

Parkdale Main Street Heritage Conservation District Plan (Draft)

Supplementary Materials to the Community Consultation Meeting

April 20th, 2022



Feedback

The Presentation and Supplementary Materials will be available on the [City's Parkdale Main Street HCD website](#).

Feedback on Supplementary Materials about the HCD Plan can be directed to:

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Deadline: May 4th, 2022.

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Parkdale Main Street HCD Plan

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Parkdale Main Street HCD Plan (Draft) - Chapter 3: Statement of Cultural Heritage Value and Heritage Attributes



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Draft Statement of Cultural Heritage Value

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 West 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 road connected to the portion of the Toronto Carrying Place trail that extended from the bottom of the Humber River and continued east along Lake Ontario's shoreline, intersecting with what would become today's Roncesvalles Avenue, just west of the District's boundaries. Historic names for the portion of Queen Street West that runs through Parkdale include Lake Shore Road (due to its association with the historic lake shore Indigenous trail), Niagara Road and Burlington Road (two communities to the west that it led towards) and Lot Street.

The District also has **historical and associative value** as the historic commercial main street of the former Town of Parkdale and through its reflection of its evolution from a village to a streetcar suburb, and present-day urban character. The Village of Parkdale developed in the 1870s as several land holders in the area registered major plans of subdivision and established the District's current street layout, with Queen Street as its commercial spine and civic centre at Cowan Avenue, located a short distance to the west of the new railway station at Queen Street West and Dufferin Street. Rear laneways servicing many of the commercial main street properties were also established during this initial period of development, including the one running between Cowan Avenue and Dufferin Street that is now called Milky Way.

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Draft Statement of Cultural Heritage Value (cont'd)

Parkdale was first incorporated as a village in 1879 and then as the Town of Parkdale in 1885, and was developed to the west of the city limits and the military reserve lands, referred to as the Garrison Commons. Queen Street, formerly called Lot Street, was a concession road that divided land grants to the north and south of the street. The District's street layout is a result of uncoordinated, ad hoc subdivision of the park and farm lots in the area, as various land holders parcelled and sold off portions of their properties. The Brock estate was one of the first park lots to be subdivided (1850 plan of subdivision) and laid the foundation of the Village of Brockton to the north of the District, with Brock Avenue as the central street that terminated at Queen Street. Early development within the District was spurred by the advent of railway construction in the years 1856-1879. Access to the area was greatly increased with the North Parkdale Station (opened in 1878 and destroyed by fire in 1977), which was located at Queen Street West and Dufferin Street and was the last stop before Union Station.

At the heart of the Village of Parkdale was the collection of civic buildings centered at Queen Street West and Cowan Avenue. These include the Masaryk Park and Community Centre (former Fire Hall, Curling Club), Gallery 1313 (former Police Station No.6), the Polish National Catholic Church of Canada (former Cowan Avenue Methodist Church), St. Mark's Anglican Church and the Parkdale Telephone Exchange buildings on Cowan Avenue. The former Parkdale Town Hall was located at this intersection as well, replaced by the police station in 1931.

The name for the area, "Parkdale", is attributed to the Toronto House Building Association, which began purchasing land in the area in 1875 in anticipation of the railway station being constructed. The Toronto House Building Association

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Draft Statement of Cultural Heritage Value (cont'd)

promoted the area as a picturesque village with access to Lake Ontario and clean water, in comparison to the increasingly polluted and congested downtown Toronto. The first residents of the Village of Parkdale were a mix of merchants and professionals migrating from surrounding rural areas, company owners or managers from Toronto, and a large proportion of railway and factory workers taking advantage of affordable housing that was within walking distance to their places of work. Workers housing was generally closer in proximity to Queen Street West and the railway tracks, with middle and upper-middle class housing being constructed to the south and in proximity to Lake Ontario. 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. Parkdale's ten years as an independent corporation created a character distinct from the commercial development east of the historic city limits at Dufferin Street, with a cluster of civic buildings built to support the village's community activities.

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 railway corridor at Dufferin Street defines and reinforces this historic demarcation of the city limits with the Queen Street Subway marking the eastern gateway into the District. Jameson-Macdonell marks the western boundary of the District.

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Draft Statement of Cultural Heritage Value (cont'd)

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, autonomous 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. The concentration of main street 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. The streetwall is articulated by a rhythm of narrow storefronts with recessed entrances, and a strong datum line of sign bands.

The District has **design and physical value** as a 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 Edwardian apartment buildings with commercial storefronts at the west end of the District speak to the early densification of the community as it transitioned from an independent village into a distinct community within the City of Toronto. The buildings display various architectural influences from Italianate, Second Empire, Romanesque Revival (Richardsonian Romanesque), Queen Anne Revival, Edwardian/Edwardian Classicism, Beaux-Arts/Edwardian and Art Deco styles and 19th Century and 20th Century vernacular. 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

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Draft Statement of Cultural Heritage Value (cont'd)

human-scale of the District. The buildings also share common materials and detailing, with brick as the predominant material and with upper stories often displaying polychrome patterns with brick, projecting string courses that accentuate windows and articulate floor heights, and corbeled courses that decorate cornices and parapets. Ground floor storefronts display a variety of designs, from historic to contemporary, that are unified through similar patterns of recessed entrances and display windows generating a distinctive rhythm and articulation along the street. Deep sign bands create a continuous and strong datum line.

