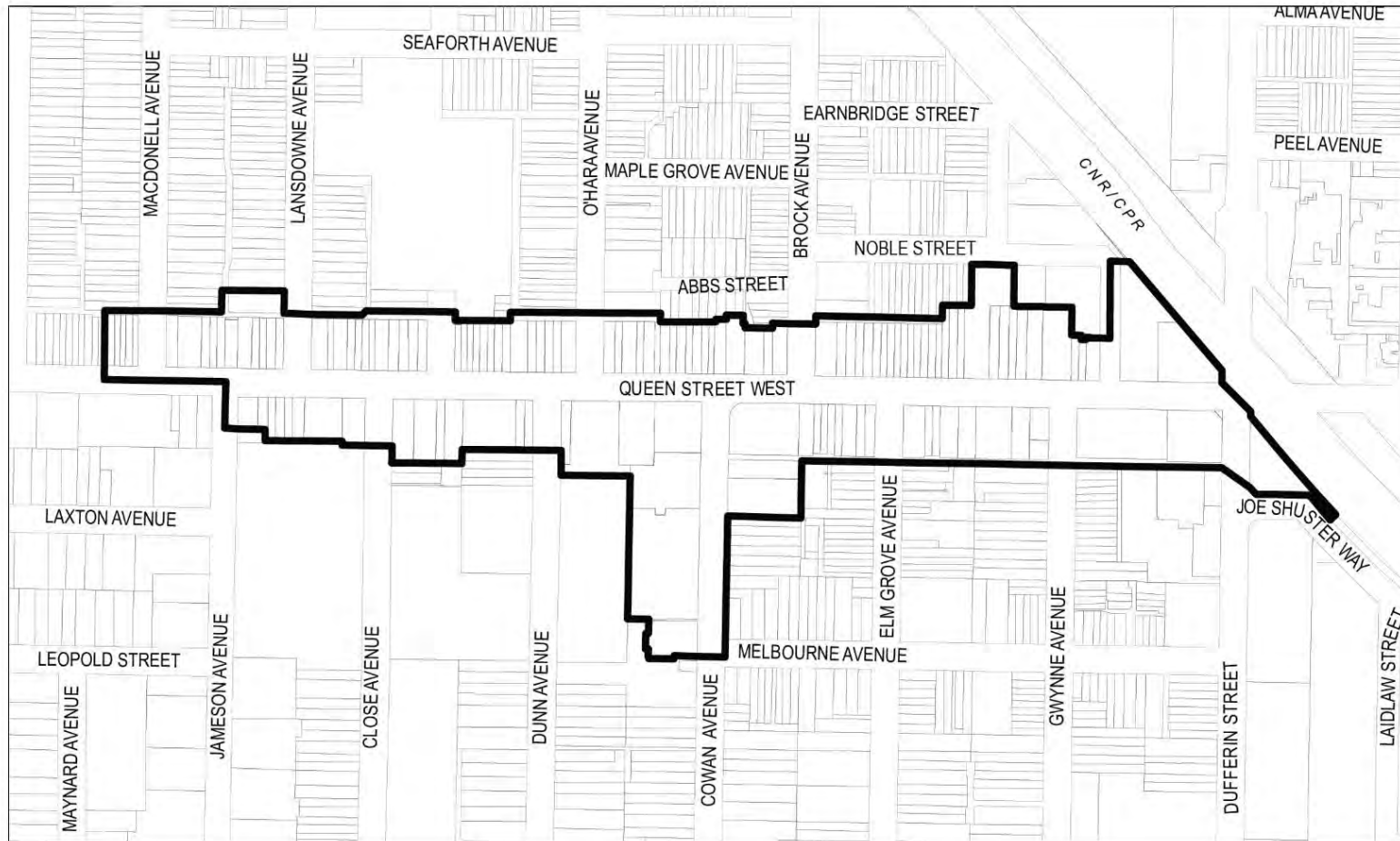
- West Queen West HCD Study (from Bathurst Street to Roncesvalles Avenue) was prioritized because the cultural heritage resources along Queen Street West and the overall **heritage character** and **historic environment** of the street had almost no form of heritage protection.
- *Listing* on the Heritage Register can act as an alert to demolition, but Part V designation, by an in-force HCD, will holistically and comprehensively conserve and maintain the **historic main street character** and **cultural heritage authenticity** of the Parkdale area, while allowing for vibrancy and change in the District.
- An HCD Plan ensures a consistent and cohesive approach to heritage conservation at a wider scale and provides policies and guidelines to **strategically manage growth and change** in the District. Any proposed alteration to heritage attributes and features that are visible from the public realm, will require a heritage permit.



View of community garden in Masaryk Park from Cowan Ave, 2022

*“The significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and spatial elements, to include important vistas and views between and towards buildings and spaces within the district. The quality and interest of a district may also depend on the diversity of the lifestyle and the traditions of the people who live and work there. As the users and the ultimate guardians, the community forms a vital part of a district.”* [HCDs - Ontario Heritage Tool Kit](#) (page 5)

# Parkdale Main Street HCD Plan Proposed Boundary (Draft)



*Proposed Boundary of Parkdale  
Main Street HCD Plan (Draft)*





# Parkdale Main Street's HCD Process

## 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

Part V  
Designation  
By-Law

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.

