

Parkdale Main Street HCD Plan (Draft)

Local Advisory Committee Meeting #2

April 5th, 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

- Provide an update on the HCD Plan, including refinements made since the previous meeting
- Share and discuss draft policies and guidelines for
 - contributing and non-contributing properties
 - parks and public realm
- Discuss the approach to community engagement



Agenda

-  6:00 p.m. **Welcome & Introductions**
-  6:10 p.m. **Draft HCD Plan Update and Review of draft contributing and non-contributing properties policies and guidelines**
-  6:40 p.m. **Discussion**
-  7:15 p.m. **Review of draft Parks and Public Realm policies and guidelines**
-  7:25 p.m. **Discussion**
-  7:45 p.m. **Discussion – Community Engagement**
-  7:55 p.m. **Wrap up, Next Steps, and Adjourn at 8:00 p.m.**

Feedback

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

Stephanie Quezada

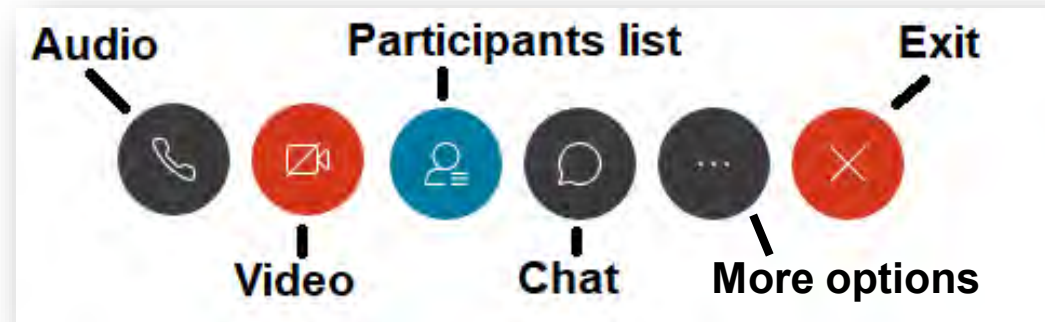
E-mail: stephanie@thirdpartypublic.ca

Phone: 416-572-4365

Please provide your feedback by **April 12, 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 to the Audio Conference with landline/mobile*

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



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

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

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

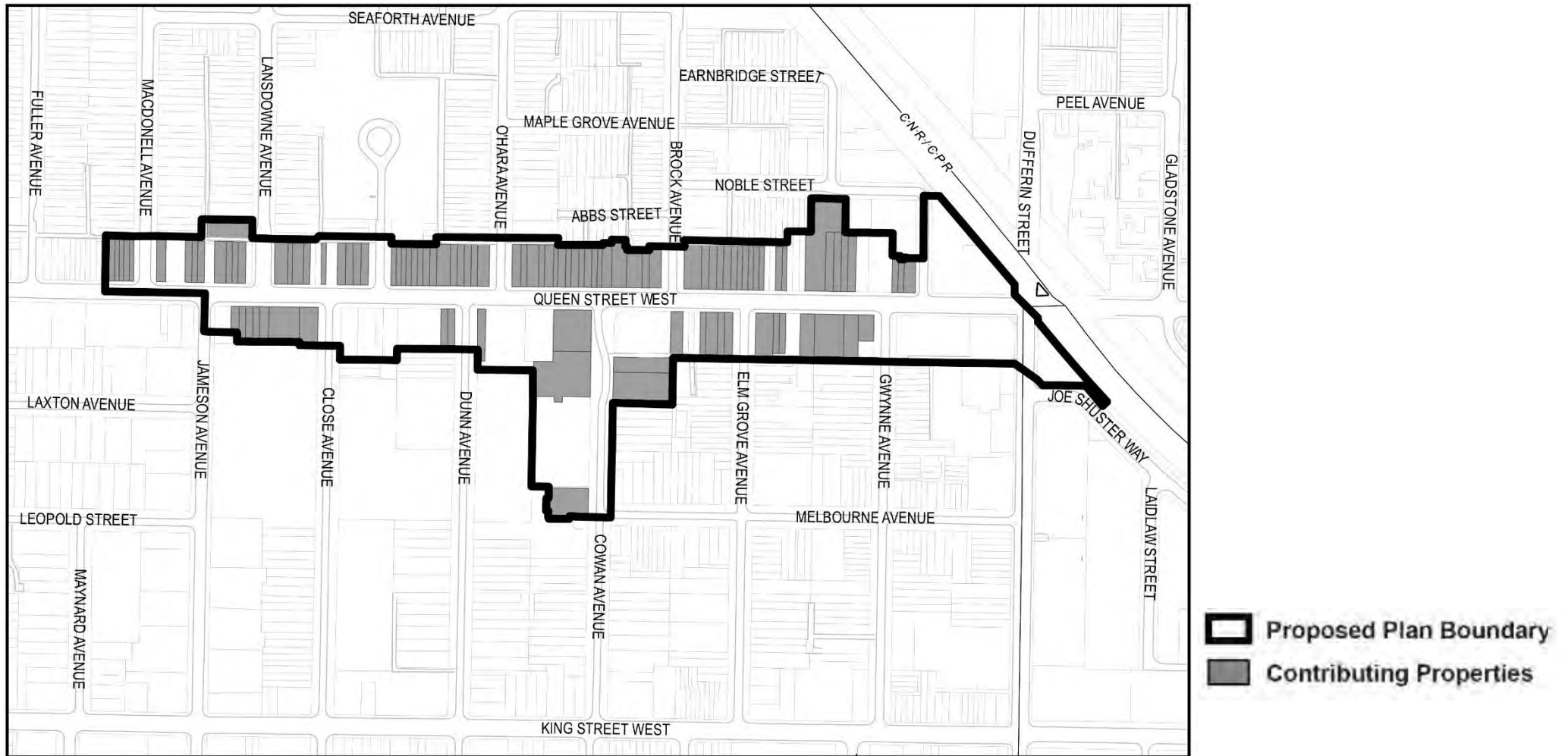
Step 5. – Answer the phone and follow the prompts to join the Audio Conference

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

Parkdale Main Street HCD Plan (Draft) – Overview



What is an HCD and Why Parkdale Main Street?