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. With the deinstitutionalization of the Provincial Asylum beginning in the 1960s and subsequent influx of patients into the neighbourhood's residential areas, the community has a history of tolerance and acceptance of mental illness as well as social service providers and users. Community activism on issues related to anti-poverty and mental health is also a long-standing tradition in the community.

The cluster of civic buildings around Cowan Avenue including the public library, Masaryk Hall Community Centre, The Anglican Church of the Epiphany St. Mark's and the St. John's Polish National Catholic Church have been focal points for civic activities since their inception. The Parkdale Village Arts Collective and Gallery 1313 (in former Police Station No. 6) reinforce and sustain cultural activities.

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Draft 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, the rear laneways that provide service and delivery access to commercial main street properties, 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;

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Draft Heritage Attributes (cont'd)

- The consistent historic streetwall, fine-grained streetscape pattern and human scale of the District defined by predominantly 2 to 3 storey buildings;
- 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;
- 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/Richardsonian Romanesque, Edwardian/Edwardian Classicism, Beaux-Arts, 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;

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Draft Heritage Attributes (cont'd)

- 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 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 gateway, 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 (Draft) - Chapter 4: Statement of Objectives



Parkdale Main Street HCD Plan

Key Objectives (Draft)

- 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 and maintain the legibility of the historic Parkdale Village Main Street and the civic core on Cowan Avenue.
- Conserve and maintain the District's contributing properties, Part IV designated properties and listed properties.
- Conserve the historic main street character of the District, including its consistent streetwall, scale, fine-grained built form, rear service laneways, 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 conserve and maintain the heritage attributes of the District.

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Key Objectives (Draft) (cont'd)

- 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.
- Encourage high quality architecture in the design of new development, additions and alterations that is compatible with the District's cultural heritage value.
- 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 the three dimensional character and form of the District's built heritage resources.
- Conserve and enhance the identified views and gateway within the District that contribute to a sense of place and draw attention to landmark buildings, reference points and points of entry.

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Key Objectives (Draft) (cont'd)

- Ensure compatibility of materials between new and old, including type, colour, scale, finish and details.
- Conserve and maintain the well-defined and articulated streetwalls of the District.
- Conserve the scale and heritage attributes of the District's historic storefronts to acknowledge and support the diversity of shops and retail activity that reflect and support the cultural and economic diversity of the District.
- Ensure that archaeological resources are conserved.
- Conserve and enhance the social, cultural and community values of the District as a vibrant and welcoming community, as expressed through the community's activism in leading collaborative and equitable social change that supports local artists, residents, business owners and service users, and the collection of civic and religious buildings and public space around Cowan Avenue as a focal point for social and civic activities.

Parkdale Main Street HCD Plan (Draft) – Chapter 5: District Boundary and Resources



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Chapter 5: District Boundary and Resources (Draft)

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

This section contains **key excerpts** from the draft Parkdale Main Street HCD Plan. It is not a comprehensive document.