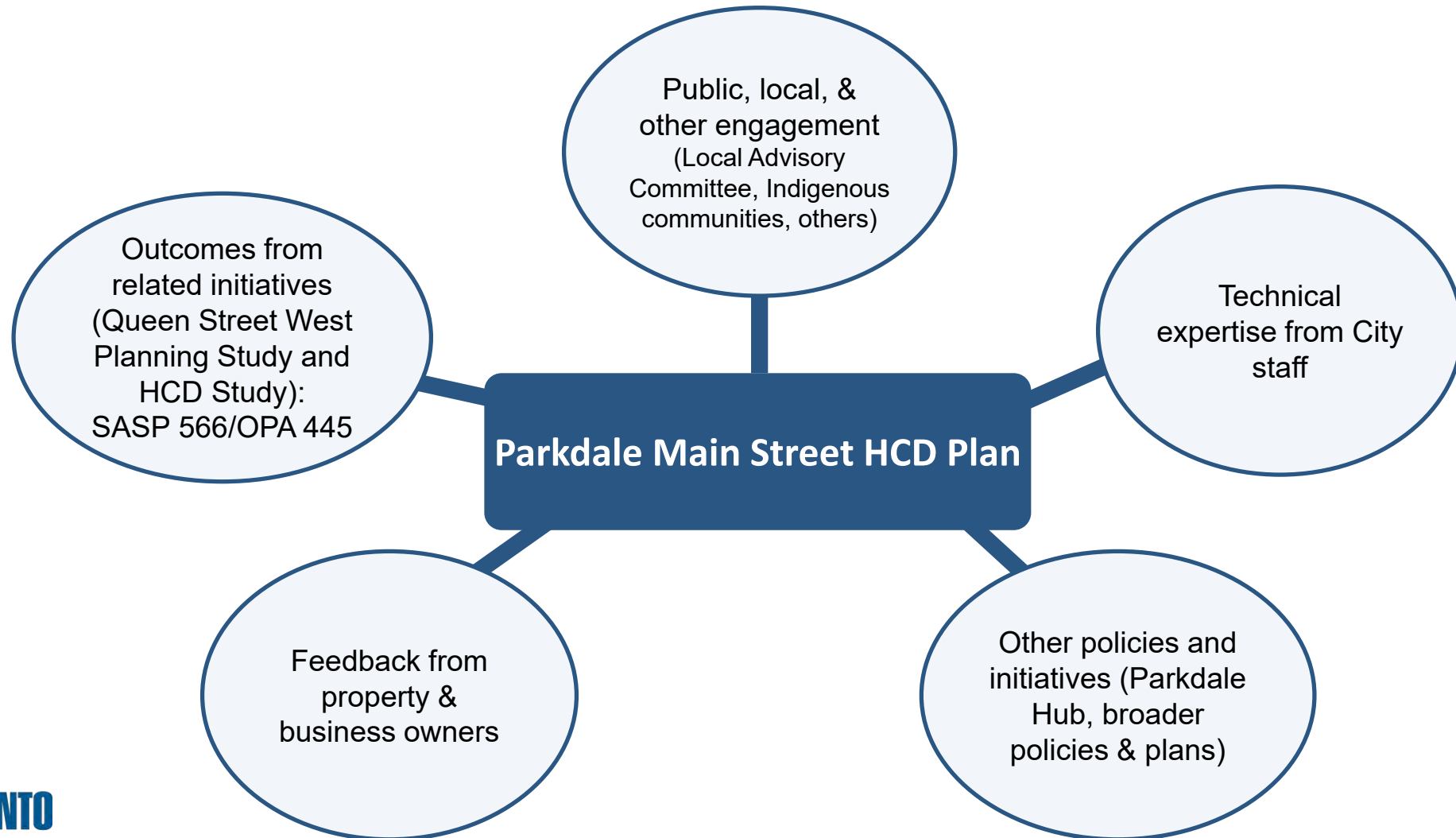


Cover Page of WQW HCD Study, 2017

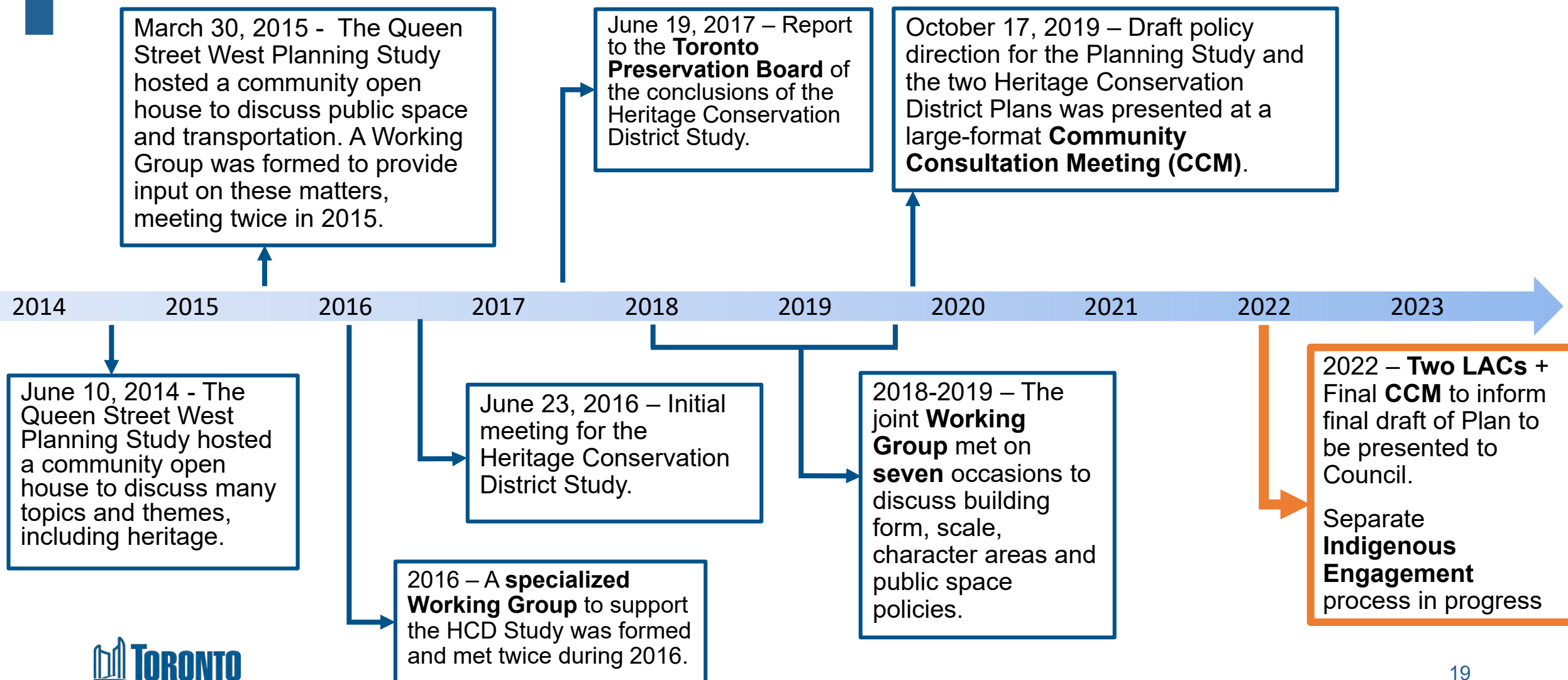
# Policy and Planning Frameworks



# What input has informed the development of the draft HCD Plan?



# HCD Related Community Consultation



# Where we are today

- Draft HCD Plan has been developed by City Staff through 2022 with additional input from a new **Local Advisory Committee (LAC)**
- Policies and guidelines have been drafted and refined for **community consultation**
- Heritage Planning staff will be bringing recommendations and a report to the Toronto Preservation Board, Toronto and East York Community Council, and City Council

# Feedback about Heritage from Planning Study and HCD Study

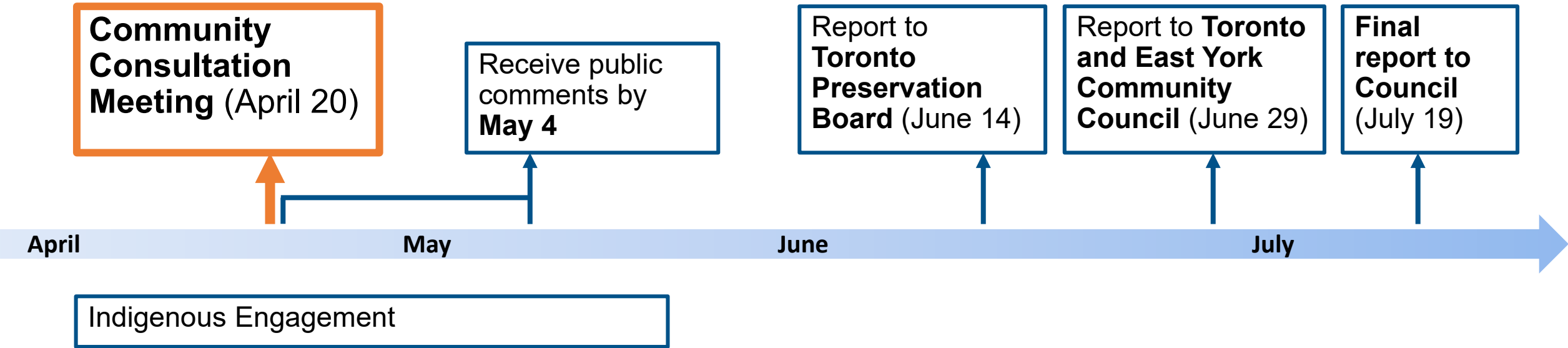
- Mixed opinions about incremental redevelopment
- Buildings on Queen Street West have considerable historical significance
- Scale of commercial spaces should continue to reflect the current situation
- Mixed opinions about new buildings and additions

# Feedback from Parkdale Main Street HCD Plan LAC meetings

- Important to clarify opportunities and limitations of an HCD Plan
- The HCD Plan's parks and public realm policies should balance protecting and conserving Parkdale's heritage with providing flexibility (for example, public art should be dynamic and contemporary, not just historic murals and plaques)
- Overall, the policies around contributing and non-contributing properties do not raise any major concerns
- Consider including more clarification in the policies and guidelines to address "ghost signs", roof materials, windows, and architecture of corner buildings



# HCD Plan Timeline – Next Steps



# Parkdale Main Street HCD Plan (Draft): Statement of Cultural Heritage Value and Heritage Attributes

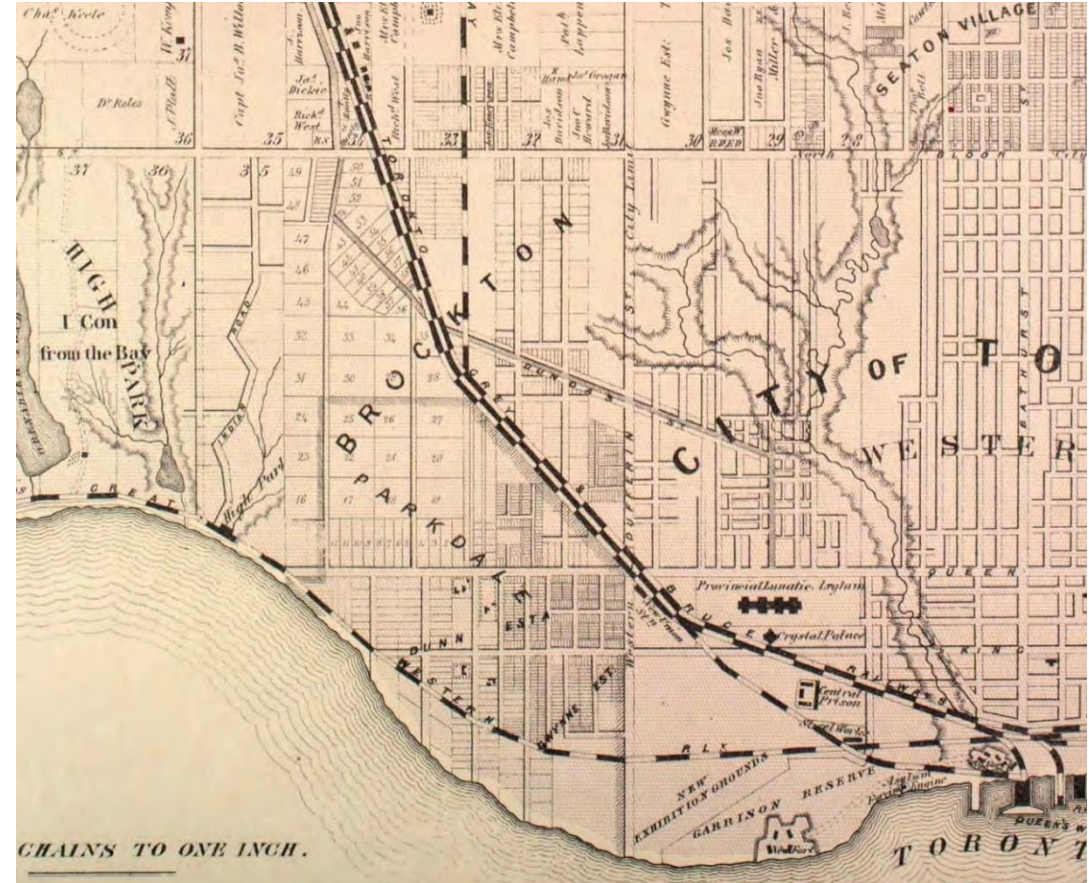


# Parkdale Main Street HCD Plan

## District Significance (Draft)

The HCD Plan identifies and describes the cultural heritage values of the District:

- Description of Historic Place
- Statement of **Cultural Heritage Value**
  - Historical/Associative Value
  - Design/Physical Value
  - Contextual Value
  - Social/Community Value
- **Cultural Heritage Value:** The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of an historic place is embodied in its heritage attributes and its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.