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

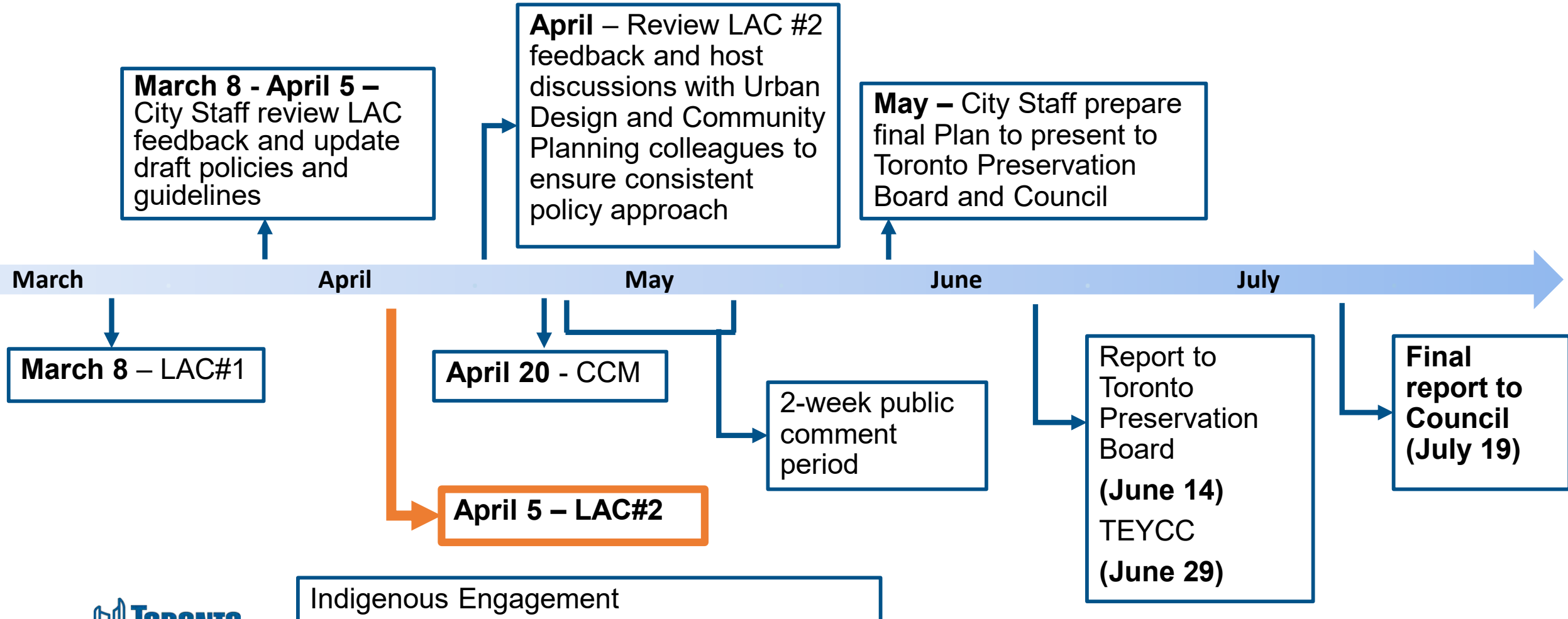
- West Queen West HCD Study (from Bathurst Street to Roncesvalles Avenue) was prioritized because the cultural heritage resources along Queen Street West and the overall **heritage character** and **historic environment** of the street had almost no form of heritage protection.
- *Listing* on the Heritage 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)

Project Timeline Q1/Q2 2022



Policy and Planning Frameworks

Chapter 2 of the HCD Plan (Draft)



Parkdale Main Street HCD Plan (Draft) – Feedback and Updates from LAC #1



Feedback from LAC #1

What We Heard:

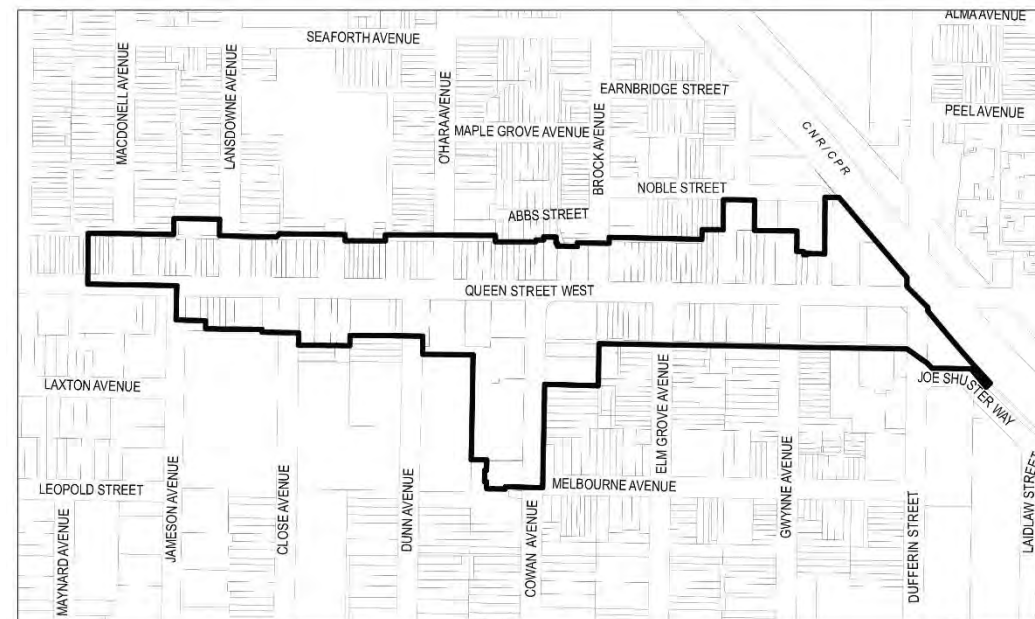
- It's important that the City clarify the opportunities and limitations of an HCD Plan.
- Art and creativity, cultural diversity, affordability, and an entrepreneurial spirit are key elements of Parkdale's intangible culture.
- Parkdale has several under-used public spaces that could help support the conservation of the community's heritage.
- LAC members did not raise any strong concerns about the key policies and objectives in the draft HCD Plan.