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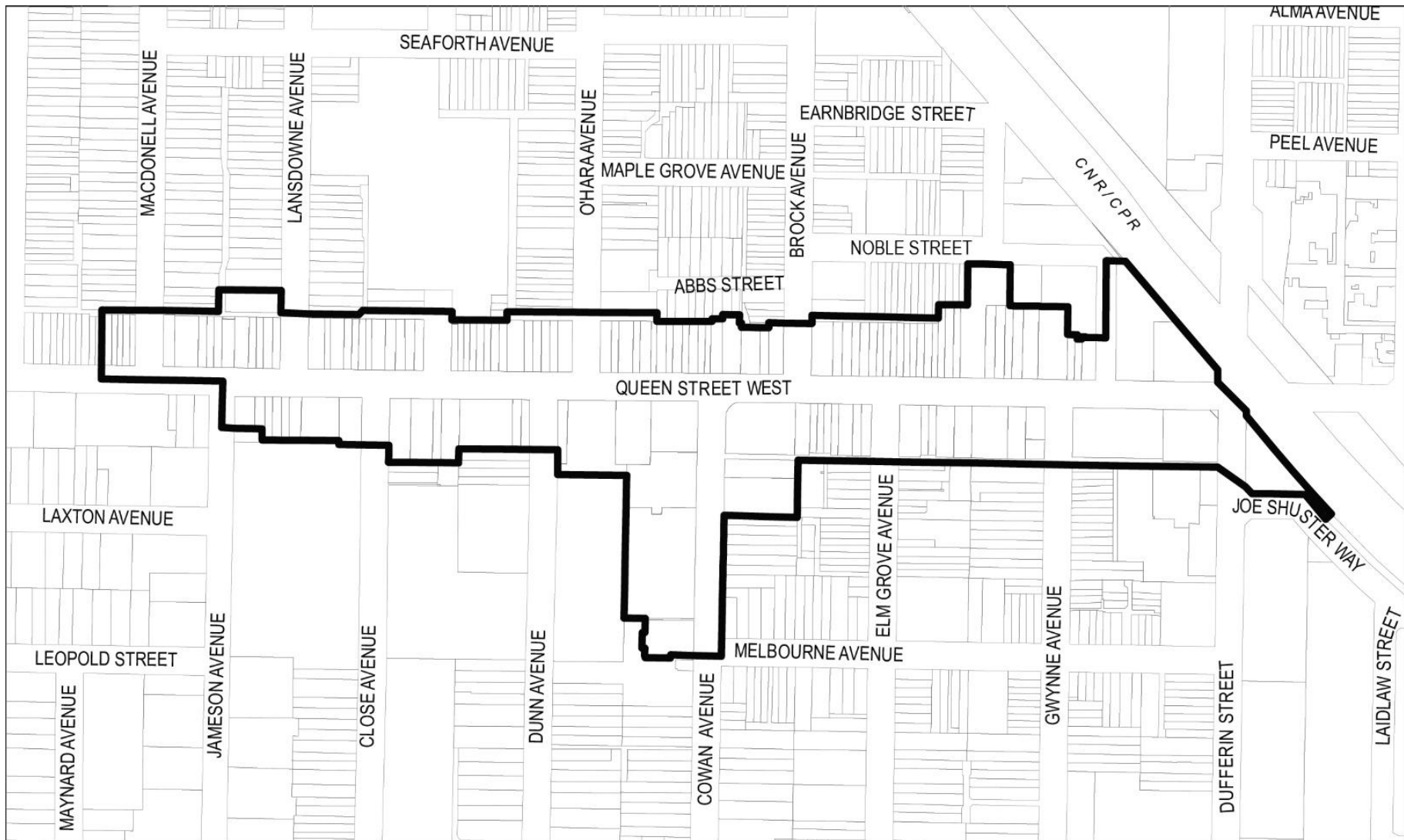
Parkdale Main Street HCD Plan

5.1 District Boundary (Draft)

The District boundary was developed through an iterative process. The thematic history of the area identified major periods of development, while the built form survey and character analysis established the extant physical evidence of these periods. Community consultation also informed the relationship of the social and community values of the District and the recommended boundaries.

The HCD Study recommended that two Districts be created – West Queen West, from Bathurst to Dufferin Streets, and Parkdale Main Street, from Dufferin Street to Jameson Avenue/Macdonell Avenue, based on the identified periods of significance, character analysis and thematic history. The boundary for the Parkdale Main Street District was validated by confirming that it includes a substantial number of properties that reflect the District's cultural heritage value. The boundary for the Parkdale Main Street District, therefore, includes:

- The historic Town of Parkdale and former border of the Village of Brockton;
- Historic sites of the civic and religious institutions associated with the Town of Parkdale, including St. Mark's Anglican Church, Cowan Avenue Methodist Church, Police Station No. 6, the Fire Hall, Metropolitan Bank, Union Bank of Canada, Imperial Bank of Canada, and the Toronto Hydro-Electric Commission;
- Landmark buildings that form the neighbourhood's visual identity, such as The Rhino (1249 Queen Street West);
- The cultural and educational institutions that serve the area, including the Metropolitan Music School and the Parkdale Curling Club;
- The buildings that chart the economic development of Parkdale;
- The buildings that contribute to the overall visual identity of Parkdale Main Street.