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 (Draft)

- **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 (Draft) (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.



*Queen St W and Cowan Avenue, 2022*



*Construction of Cowan Avenue Police Station, 1931; CTA*



# Parkdale Main Street HCD Plan

## District Significance and Resources (Draft)

The HCD Plan identifies the heritage attributes of the District so that they can be protected and managed

- ***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.
- Examples include building typologies, architectural styles and details



# Parkdale Main Street HCD Plan

## Building Typologies (Draft)

Main Street  
Commercial Row



1456-1458 Queen St W, 2015

Main Street  
Commercial  
Block



1408-1410 Queen St W,  
2019

Landmark



201 Cowan Ave, 2017

Pre-War Apartment



1387 Queen St W, 2017

House-form with  
Storefront Addition



1255 Queen St W, 2017



# Parkdale Main Street HCD Plan

## Most Common Architectural Styles (Draft)

Edwardian/ Edwardian  
Classicism



1425-1427 Queen St W, 2019

Italianate



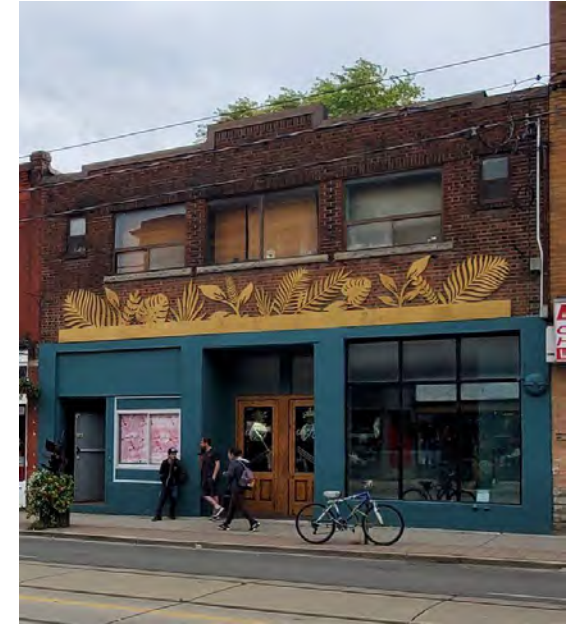
1384 Queen St W, 2017

19th Century  
Vernacular



1275 Queen St W, 2019

20th Century  
Vernacular



1277 Queen St W, 2019

# Parkdale Main Street HCD Plan

## Less Common Architectural Styles (Draft)

Second Empire



1267 Queen St W, 2019

Gothic Revival



1482-1486 Queen St W, 2017

Romanesque Revival



1249 Queen St W, 2017

Queen Anne Revival/Italianate



1255 Queen St W, 2017

Art Deco



1313 Queen St W, 2017



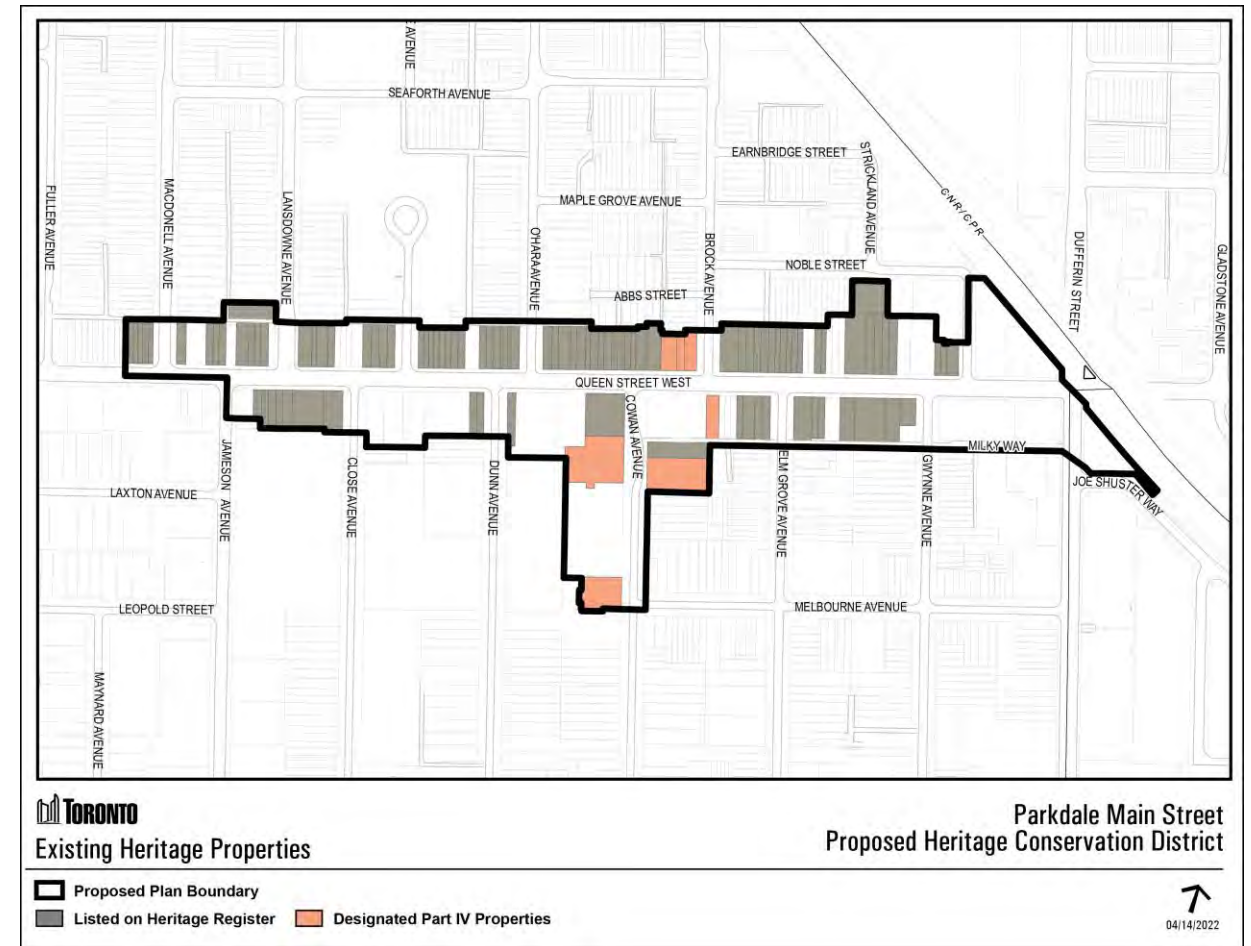
# Parkdale Main Street HCD Plan

## Properties on the Heritage Register (Draft)

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



1291 Queen St W, Part IV designated building, 2019



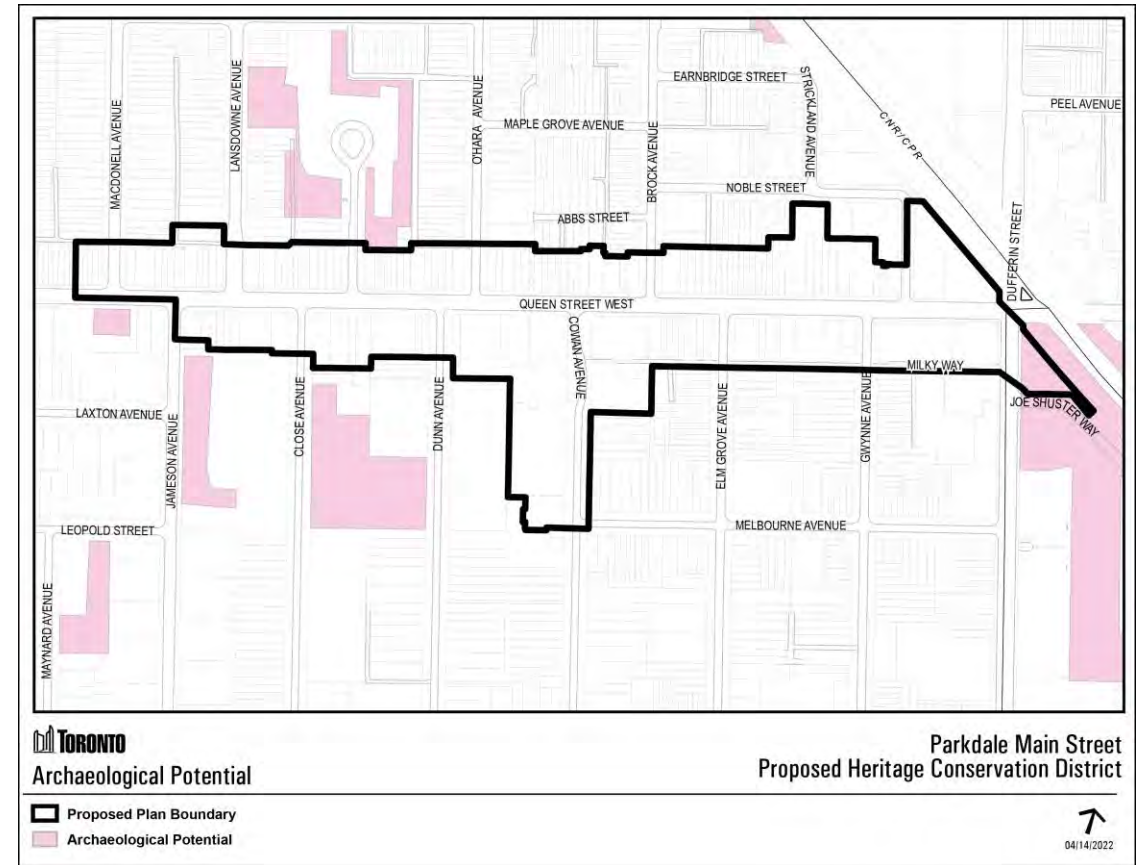
# Parkdale Main Street HCD Plan

## Archaeological Potential (Draft)

- 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, 1898 (CTA)