Parkdale Main Street HCD Plan

District Significance, Objectives and Resources (Draft)

The first part of an HCD Plan must:

- Identify the cultural heritage values of the District in the **Statement of Cultural Heritage Value** and **Heritage Attributes**
- **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.*
- **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.*
- Identify what we are trying to achieve by designating the area a Heritage Conservation District (the **Statement of Objectives**)
- Identify and describe the boundary of the District and the **Heritage Resources** that are within it



 **TORONTO**

Proposed Plan Boundary

Parkdale Main Street
Proposed Heritage Conservation District

 Proposed Plan Boundary

Not to Scale
04/01/2022

Boundary Map (Draft)

Parkdale Main Street HCD Plan

Draft Heritage Attributes

Key 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;
- The **consistent historic streetwall**, **fine-grained streetscape pattern** and **human scale** of the District defined by predominantly 2 to 3 storey 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 identified **views of landmarks and gateway**, which define a sense of place and support an understanding of the District's *cultural heritage value*;

Parkdale Main Street HCD Plan

Chapter 4: Draft Statement of Objectives

Key Objectives:

- ❑ *Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, building typologies, public realm, and archaeological resources.*
- ❑ *Conserve the historic main street character of the District, including its consistent streetwall, scale, fine-grained built form, rear service laneways, and pedestrian orientation of buildings, and support the mixed commercial, retail, or residential uses that main street character implies.*
- ❑ *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.*
- ❑ *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 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.*



View west from 1249 Queen Street West, 2022

Parkdale Main Street HCD Plan

Chapter 4: Draft Statement of Objectives (cont'd)

Previous:

- ☐ *Conserve* and enhance the social, cultural and community values of the District.

What we heard about Parkdale:

- It has a strong artistic and creative culture
- It is a vibrant, diverse, and welcoming community for newcomers
- Maintaining affordability and access to physical space is fundamental to preventing displacement of existing community members
- There is strong support for new and creative local businesses

Updated:

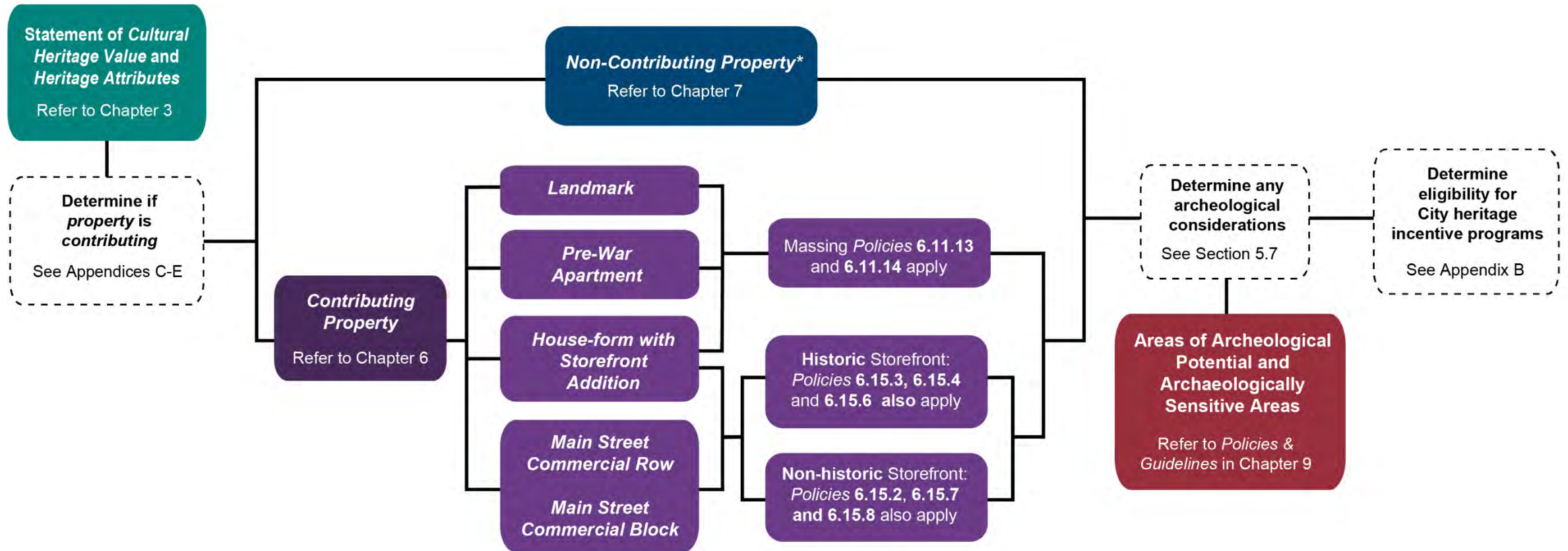
- ☐ *Conserve* and enhance the social, cultural and community values of the District as a vibrant and welcoming community, as expressed through the community's activism in leading collaborative and equitable social change that supports local artists, residents, business owners and service users and the collection of civic and religious buildings and public space around Cowan Avenue as a focal point for social and civic activities.