Proposed Plan Boundary

Parkdale Main Street
Proposed Heritage Conservation District



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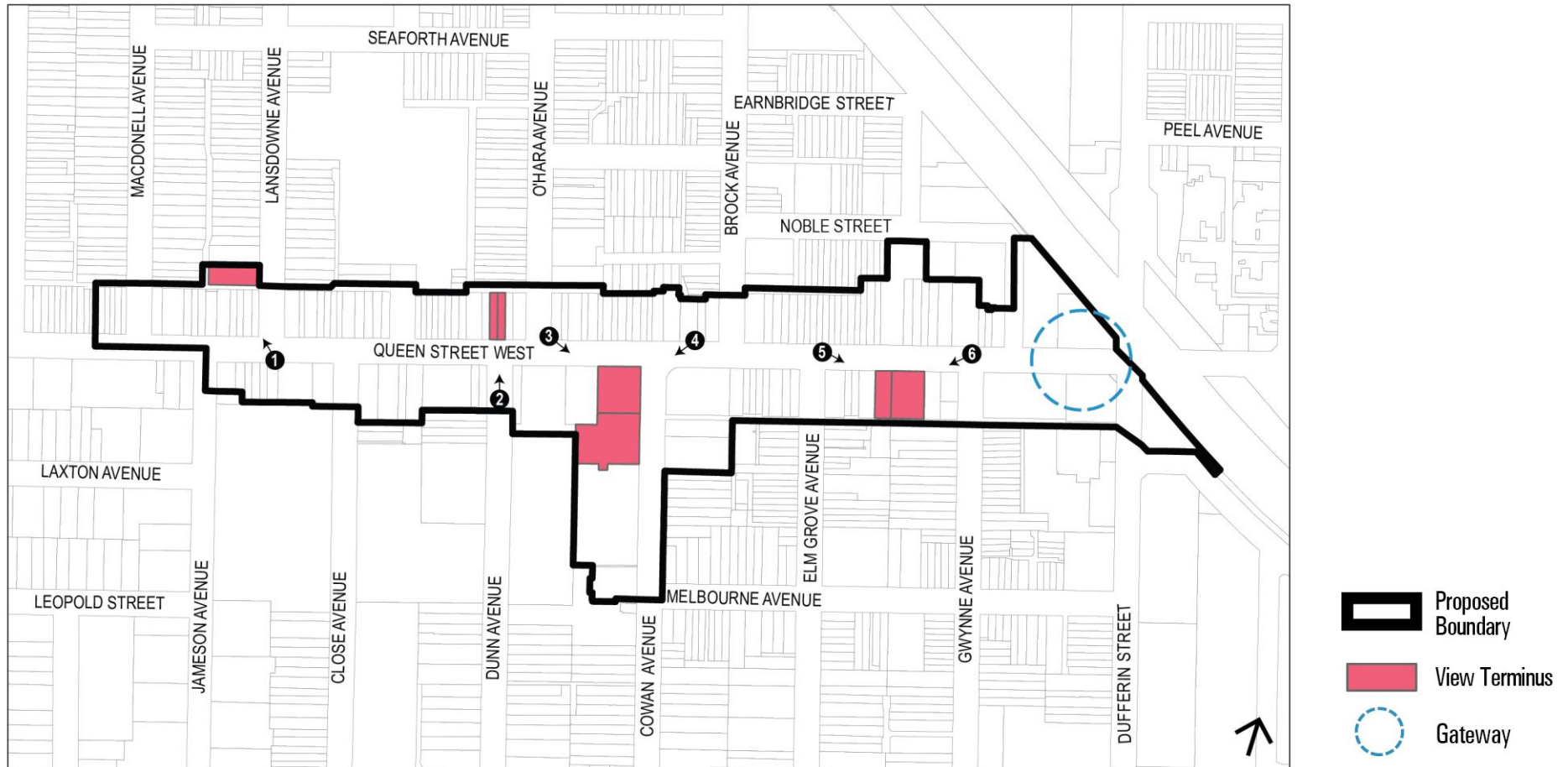
5.5 Views and Gateways (Draft)

6 key views have been identified within the District. These views contribute to the historic character and the streetscape of the District as well as quality of the public realm within the District. The following local landmarks have been identified as the termini of the key views:

- View northwest towards 10 Lansdowne Avenue from the corner of Lansdowne Avenue and Queen Street West
- View north towards 1408-1410 Queen Street West from Dunn Avenue
- View southeast towards 1313 Queen Street West from the corner of O'Hara Avenue and Queen Street West
- View southwest towards 220 Cowan Avenue from the corner of O'Hara Avenue and Queen Street West
- View southeast towards 1249 and 1255 Queen Street West from the north side of Queen Street West at Elm Grove Avenue
- View southwest towards 1249 and 1255 Queen Street West from the north side of Queen Street West at Gwynne Avenue

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5.5 Views and Gateways (Draft) (cont'd)



Parkdale Main Street HCD Plan (Draft) – Chapter 6: Policies & Guidelines for Contributing Properties



Parkdale Main Street HCD Plan

Chapter 6: Policies & Guidelines for Contributing Properties

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 |

This section contains **key policies and guidelines** from the draft Parkdale Main Street HCD Plan. It is not a comprehensive document.

Parkdale Main Street HCD Plan

6.1 Understanding (Draft)

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

- a) In order to determine appropriate interventions, the following should be taken into account:
- Building typology;
 - Architectural style;
 - Date of construction, including whether it falls within the 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.
- b) 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.
- c) 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.

6.1.2 *Alterations to a contributing property shall be conducted according to the stages of the conservation process, and using recognized conservation treatments.*

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6.2 Conservation (Draft)

6.2.1 *Contributing properties* shall be *conserved* in a manner that ensures the long-term *conservation* of the District's *cultural heritage value, heritage attributes, and the integrity of the contributing property.*

- a) Record, *repair* and *restore*, where possible, deteriorated, lost or *removed heritage attributes* based on thorough supporting historic documentation and research. If necessary, replace *heritage attributes* that are missing or deteriorated beyond *repair* in-kind.
- b) *Maintain contributing properties* on an ongoing and regular basis. Adopt a sustainable *maintenance* plan and regular scheduled inspections to identify necessary *maintenance* work.
- c) Stabilize deteriorated *heritage attributes* as required, until *repair* work is undertaken. This includes the regular cleaning and *repair* of damaged materials and *monitoring* architectural assemblies.