Archaeological Potential Map (Draft)

# Parkdale Main Street HCD Plan (Draft): Statement of Objectives





# Parkdale Main Street HCD Plan

## What is the Statement of Objectives?

- The **Statement of Objectives** identifies what we are trying to achieve by designating the area a Heritage Conservation District.
- Relates to current and anticipated future condition



*Looking west from 1249 Queen St W, 2022*

# Parkdale Main Street HCD Plan

## Draft Statement of Objectives

- Conserve and maintain the existing heritage resources and historic main street character
- Conserve and maintain the well-defined and continuous streetwall that is 2-3 storeys in height
  - **Streetwall:** The streetwall is the portion(s) of a building immediately fronting onto a street, forming a built form edge to the adjacent right-of-way.
- Support the scale and diversity of shops and retail activity



Looking northwest along Queen St W at Cowan Ave, 2015



# Parkdale Main Street HCD Plan

## Draft Statement of Objectives (cont'd)

- Conserve the pedestrian main street experience and sense of place, supported by many buildings with narrow frontages and frequent storefronts



# Parkdale Main Street HCD Plan

## Draft Statement of Objectives (cont'd)

- Promote excellence in civic design
- Ensure compatibility of new and old:
  - Type
  - Colour
  - Scale
  - Form
  - Materials
  - Details
- Encourage high-quality architecture



*North side Queen St W at Elm Grove Ave, 2022*



# Parkdale Main Street HCD Plan

## Draft Statement of Objectives (cont'd)

- Conserve and enhance the social, cultural and community values of the District as a vibrant and welcoming community and the collection of civic and religious buildings and public space around Cowan Avenue as a focal point for social and civic activities
- Draw attention to landmark buildings and gateway to the District
- Conserve any archaeological resources



Cowan Ave, 2022

# Parkdale Main Street HCD Plan (Draft) - Key Policies & Guidelines



# Parkdale Main Street HCD Plan

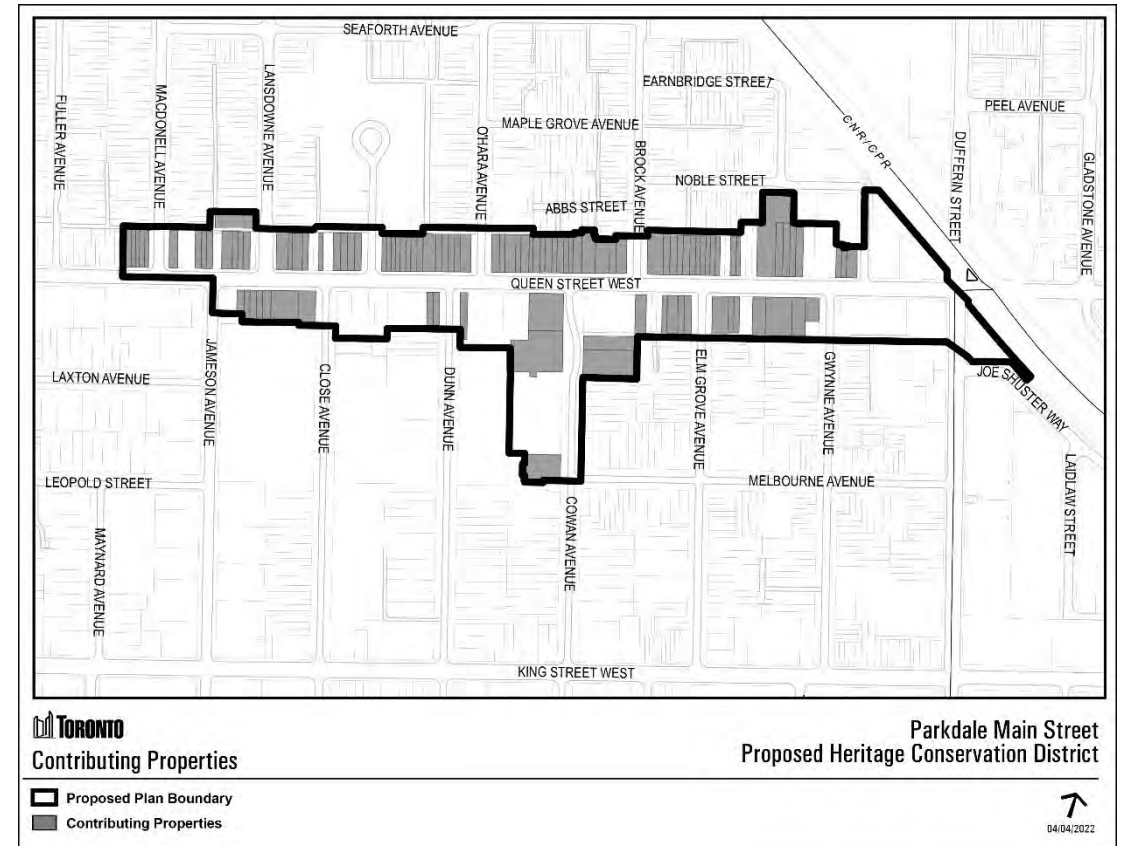
## Contributing and Non-Contributing Properties (Draft)

All properties within the Parkdale Main Street Heritage Conservation District (the District) are classified into two categories:

- Contributing Properties
- 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.

There are separate policies and guidelines for “contributing” and “non-contributing” properties.

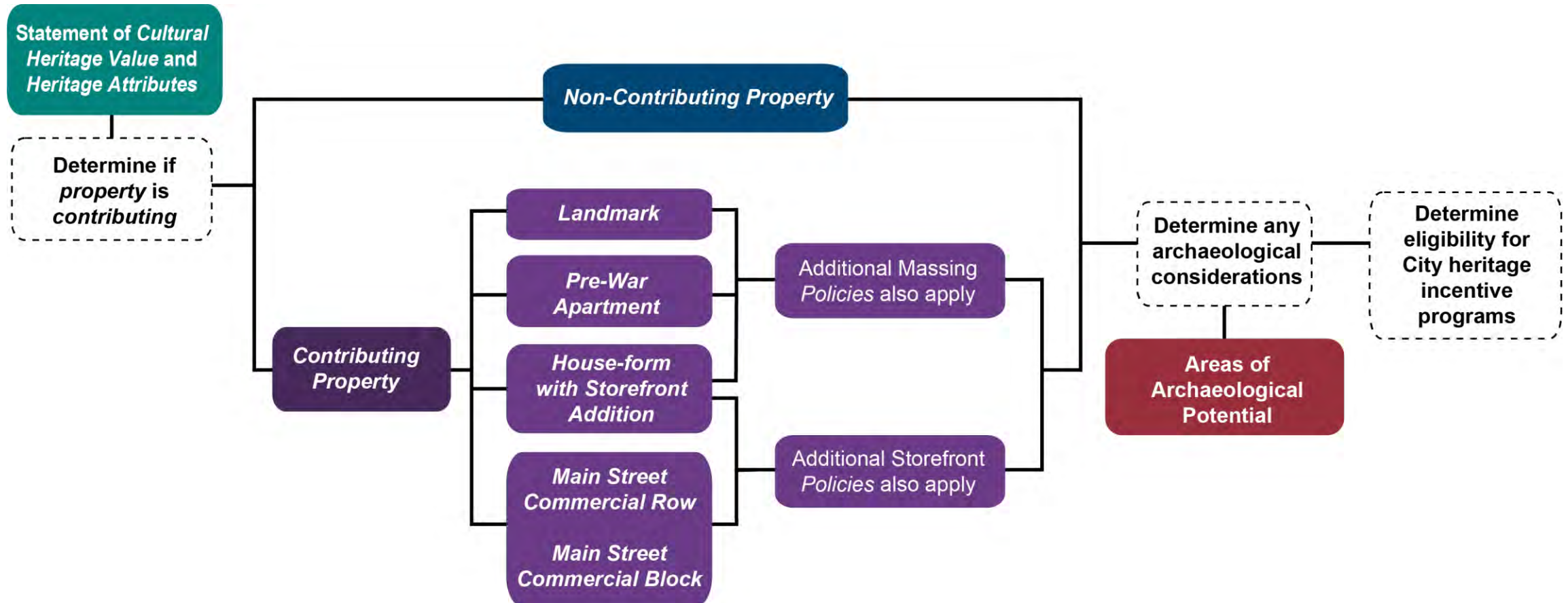


Contributing Properties Map (Draft)



# Parkdale Main Street HCD Plan

## Road Map – How to Read the Plan (Draft)



# Parkdale Main Street HCD Plan

## Policies & Guidelines for Contributing Properties (Draft)



1372-1384 Queen St W, 2022

### 6.0 Policies and Guidelines for Contributing Properties

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



# Parkdale Main Street HCD Plan

## Policies for Contributing Properties - Summary (Draft)

- The properties and features of the District that help to create a **coherent sense of time and place** are the District's contributing resources.
- Contributing resources need to be **conserved and maintained** in order to protect the **heritage character & integrity** of the District.
- Contributing resources will be **conserved** and kept in good repair in the long term so that they **maintain** their relationship to their surroundings while strengthening the integrity of the District.