Cowan Ave, 2022

Parkdale Main Street HCD Plan

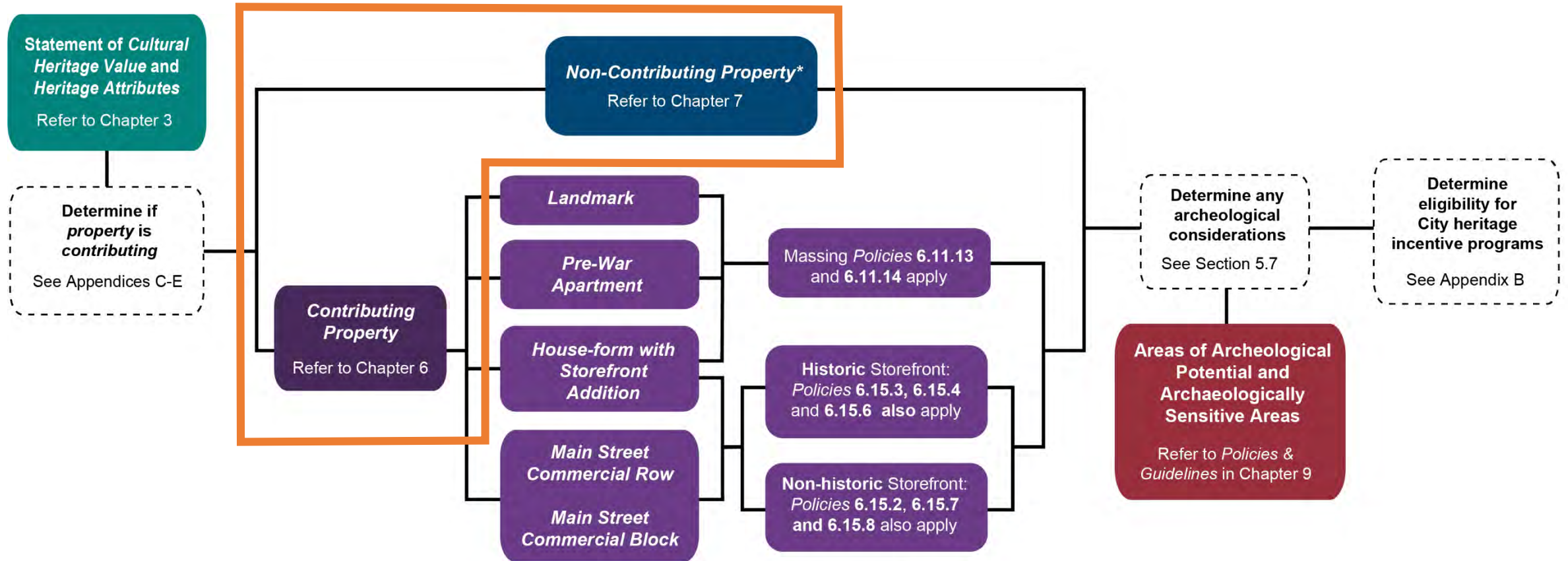
Road Map (Draft)



*With the exception of Masaryk Park (212 Cowan Avenue) and the Dufferin Amphitheatre (1264 Queen Street West). Refer to Chapter 8 Policies & Guidelines for Parks and Public Realm

Parkdale Main Street HCD Plan

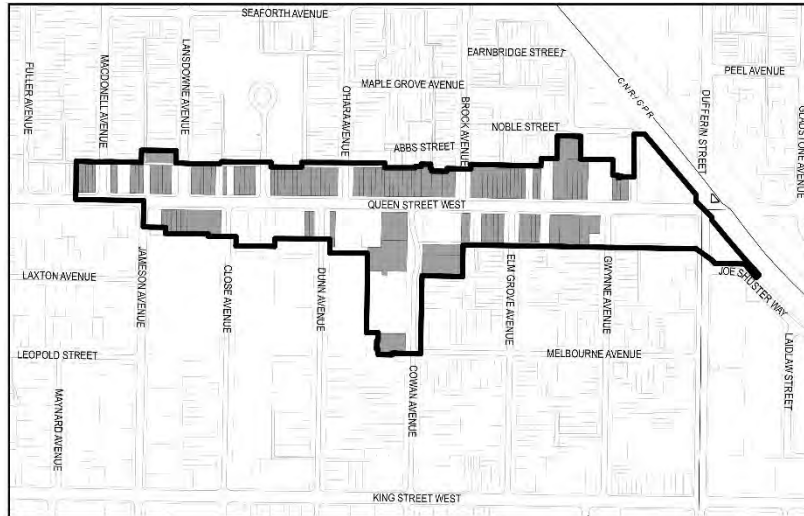
Road Map (Draft)



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Parkdale Main Street HCD Plan (Draft)

Updates to Contributing and Non-Contributing Properties



Contributing Properties Map (Draft)