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6.4 Combined Properties and 6.5 Code Compliance (Draft)

6.4.1 *Alterations to combined properties* shall *conserve* the portion(s) of the property identified as *contributing* to the District according to Section 6.0 of this Plan.

6.4.2 *New development* on those portions of *combined properties* identified as *non-contributing* shall be consistent with Section 7.0 of this Plan.

6.4.3 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *new development, alteration or addition* on the *contributing* portions to the satisfaction of the Chief Planner and Executive Director of City Planning.

- a) The City will confirm through the Heritage Permit process those portions of the property that are considered *contributing* and *non-contributing* for the purpose of identifying applicable *policies* and *guidelines*.

6.5.1 Upgrades to *contributing properties* to comply with current codes and standards pertaining to health, safety, security, *accessibility* and sustainability shall *conserve* the *cultural heritage value* and *heritage attributes* of the District and the *integrity* of the *contributing property*.

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6.7 Removal and Relocation (Draft)

6.7.1 The *removal* of buildings or structures from a *contributing property* shall not be permitted, unless the building or structure is unrelated to the *contributing property's* Statement of Contribution.

6.7.2 The *relocation* of a building or structure within a *contributing property*, intact and excepting its sub-surface foundations, may be permitted if the *relocation* is a modest adjustment from its existing location and *conserves* the relationship of the building or structure's built form to the *public realm*.

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6.8 Maintenance (Draft)

6.8.1 *Contributing properties shall be maintained to ensure the conservation and integrity of the District's cultural heritage value and heritage attributes.*

- a) *Maintain contributing properties on an ongoing basis, utilizing a regular maintenance program, scheduled inspections and recognized conservation treatments.*
- b) *Stabilize deteriorated heritage attributes as required, until repair work is undertaken.*
- c) *Clean and repair damaged materials regularly, monitoring architectural assemblies for deterioration and when required take corrective action as soon as possible.*
- d) *Maintain the form, craftsmanship, material, detail, and assemblies of contributing properties.*
- e) *Ensure that all gutters, downspouts, crickets, eavestroughs and other water shedding elements are maintained and clear of debris.*
- f) *Preserve the unique patina of materials, where it exists and is not contributing to the deterioration of the contributing property.*
- g) *Ensure that products and techniques used for maintenance and repairs are compatible with and do not negatively impact the integrity and life-cycle of the contributing property.*

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6.9 Restoration (Draft)

6.9.1 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.

6.9.2 When undertaking a *restoration* project on a *contributing property*, building features from the period to which a building is being *restored* that have been *removed* or damaged should be re-instated.

- a) *Restore* where possible deteriorated original or *restored* features or *heritage attributes* based upon thorough supporting historic research.
- b) *Repair* rather than replace damaged or deteriorated *heritage attributes*.
- c) Where the *heritage attributes* of a *contributing property* are deteriorated beyond *repair*, ensure replacements are in-kind, *conserving* the composition, materials, size, finishes, patterns, detailing, tooling, colours and features.

6.9.3 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.

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6.10 Alteration (Draft)

6.10.1 The *alteration of contributing properties* shall be *compatible* with and subordinate to the District's *cultural heritage value* and *heritage attributes*.

- a) *Compatible alteration* should reference the architecture, materials, features and built form of the *contributing property*, and the history of the property including changes made over time.

6.10.2 New materials shall be physically and visually *compatible* with the materials of the *contributing property*.

6.10.3 *Alterations to contributing properties* shall include the *preservation* of the District's *heritage attributes*.

- a) *Preserve* rather than replace *heritage attributes* when designing *alterations*.
- b) Evaluate and document the existing condition of the *contributing property* including its *heritage attributes* prior to designing *alterations*.

6.10.4 On corner properties, *alterations* shall *conserve* the District's *heritage attributes* along any exposed side walls.

6.10.5 The *alteration of contributing properties* shall not diminish or detract from the *integrity* of the District or the *contributing property*.

6.10.6 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *alteration* to a *contributing property* to the satisfaction of the Chief Planner and Executive Director of City Planning.

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6.11 Massing (Draft)

Section 6.11 contains 13 draft policies

6.11.1 Additions to a contributing property shall conserve the *primary structure* of the *contributing property* so that its *three-dimensional integrity* and character is *conserved* as viewed from the *public realm* along the streetscape. (This policy includes 1 draft guideline.)

6.11.2 Additions to contributing properties shall be designed to be *compatible* with the scale, height, massing and form of the *contributing property*, *adjacent contributing properties* and the District's *heritage attributes*.