*North side of Queen St W at Brock Ave, looking east, 2022*

# Parkdale Main Street HCD Plan

## What is a Policy and what is a 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

## 6.2 Conservation, 6.8 Maintenance and 6.9 Restoration (Draft)

- The District's contributing properties shall be conserved in order to ensure the long-term **conservation** of its cultural heritage value and heritage attributes.
- Once an understanding of how a contributing property supports the District's cultural heritage value has been established, planning for appropriate interventions can occur.
- “*Contributing properties* shall be ***maintained*** to ensure the *conservation* and *integrity* of the District's *cultural heritage value* and *heritage attributes*.” (draft policy 6.8.1)
- “The ***restoration*** of a *contributing property* shall be based on thorough supporting historic documentation of the property's built form, materials and details from the period to which it is being *restored* to. (draft policy 6.9.1)
- “The creation of a false historical evolution of the *contributing property* through the addition or incorporation of components from other places, properties and periods shall not be permitted.” (draft policy 6.9.3)



Detail, 1380 Queen St W, 2022

# Parkdale Main Street HCD Plan

## 6.6 Demolition (Draft)

6.6.1 Buildings or structures that are on *contributing properties* shall be *conserved*; however applications for the *demolition* of buildings or structures may be considered when:

- The heritage *integrity* and *cultural heritage value* of the *contributing property* for which the *demolition* application has been submitted has been lost; and
- The loss of heritage *integrity* and *cultural heritage value* of the *contributing property* is not the result of *demolition* by neglect, deferred *maintenance* or purposeful damage to the property.
  - a. If a *demolition* permit is granted, the classification of the property (i.e. as a *contributing property*) may be re-evaluated. If the property is determined to be *non-contributing*, future redevelopment of the property will be required to follow all *policies* and *guidelines* in this Plan for *non-contributing properties*.



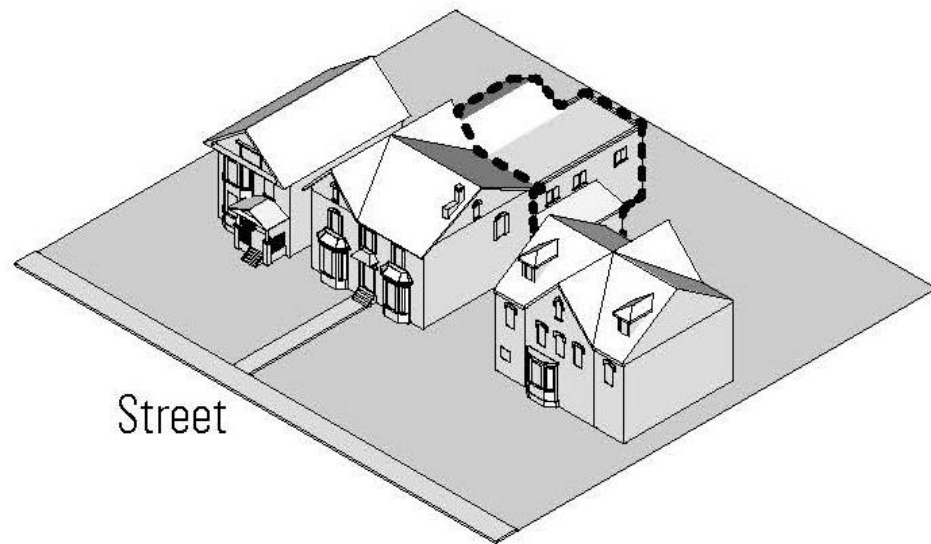
Queen St W and Noble St, 1896 – City of Toronto Archives



# Parkdale Main Street HCD Plan

## 6.10 Alterations, 6.11 Massing (Additions) (Draft)

**Primary Structure:** The main structure of a contributing property, in three dimensions, excluding additions that are not visible from the public realm or that are unrelated to the District's cultural heritage value and heritage attributes.



*Massing policies in the Garden District HCD Plan indicate the existing rear wings and additions to the primary structure of a contributing property may be demolished.*



*Rear Additions, 1432 Queen St W, 2022*

# Parkdale Main Street HCD Plan

## 6.11 Massing (Draft)

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

- a. For *contributing properties* with shed and gable roofs a greater *stepback* may be required to *maintain* the roof form and profile and historic character of the roof.



Concept Diagram - Queen Street West at Macdonell Ave

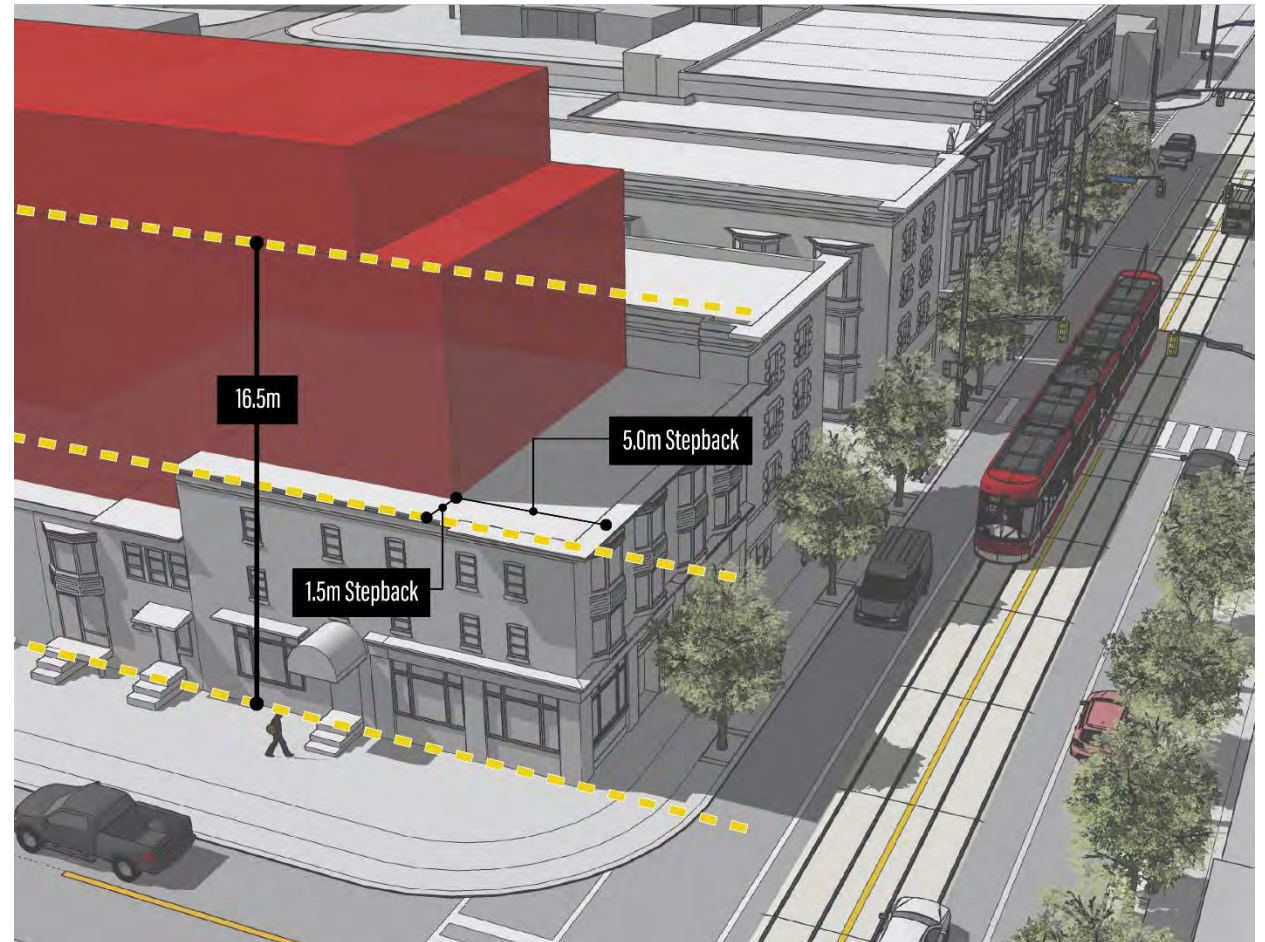


# Parkdale Main Street HCD Plan

## 6.11 Massing (Draft) (cont'd)

**6.11.6 New development and additions to a contributing corner property shall provide a minimum *stepback* of 1.5 metres from the exposed side wall of the *primary structure* of the *contributing property* to maintain the *streetwall* height of their Queen Street West frontage along the side street frontage.**

- a. *New development and additions to contributing corner properties with shed and gable roofs may require a greater stepback than 1.5 metres to conserve the historic character of the roof.*
- b. *Additional stepbacks may be required to conserve roof profiles and heritage attributes that extend along the exposed side wall of contributing corner properties.*