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

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



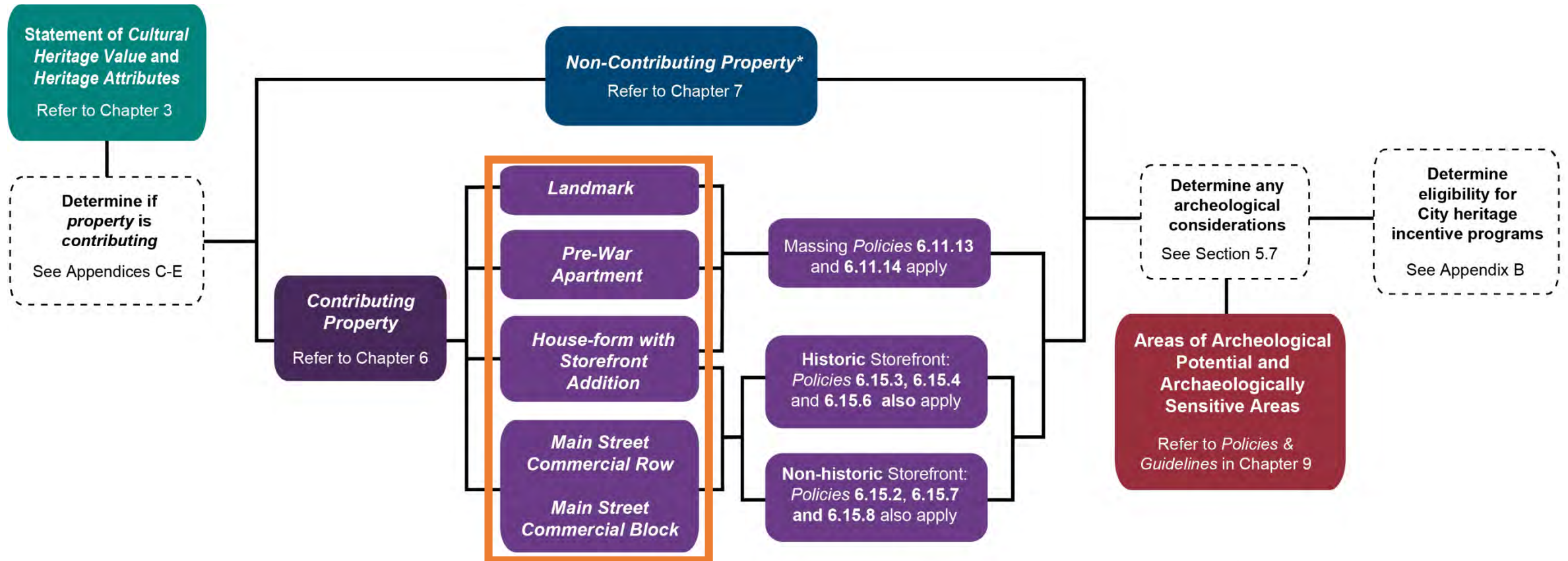
Overcladding on 1414 Queen St W, 2022



Overcladding on 1450 Queen St W, 2022

Parkdale Main Street HCD Plan

Road Map (Draft)



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Parkdale Main Street HCD Plan

Chapter 5 - Building Typologies (Draft)

Landmark



201 Cowan Ave, 2017

Pre-War Apartment



1387 Queen St W, 2017

House-form with
Storefront Addition



1255 Queen St W, 2017

Main Street
Commercial Row



1456-1458 Queen St W, 2015

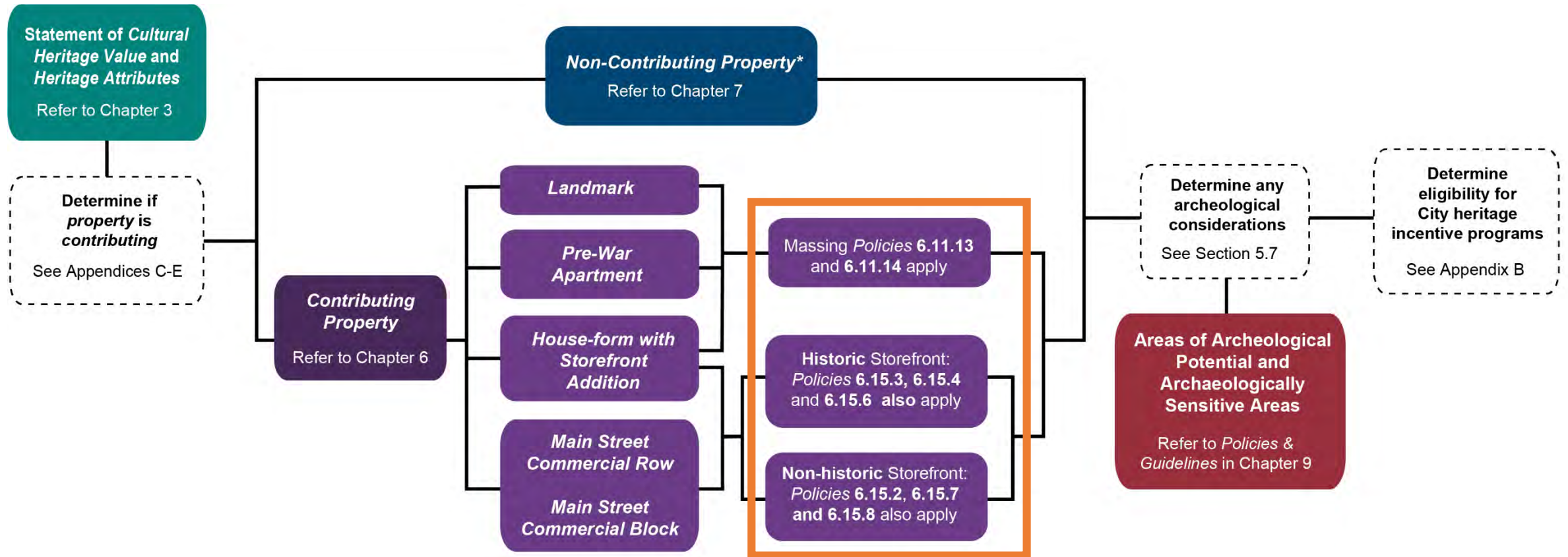
Main Street
Commercial
Block



1408-1410 Queen St W,
2019

Parkdale Main Street HCD Plan



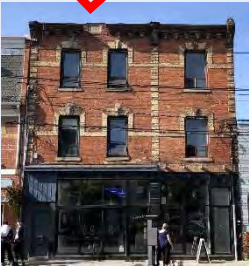
Road Map (Draft)



*With the exception of Masaryk Park (212 Cowan Avenue) and the Dufferin Amphitheatre (1264 Queen Street West). Refer to Chapter 8 Policies & Guidelines for Parks and Public Realm

Parkdale Main Street HCD Plan

Appendix D: Statement of Contribution (Draft)

Photo	Address	Secondary Address	Building Typology	Architectural Style	Heritage Status	Built	Statement of Contribution	Storefront Classification
	1276 Queen Street West		Main Street Commercial Row	Edwardian Classicism	Listed	1896-1901 (TBD)	Design/Physical Contextual	Historic
	1277 Queen Street West	1279 Queen Street West	Main Street Commercial Block	20th Century Vernacular	Listed	1939	Design/Physical Contextual	Non-historic
...
	1320 Queen Street West	1320 A Queen Street West	Main Street Commercial Row	Italianate	Listed	1881	Design/Physical Contextual	Non-historic

Parkdale Main Street HCD Plan (Draft) - Chapters 6-7: Key Policies & Guidelines for Contributing & Non-Contributing Properties



Parkdale Main Street HCD Plan

Policy vs. Guideline

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



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

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

Sample page from Garden District HCD Plan

Parkdale Main Street HCD Plan

Chapter 6: Policies & Guidelines for Contributing Properties



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

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

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

6.1.3 Alterations to a contributing property may be permitted only once the *cultural heritage value* and *heritage attributes* of the District, as expressed through the property, have been documented and described, and the impact of any proposed *alteration* on those values and attributes has been determined.