6.11.3 Additions to contributing properties shall not negatively impact the *cultural heritage values* and *heritage attributes* of the District.

6.11.4 Additions to a contributing property shall conserve the *cultural heritage value* and *heritage attributes* of the *contributing property* through their location, massing, height, proportions, architectural detailing, and materiality in order to be physically and visually *compatible* with, subordinate to, and distinguishable from the *contributing property*. (This policy includes 4 draft guidelines.)

6.11.9 New development and additions to a contributing property shall conserve the roof profiles and *heritage attributes* of the *contributing property* and abutting *contributing properties*. (This policy includes 3 draft guidelines.)

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6.12 Roofs (Draft)

Section 6.12 contains 7 draft policies

6.12.3 *Restore* where possible deteriorated original or *restored* roof features of a *contributing property* with regard to form, design, material and detail based upon thorough supporting historic research.

6.12.4 *Repair* rather than replace damaged or deteriorated original or *restored* roof features of a *contributing property*.

6.12.5 Where original or *restored* roofs of a *contributing property* are deteriorated beyond *repair*, replacements shall *maintain* the historic form, profile, appearance, materiality and features of the roof. *(This policy includes 1 draft guideline.)*

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6.13 Exterior Walls (Draft)

6.13.1 Original or *restored* exterior wall form, style and proportions of *contributing properties* shall be *conserved*. (*This policy includes 3 draft guidelines.*)

6.13.2 Original or *restored* exterior wall features, details and materiality of *contributing properties* shall be *conserved*. (*This policy includes 9 draft guidelines.*)

6.13.3 *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*.

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6.17 Signage (Draft)

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 *guidelines* developed in Section 6.17 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 District.

Signage types that are **permitted**:

- ✓ Window Signs attached, painted, etched or inscribed onto the interior of a display window
- ✓ Fascia Signs within the signage band
- ✓ Projecting Signs within proximity to a storefront entrance
- ✓ Externally illuminated signs

Signage types that are **discouraged**:

- ✓ Third party signs not related to the occupants or programming of the property
- ✓ Banners mounted parallel to the building façade
- ✓ Digital display screens and moving signs
- ✓ Wall signs painted directly onto the wall surface
- ✓ Roof signs on or projecting from the roof
- ✓ Internally illuminated signs lit by an artificial light source on or within the sign

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Chapter 7: Policies & Guidelines for Non-Contributing Properties

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

This section contains **key policies and guidelines** from the draft Parkdale Main Street HCD Plan. It is not a comprehensive document.

Parkdale Main Street HCD Plan

7.5 Alteration and Additions (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.

7.5.2 *New development and additions to non-contributing properties* shall be physically and visually *compatible* with the District's *cultural heritage value* and *heritage attributes*, including the *cultural heritage value* and *heritage attributes* of *any adjacent contributing properties*.

7.5.3 *New development and additions to non-contributing properties* shall not negatively impact the *cultural heritage value*, *heritage attributes* and *integrity* of the District and any *adjacent contributing properties*.

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7.6 Massing (Draft)

Section 7.6 contains 9 draft policies

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.*

7.6.2 *The base building portion of new development on non-contributing properties shall be designed to be compatible with the design, scale, height, massing and form of adjacent contributing properties and the District's heritage attributes.*

7.6.3 *New development on non-contributing properties shall be set back the same distance as the primary structure on adjacent contributing properties.*

7.6.4 *New development and additions to a non-contributing property shall conserve the three dimensional integrity and character of contributing properties of the block where it is located and adjacent contributing properties.*

7.6.5 *New development on non-contributing properties shall be designed with a streetwall that matches the height of adjacent contributing properties and contributing properties of the block where it is located. (This policy includes 2 draft guidelines.)*

Parkdale Main Street HCD Plan

Chapter 8: Policies & Guidelines for Parks and Public Realm

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

This section contains **key policies and guidelines** from the draft Parkdale Main Street HCD Plan. It is not a comprehensive document.

Parkdale Main Street HCD Plan

8.1 Historic Nodes (Draft)

The SASP 566 (OPA 445) has identified Focus Areas and Boulevard Spaces as key opportunities for improvements to the public realm in the District. According to OPA 445, **Focus Areas** are locations that either play a key role as important cultural, civic and social places, or present opportunities to improve the interface between such spaces. They will be prioritized for public realm improvements and investments within the existing right-of-way, such as public art, street furniture and other street infrastructure installation, street tree planting, mobility and accessibility improvements, with a goal to create a unified streetscape while reinforcing distinct characteristics of their context.

Boulevard Spaces are public spaces along the side frontage of buildings on corner lots. The replacement of boulevard parking and expansion of landscaped space, active uses, and bike share facilities within these areas is encouraged. According to OPA 445, new buildings on these corner lots are also encouraged to expand these spaces where appropriate.

The HCD Plan acknowledges and affirms 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.