Concept Diagram - Queen Street West at Close Ave

# Parkdale Main Street HCD Plan

## 6.12 Roofs and 6.13 Exterior Walls (Draft)

- A diversity of **roof types** found within the District, correlating to the range of architectural styles present. This variety contributes to the cultural heritage value of the District and its historic main street character.
- “*Alterations shall conserve the **roof form and profile** of contributing properties.*” (Draft policy 6.12.1)  
*“Alterations shall conserve the **roof features** of contributing properties.* (Draft policy 6.12.2)
- The form, detail and materiality of **exterior walls** of contributing properties in the District establish horizontal and vertical articulations that are important to the integrity and historic character of each contributing property and to the District overall.
- “*Additions to contributing properties shall use **exterior wall materials** that are physically and visually compatible with the District's *heritage attributes*, and that do not negatively impact the *integrity* and historic character of the contributing property.*” (Draft policy 6.13.3)

Flat



1374-1378 Queen St W, 2019

Gable



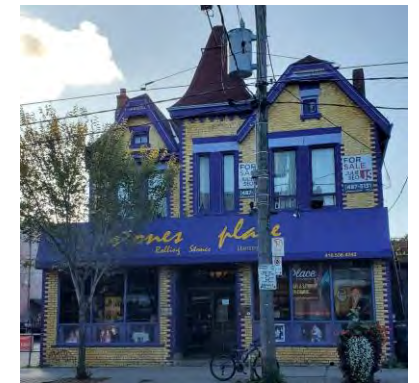
1330-1332 Queen St W, 2019

Mansard



1402 Queen St W, 2019

Multiple Gables



1255 Queen St W, 2019



# Parkdale Main Street HCD Plan

## 6.14 Windows & Doors and 6.16 Entrances (Draft)

- 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.
- “Form, placement, rhythm and style of original or *restored* windows and doors of *contributing properties* shall be *conserved*.” (Draft policy 6.14.1)
- Building **entrance** features may display a high degree of craftsmanship
  - Examples include the use of brick, stone, and other decorative masonry, metal and wood details, as well as stairs and railings
- “Form, placement and style of original or *restored* entrances of *contributing properties* shall be *conserved*.” (Draft policy 6.16.1)



Upper windows, 1384-1384 1/2 Queen St W, 2019



Upper windows, 1408-1410 Queen St W, 2019



Main Entrance, 1387 Queen St W, 2022

# Parkdale Main Street HCD Plan

## 6.15 Storefronts (Draft)

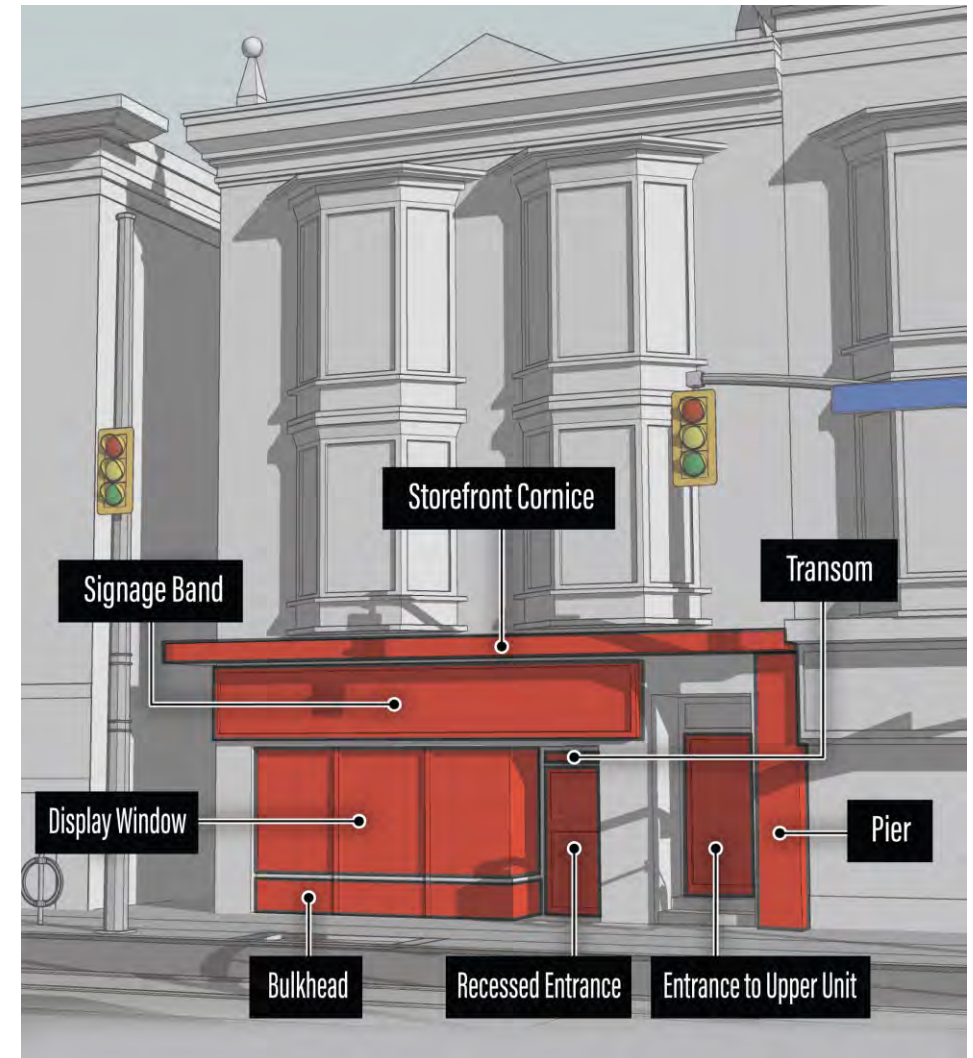
- Storefronts are prominent components of contributing properties in the District. Historic storefronts in the District reflect the late-19th - early 20th century main street commercial character of the District.
- “*Alterations and additions to a non-historic storefront or new storefronts on a contributing property shall be physically and visually compatible with, subordinate to, and distinguishable in terms of the form, appearance, materials and detailing, and minimize the loss of District's heritage attributes.*” (Draft policy 6.12.1)



1276 Queen St W, 2015



1406 Queen St W, 2017



Common Storefront Features



# Parkdale Main Street HCD Plan

## Policies & Guidelines for Non-Contributing Properties (Draft)



1266 Queen St W, 2019

### 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. Materiality and Exterior Walls
- 7.11. Lighting
- 7.12. Signage
- 7.13. Parking and Circulation



# Parkdale Main Street HCD Plan

## Policies for Non-Contributing Properties - Summary (Draft)

- While non-contributing properties do not individually contribute to the heritage character of the District, their proximity to and evolution alongside contributing properties gives them the potential to significantly impact the **heritage character** of neighbouring properties and the District as a whole should they be modified or developed.
- “*New development on non-contributing properties shall be compatible with the District's cultural heritage value and heritage attributes while reflecting its own time. (Draft policy 7.1.1)*”
  - a. Avoid creating a false historic appearance. Design *new development* to be *compatible* with but not replicate the architectural style of *adjacent contributing properties*.”



619 Queen St W (near Bathurst), 2022

# Parkdale Main Street HCD Plan

## 7.5 Alteration and Additions, 7.6 Massing (Draft)

New development and additions to non-contributing properties are reviewed for their impact on adjacent contributing properties, and the District's cultural heritage value and heritage attributes.

**7.5.1 New development and additions to non-contributing properties shall not be permitted except where the proposed work has been evaluated and it has been demonstrated that the *cultural heritage value and heritage attributes* of the District will be *conserved*.**

- a. The documentation, description and mitigation measures for any *new development or addition to non-contributing properties* will be described through a Heritage Impact Assessment satisfactory to the Chief Planner and Executive Director of City Planning.

**7.6.1 New development and additions to non-contributing properties shall be designed to be compatible with the design, scale, massing and form of *adjacent contributing properties*.**