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

Parkdale Main Street HCD Plan

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.



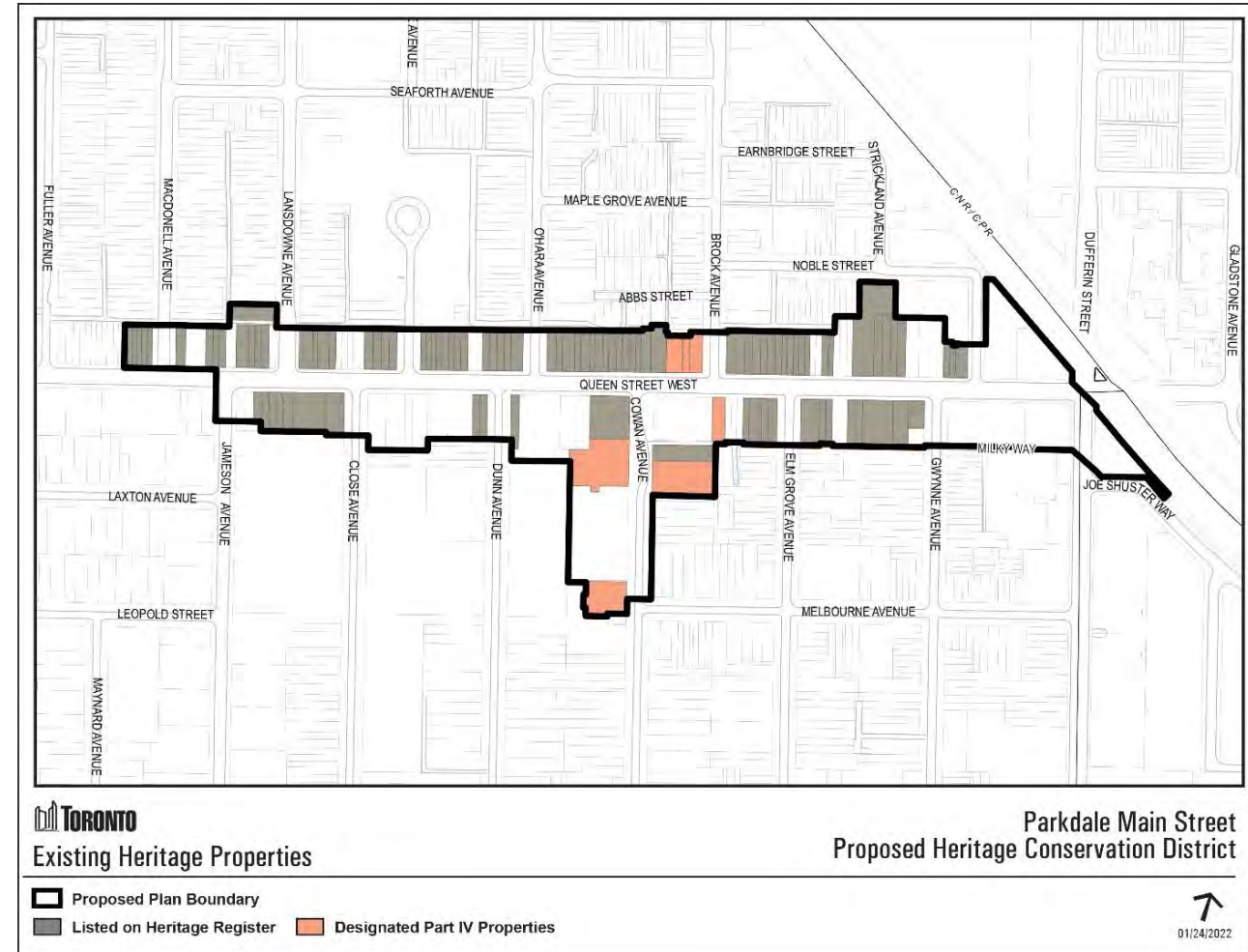
Window Repair, 1390 Queen St W, 2022

Parkdale Main Street HCD Plan

6.3 Existing Part IV Designations (Draft)

6.3.1 In situations where the requirements of any heritage easement agreement conflicts with the requirements of this Plan, *conservation* of the *cultural heritage values* and *heritage attributes* specified for the property subject of the heritage easement agreement will take precedence over the *conservation* of District-wide *cultural heritage values* and *heritage attributes*.

6.3.2 In situations where the *cultural heritage value* and *heritage attributes* of a designation by-law enacted pursuant to subsection 29(1) of the *Ontario Heritage Act* differs from this Plan, *conservation* of the *cultural heritage values* and *heritage attributes* specified in the individual property's designating by-law will prevail, unless doing so would expressly conflict with this Plan.



Parkdale Main Street HCD Plan

6.4 Combined Properties (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*.

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that contain significant vacant space upon which *new development* could occur.



Queen Street West at Macdonell Ave – Google Streetview, 2015; with overlay

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*.

6.6.2 The *demolition and reconstruction* of a building on a *contributing property* shall not be permitted.

6.6.3 As per the City of Toronto's Property Standards By-law, ensure that *contributing properties* are protected against *demolition by neglect*.

Parkdale Main Street HCD Plan

6.7 Removal and Relocation (Draft)

In the Parkdale Main Street HCD, the continuous streetwall, where buildings or structures on *contributing properties* are built to the property lines, has been identified as a *heritage attribute*.

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*.



North side Queen St W at Elm Grove Ave, 2022

Parkdale Main Street HCD Plan

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*.



Detail, 1380 Queen St W, 2022

Parkdale Main Street HCD Plan

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.



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



Queen St W and Noble St, 1920s – City of Toronto Archives

Parkdale Main Street HCD Plan

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.