For the purpose of the HCD Plan, the following **T-Intersections** have been identified as **important historic nodes** and focus areas that should be conserved:

- North side of Queen Street West: Brock Avenue, O'Hara Avenue, & West Lodge Avenue, Lansdowne Avenue & Macdonell Avenue
- South side of Queen Street West: Elm Grove Avenue, Cowan Avenue (between Queen Street West and Melbourne Avenue), and Dunn Avenue

Parkdale Main Street HCD Plan

8.3 Streetscape and Laneways (Draft)

Section 8.3 contains 3 draft policies

8.3.1 The street and laneway network shall be *conserved* and, where appropriate, extended and/or enhanced.

- a) The existing pavement surface elevations, layout pattern and road widths should be regularly *maintained* and retained when resurfacing or upgrades are undertaken.
- b) A variety of uses and functions should be facilitated, including but not limited to pedestrian and bicycle use, service access, active uses at grade, and creative and cultural activities.
- c) Business servicing and delivery hours should be coordinated to support the use of laneways as public circulation routes.
- d) Interpretation of the laneway network, including their historic use and evolution over time, is strongly encouraged.
- e) Street signage design should reinforce the District's overall historic character and sense of place, and assist in the historical interpretation of the area.
- f) *Maintain* laneway paving in good condition.
- g) Enhance laneways with pavement treatments and appropriate lighting to create a pedestrian-friendly environment.
- h) *Maintenance* and enhancement of *public realm* by using the public spaces for cultural events and activities that contribute to the historic character and sense of place of the District is strongly encouraged.

City of Toronto – Chapter 10: Procedures



Parkdale Main Street HCD Plan

Chapter 10: Procedures (Draft)

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

This section contains **key excerpts** from the draft Parkdale Main Street HCD Plan. It is not a comprehensive document.

Ch.10 Draft Table of Contents

Parkdale Main Street HCD Plan

10.1 Heritage Permits Deemed to be Issued (Draft)

Applications for the erection, demolition, alteration, or removal of a building or structure within the District require a heritage permit. In accordance with Part V of the OHA and with Chapter 103 of the City of Toronto Municipal Code, certain classes of alterations are considered minor in nature and may be carried out without applying for a heritage permit. These include:

- 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 (i.e., '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, patios and seasonal decorations

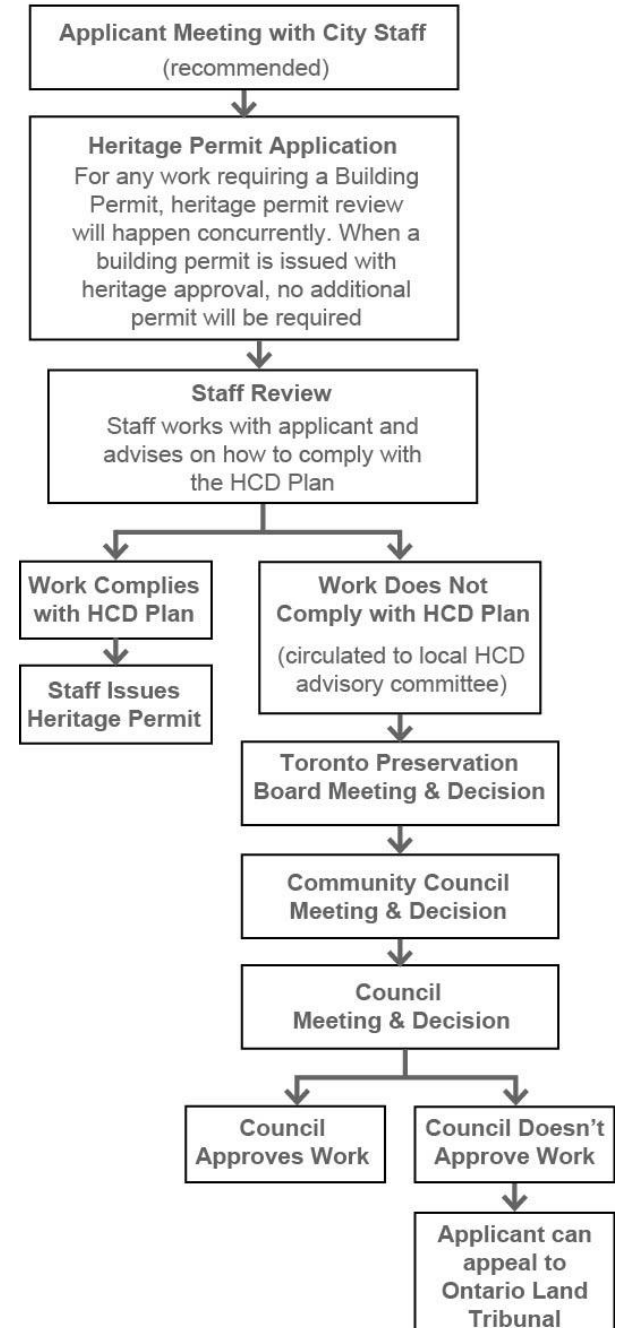
Although a heritage permit is not required for the above classes of alterations, property owners and tenants are encouraged to conform to the intent of this Plan for all work undertaken on their properties.