Concept Diagram - Queen Street West at Lansdowne Ave

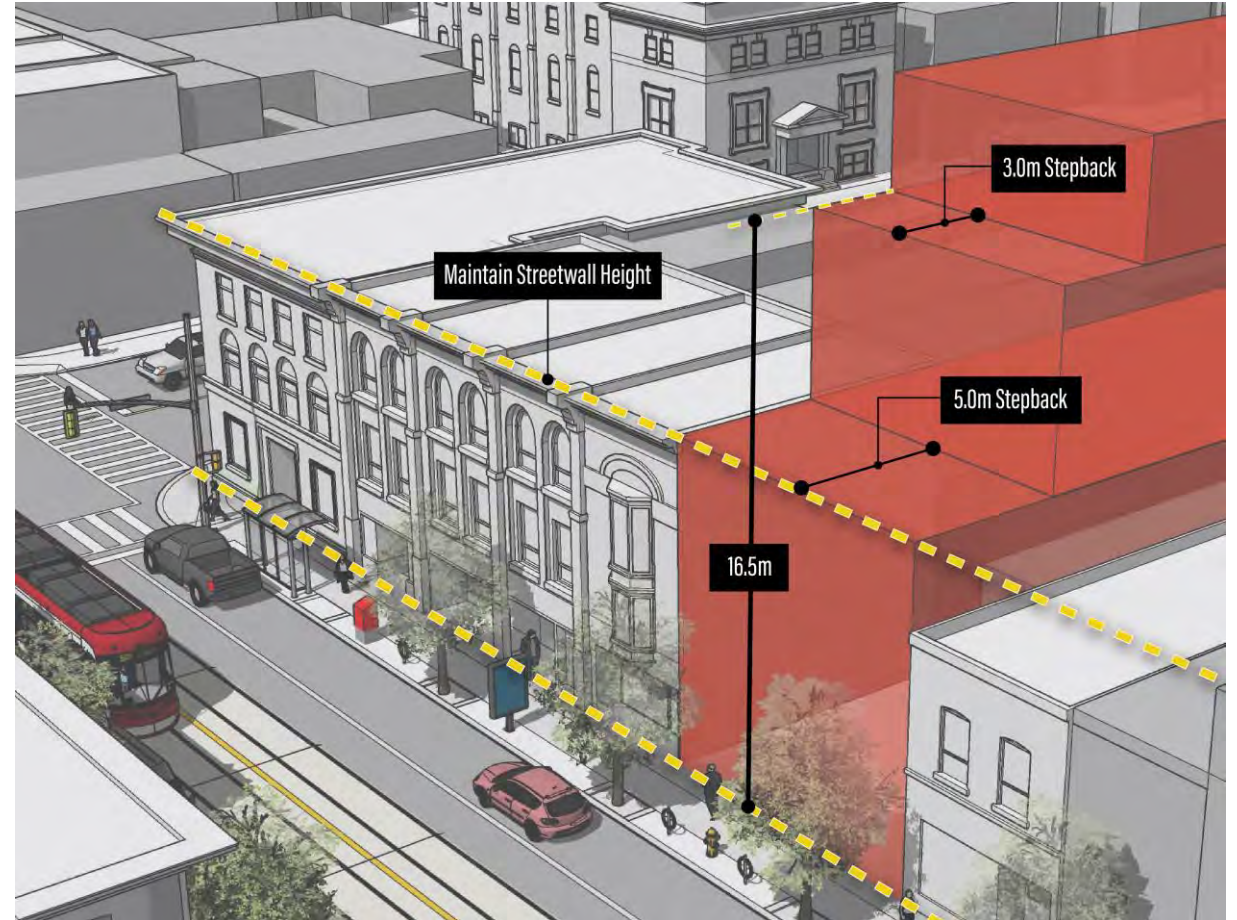


# Parkdale Main Street HCD Plan

## 7.6 Massing (Draft) (cont'd)

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

- a. For *adjacent contributing properties* with shed and gable roofs a greater *stepback* may be required to *maintain* the roof form and profile and historic character of the roof of the *adjacent contributing properties*.



Concept Diagram - Queen Street West near Macdonell Ave



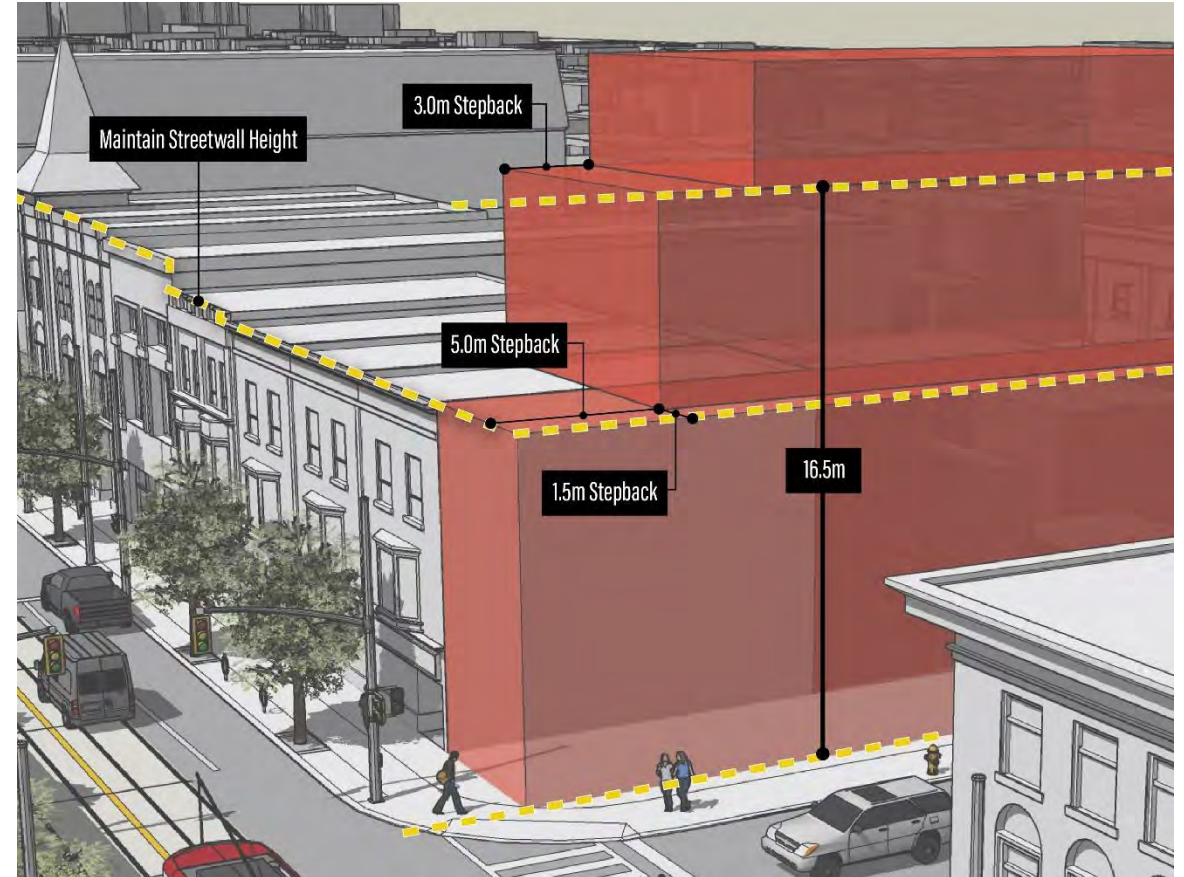
# Parkdale Main Street HCD Plan

## 7.6 Massing (Draft) (cont'd)

**7.6.8 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.**

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

**7.6.9 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

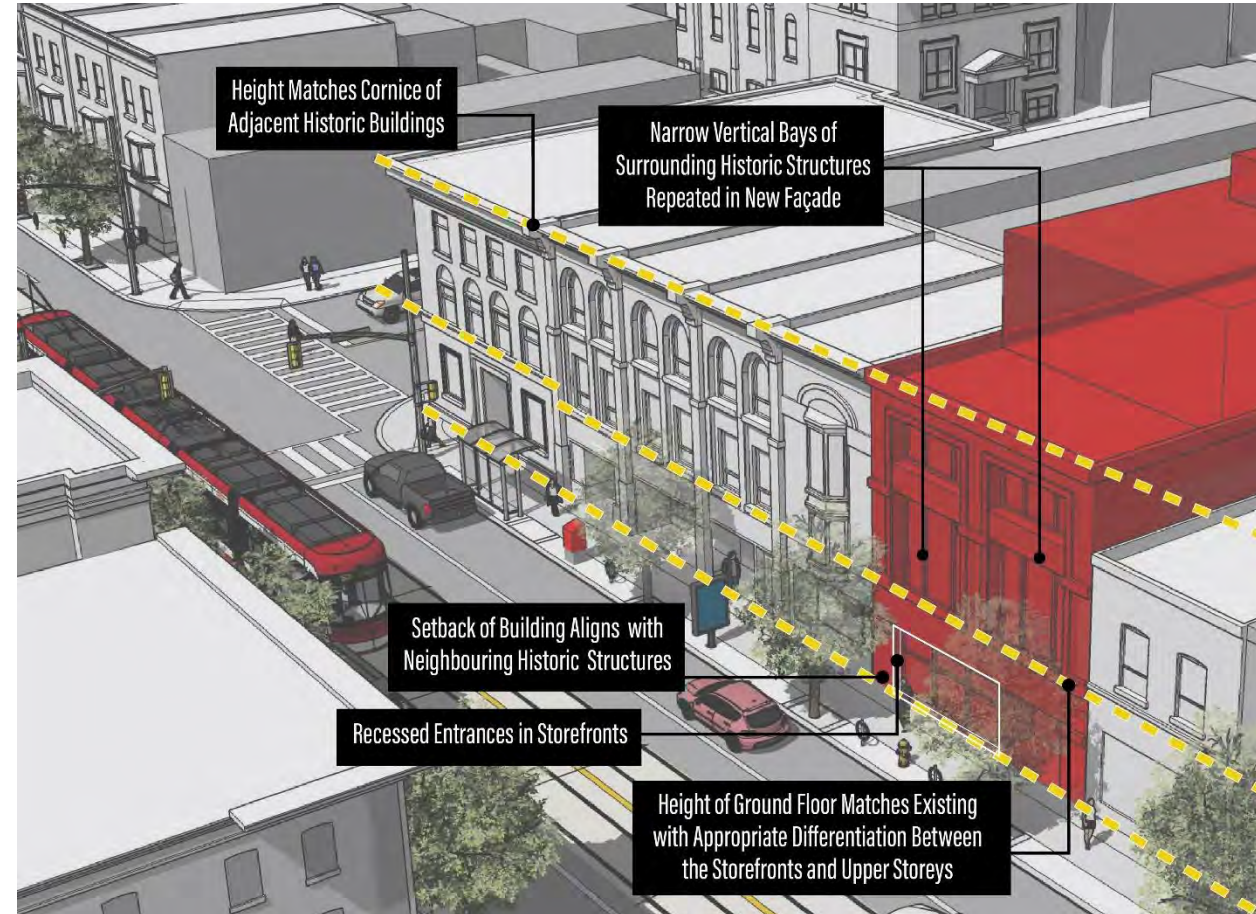
## 7.7 Articulation and Proportions (Draft)

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

- The horizontal rhythm of floor heights on *new development and additions* should be articulated.
- Horizontal articulation of *new development and additions* should align with the horizontal articulation of *adjacent contributing properties* such as datum lines, window heads, and articulated floor levels.