Rear Additions, 1432 Queen St W, 2022

Parkdale Main Street HCD Plan

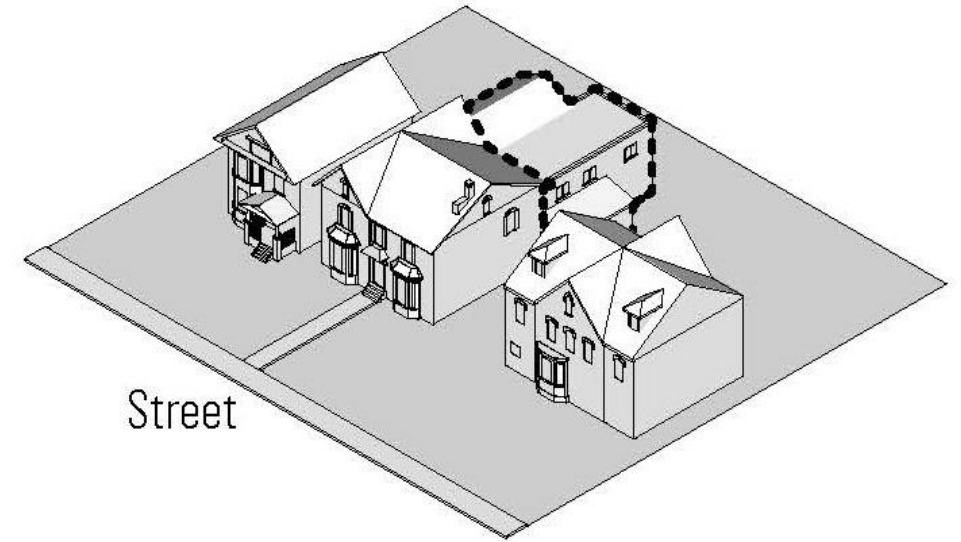
6.11 Massing (Draft)

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.)



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.

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*.

Parkdale Main Street HCD Plan

6.11 Massing (Draft) (cont'd)

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.*
- b. *A one-story vertical addition on contributing properties, with flat roofs, with a 3.0 metre stepback may be permitted.*



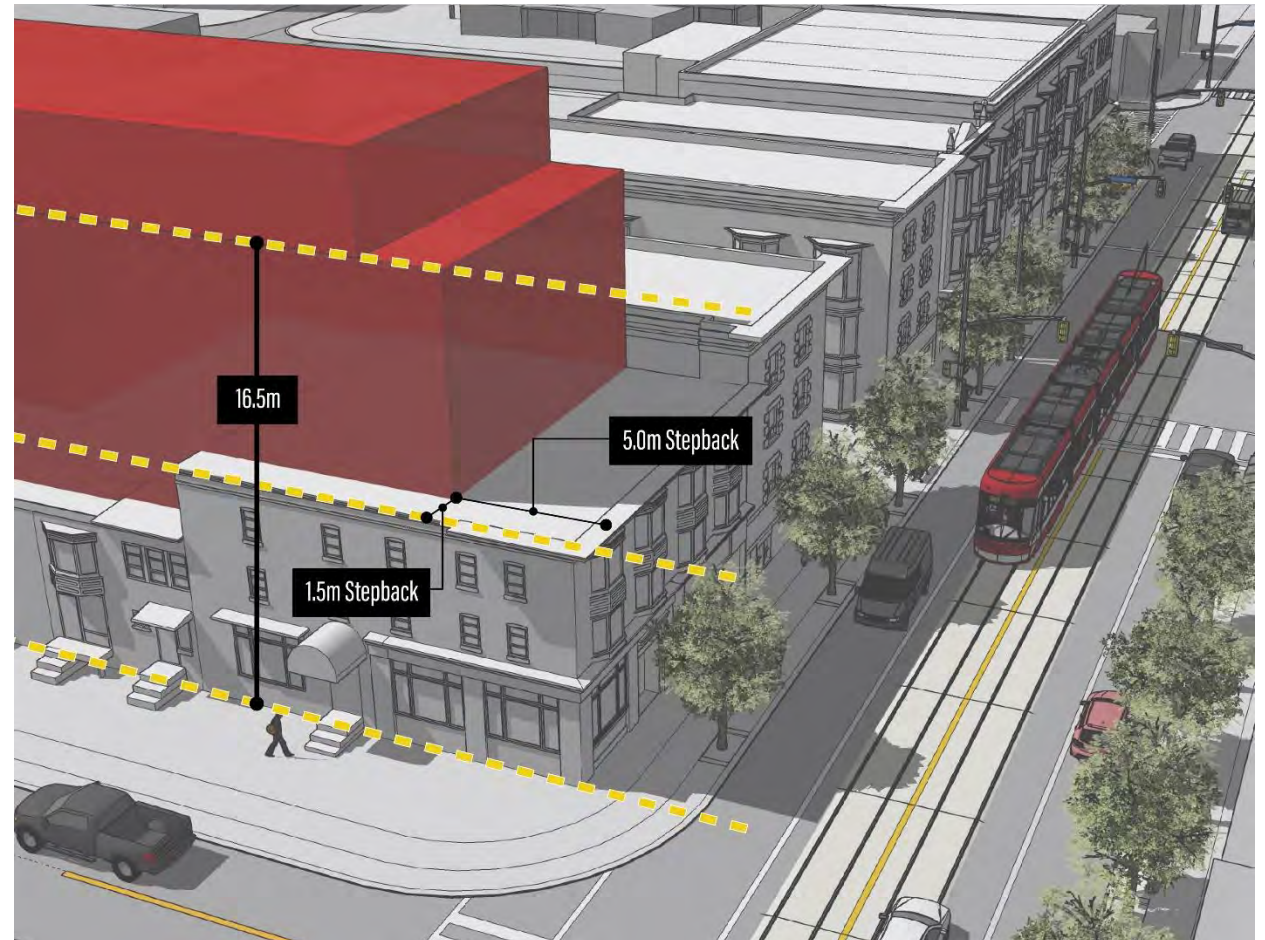
Concept Diagram - Queen Street West at Macdonell Ave

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. (This policy includes several draft guidelines including the following:)

- 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

6.11 Massing – Landmark Properties (Draft)

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

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



207 Cowan Ave, 2022



201 Cowan Ave, 2017



186 Cowan Ave, 2022

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

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

Note:

Draft Section 6.11 includes 14 policies.