Parkdale Main Street HCD Plan

10.2 Heritage Permit Process (Draft)

Owners of property within the District are required to submit a heritage permit application for alterations that are visible from the public realm. Proposed alterations are reviewed for consistency with this Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the public realm, this Plan does not apply to the alteration of interiors or to exteriors that cannot be seen from the public realm.

Heritage Permit Process



Parkdale Main Street HCD Plan

10.3 Heritage Impact Assessment (Draft)

The City of Toronto's Official Plan states that a Heritage Impact Assessment may be requested for development proposals on any property that is listed on the Heritage Register; this includes any property within the District. 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 Heritage Impact Assessment must be prepared by a qualified heritage professional. 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.

For additions to contributing and non-contributing properties:

"The City of Toronto may require heritage impact assessments for additions to contributing (also for non-contributing) properties to determine the impact of the addition on the cultural heritage value and [heritage] attributes of the district."

For demolitions:

"A heritage impact assessment will be required to determine the impact of replacement buildings on the cultural heritage value and [heritage] attributes of the district."

For new development:

"A heritage impact assessment may be required to determine the impact of new buildings and structures on the cultural heritage value and [heritage] attributes of the district."

Parkdale Main Street HCD Plan

10.4 Archaeological Assessment (Draft)

For contributing and non-contributing properties within areas of archaeological potential, soil disturbance activities associated with large-scale development, such as applications under the Planning Act, will be subject to archaeological review by City staff and an archaeological assessment will be required prior to any on-site work.

Furthermore, proposed small-scale alterations to contributing properties and non-contributing properties will be subject to archaeological review by City staff and an archaeological assessment may be required prior to any on-site work that involves:

- Additions to existing structures requiring subsurface disturbances
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
- Foundation repair/alteration to existing buildings
- New service hook ups or repairs to a building frontage with a minimal setback and originating from the adjacent right-of-way
- New service hook ups or repairs to a building set back from the right-of-way of origin
- Landscape alterations requiring subsurface excavation/grade changes.

City of Toronto – Appendices



Parkdale Main Street HCD Plan

Appendix B: Heritage Incentives (Draft)

Incentive programs from all levels of government are critical *conservation* tools. They can provide funding support for property owners who are *conserving* their properties, often at considerable expense.

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of *conservation*: the Toronto Heritage Grant Program, and the Toronto Heritage Property Tax Rebate Program. Beyond providing funding support, these programs assist successful applicants in reaching the highest *conservation* standards possible for their projects.

The Heritage Property Tax Rebate Program offers a tax rebate of 40% of taxes paid on the portions of eligible properties that have been identified as *heritage attribute* in a Heritage Easement Agreement. Revisions to the program in 2015 updated eligibility to include commercial or industrial properties exclusively, including properties within Heritage Conservation Districts (identified as *contributing properties*). This update included revisions that recalculate rebates to provide matching funds for eligible *conservation* work. The provincial government shares the cost of rebates with the City according to the education portion of the property taxes.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage *conservation* work to owners of properties that are designated under Part IV or Part V of the OHA. The program receives stable annual funding; at the time of writing, funding is at just over \$300,000 annually. Revisions to the program in 2015 have updated eligibility for the program to include residential and tax-exempt properties exclusively.

Heritage Tax Rebate Program

- For [Commercial and Industrial properties](#)
- Started in 2007, restructured in 2015
- Eligible work examples may include the maintenance and conservation of:
 - Exterior walls and façades
 - Roofs,
 - Foundations,
 - Chimneys,
 - Exterior windows and doors
 - Exterior stairs,
 - Porches

You can use the [rebate calculator](#) to estimate how much of a Heritage Property Tax Rebate you may be eligible to receive



Before Conservation



After Conservation

Heritage Grant Program

- For [residential and tax exempt properties](#)
- City provides matching grant funds for eligible heritage conservation work to owners of properties that are **designated under Part IV or Part V** of the Ontario Heritage Act.
- Started in 1986
- Funds provide assistance to repair and retain defining heritage attributes, including:
 - Masonry
 - Windows
 - Doors
 - Wood detailing
 - Slate roofs



Before Conservation



After Conservation

Feedback and Questions

The Presentation and Supplementary Materials will be available on the [City's Parkdale Main Street HCD website](#).

Feedback on Supplementary Materials about the HCD Plan can be directed to:

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416-338-5702

Megan Albinger, Assistant Planner

E-mail: Megan.Albinger@toronto.ca

416-394-2789

Deadline: May 4th, 2022.

As always, you may reach out to us at any time with questions.

Thank you!

Please share your feedback by

May 4th, 2022