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

- Street facing elevations should incorporate vertical articulations that reflect the predominant building widths and pattern of bay widths of *adjacent contributing properties*.
- The bay width and storefront widths of an *adjacent contributing property* as well as other *contributing properties* within the block frontage should inform and guide infill *additions and alterations*.



Concept Diagram - Queen Street West near Lansdowne Ave



# Parkdale Main Street HCD Plan

## 7.10 Materiality & Exterior Walls - 7.12 Signage (Draft)

- “The **exterior walls** of new development and additions on non-contributing properties, that are visible from the public realm, shall be designed in a manner that anticipates their visibility and is physically and visually compatible with the District’s cultural heritage value and heritage attributes and does not negatively impact the historic character of the adjacent contributing properties.” (Draft policy 7.10.1)
- “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 and shall not negatively impact the historic character of the adjacent contributing properties.” (Draft policy 7.10.2)
- “New **signage** on non-contributing properties should not detract from or obscure adjacent contributing properties, or negatively impact the District’s cultural heritage value and heritage attributes and historic character of adjacent contributing properties.” (Draft guideline 7.12.a)



Concept Diagram - Queen Street West at Lansdowne Ave



# Parkdale Main Street HCD Plan

## Policies & Guidelines for Parks and Public Realm (Draft)

### 8.0 Policies and Guidelines for Parks and Public Realm

- 8.1. Historic Nodes
- 8.2. Parks and Open Spaces
- 8.3. Streetscape and Laneways
- 8.4. Views and Gateways
- 8.5. Public Art
- 8.6. Utilities and Public Works



Ch.8 Draft Table of Contents

Queen Street West at Cowan Ave, 2015

# Parkdale Main Street HCD Plan

## Policies & Guidelines for Parks and Public Realm – Summary

- Elements of the Public Realm, including streets, sidewalks, street furniture, laneways and parks can **contribute to the District's character and sense of place**
- Policies & guidelines in Chapter 8 (Parks & Public Realm) address historic nodes, streetscape, laneways, parks, views, gateway, public art & public works.



North side of Queen St W near Elm Grove Ave  
looking east, 2022



Street Sign, from Parkdale Village BIA Website, 2013



Proudly Parkdale BIA Member Sign, 2017



# Parkdale Main Street HCD Plan

## 8.1 Historic Nodes (Draft)

- The HCD Plan acknowledges the importance of the **T-intersections** along Queen Street West within the District, which reflect the historic street layout resulting from the ad hoc subdivision of park lots and farm lots by various property owners. These T-intersections have been identified as one of the District's heritage attributes.
- The HCD Plan identifies important **historic nodes** and focus areas that should be conserved.



Parks and Public Realm

Parkdale Main Street  
Proposed Heritage Conservation District

- |                        |                 |               |
|------------------------|-----------------|---------------|
| Proposed Plan Boundary | Boulevard Space | Historic Node |
| Focus Area             | Park            |               |



04/14/2022



# Parkdale Main Street HCD Plan

## 8.2 Parks & Open Spaces (Draft)

- Two parks have been identified within the District: **Masaryk Park** and **Dufferin Amphitheatre**.
- They are both **important community spaces** serving the community as recreational and gathering spaces.



*Masaryk Park, 2019*



*Dufferin Amphitheatre, 2017*



# Parkdale Main Street HCD Plan

## 8.4 Views & Gateways (Draft)



View north along Dunn Ave, 2022

- **Views and gateways** help to define a sense of place within the District by highlighting local landmarks and other important buildings, providing important reference points, and demarcating the District's boundaries and points of entry.
- Views contribute to the **historic character and the streetscape** of the District as well as quality of the public realm within the District.
- **Gateways** are locations where there is a defined sense of entering the District, or where there is a marked transition from one area to another. Gateways can contribute to the public realm network and create a sense of place.
- One **gateway** has been identified within the District which is located at Queen Street West and Dufferin Street, defined by the railway overpass and the change in topography.



View southwest along Queen St W, 2022



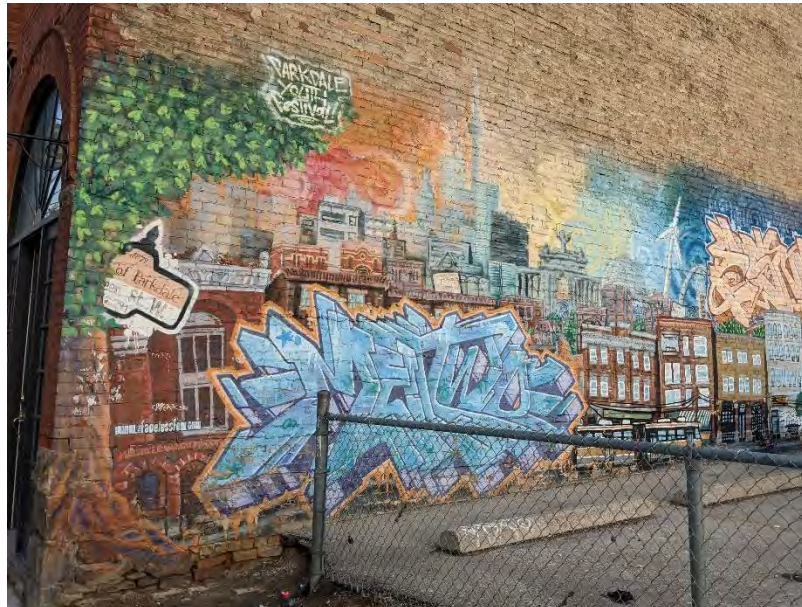
# Parkdale Main Street HCD Plan

## 8.3 Streetscape & Laneways and 8.5 Public Art (Draft)

- The District includes a **vibrant streetscape** enjoyed by members of the community and visitors from all across the City, and beyond
- The proposed policies and guidelines recommend measures to facilitate **public art** installations and opportunities to celebrate the area's history



*Milky Way, 2022*



*Mural on side wall of 1291 Queen St W, 2022*



*Queen St W and Cowan Ave, 2015*



# Heritage Permits

- There are different requirements for properties that are individually (Part IV) designated and for properties within a Heritage Conservation District (Part V).

## **When is a heritage permit not required?**

- Most day-to-day and seasonal work, including activities like repair and maintenance of existing features, including roofs, exterior walls, windows and entrances, replacing eavestroughs, installing seasonal decorations, and temporary signage.

## **When is a heritage permit required?**

- A heritage permit is required for visible alterations to properties within the District, including new construction and demolition of buildings or structures.
- Heritage permits are free, and for buildings within HCD's the process is integrated with the building permit process so that only one application is required. Although most heritage permit applications are approved within three days, those that are more complicated and which involve extensive alterations can take longer.

# Heritage Incentive Programs

- The City of Toronto offers **two** heritage incentive programs to assist owners of eligible heritage properties with the cost of conservation:
  - **Heritage Grant Program:**
    - For residential or tax-exempt properties
    - Up to 50% of the estimated cost of eligible conservation work (some maximum limits apply)
  - **Heritage Tax Rebate Program:**
    - For commercial and industrial properties
    - A rebate of 50% of the cost of eligible work up to 40% of annual property taxes (some rebate limits may apply)



*Masonry*



*Wood Windows*



*Wood Detail*



*Wood Door*



*Porch Detail*



*Wood Shingles*



*Door*



*Slate Shingles*

# Questions of Clarification





# Discussion 1





# Discussion Questions

Thinking of the draft Statement of Objectives:

1. How well do the draft objectives capture the heritage aspects of the District? Which objectives, if any, do you particularly like?
2. What, if anything, do you think is missing from the draft objectives? Do you have any suggested changes or additions?

# Discussion 2







## Discussion Questions

Thinking of the draft policies and guidelines for contributing properties, non-contributing properties, and parks and public realm:

1. What, if anything, do you particularly like?
2. Do you have any suggested changes and/or additions?

# Wrap-up and Next Steps

- Tonight's presentation and supplementary materials will be available on the [City's HCD website](#).
- Please submit your comments and feedback by **May 4<sup>th</sup>**
- Please check the City's website for updates and more information

# Feedback and Comments

**Feedback related to tonight's meeting** can be provided to:

Stephanie Quezada, Third Party Public

E-mail: [stephanie@thirdpartypublic.ca](mailto:stephanie@thirdpartypublic.ca)

Phone: 416-572-4365

**Deadline: May 4<sup>th</sup>, 2022**



# Questions about Parkdale Main Street HCD?

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

Questions can be directed to:

**Pourya Nazemi**, Heritage Planner

[Pourya.Nazemi@toronto.ca](mailto:Pourya.Nazemi@toronto.ca)

416-338-5702

**Megan Albinger**, Assistant Planner

[Megan.Albinger@toronto.ca](mailto:Megan.Albinger@toronto.ca)

416-394-2789

# Thank you!

## Please share your feedback by

## May 4<sup>th</sup>, 2022