Parkdale Main Street HCD Plan

6.12 Roofs (Draft)

6.12.1 Alterations shall conserve the roof form and profile of *contributing properties*. (This policy includes 4 draft guidelines.)

6.12.2 Alterations shall conserve the roof features of *contributing properties*. (This policy includes 2 draft guidelines.)

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.)

Note:
Draft Section 6.12 includes
7 policies.



Parkdale Main Street HCD Plan

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.



North side of Queen St W between O'Hara Ave and Brock Ave, 2022

Parkdale Main Street HCD Plan

6.14 Windows and Doors (Draft)

6.14.1 Form, placement, rhythm and style of original or *restored* windows and doors of *contributing properties* shall be *conserved*. (This policy includes 1 draft guideline.)

6.14.2 Structural and architectural features of original or *restored* windows and doors of *contributing properties* shall be *conserved*. (This policy includes 2 draft guidelines.)

6.14.3 Solid-to-void ratios in the design of *additions* to *contributing properties* that are not stepped back from a building face or lot line, shall be *conserved*. (This policy includes 2 draft guidelines)

6.14.4 Windows and doors located on an *addition* to a *contributing property*, that are visible from the *public realm*, shall be physically and visually compatible with *cultural heritage value* and *heritage attributes* of the District and the *contributing property*. (This policy includes 1 draft guideline)

6.14.5 Awnings may be installed only where they are physically and visually *compatible* with the *contributing property*, as exemplified by its architectural style, materials and rhythm of bays. (This policy includes 1 draft guideline)



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



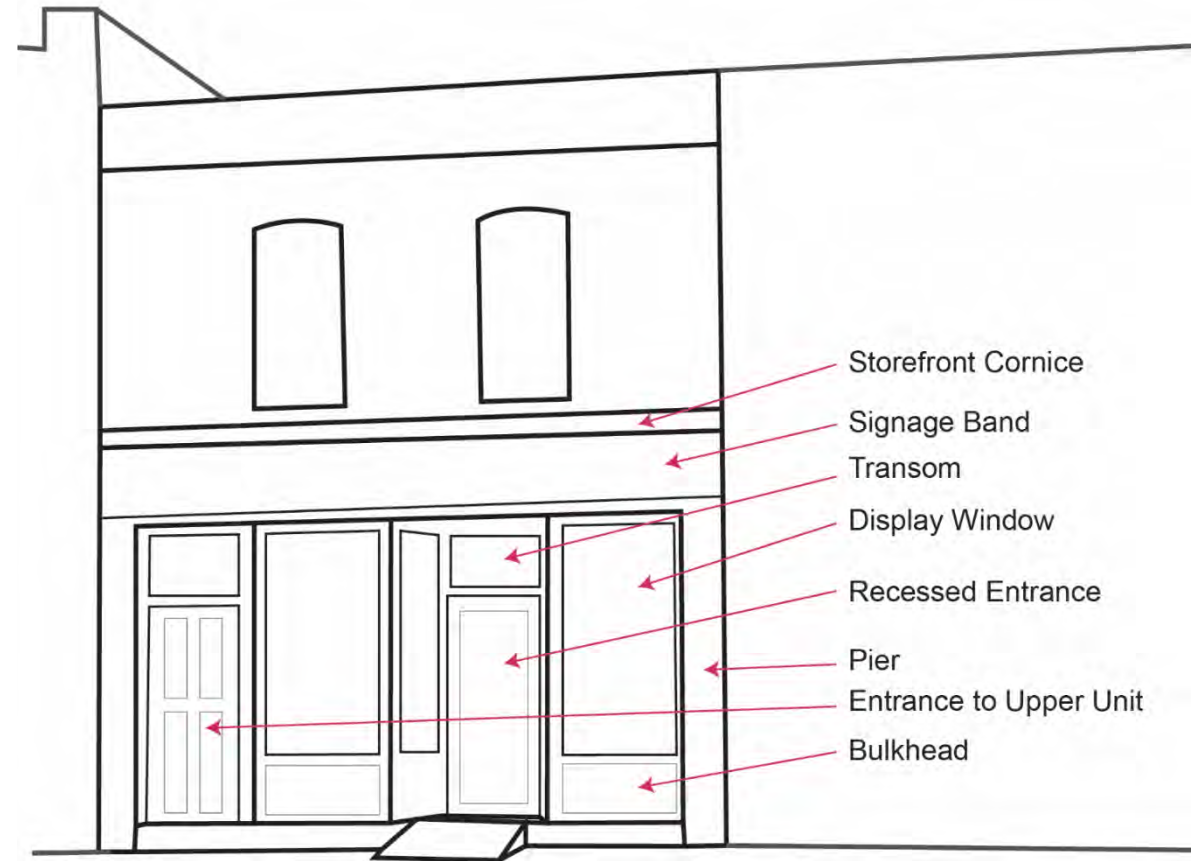
Upper windows, 1408-1410 Queen St W, 2019

Parkdale Main Street HCD Plan

6.15 Storefronts (Draft)



1374-1378 Queen St W, 2019



Typical Historic Storefront components on Queen Street West (Draft)

Parkdale Main Street HCD Plan

6.15 Storefronts (Draft)

6.15.1 Historic storefront components of contributing properties, including but not limited to wood, masonry and metal features, shall be *conserved*. Historic storefronts components shall not be *removed*.

- a. *Restore* where possible deteriorated historic storefront components according to form, design, material and detail based upon thorough supporting historic research.
- b. *Repair* rather than replace damaged or deteriorated historic storefront components.
- c. Replace only those original or *restored* storefront components that have deteriorated beyond *repair*.
- d. When *conserving* wood storefront components, including panels, pilasters, cornices, entablatures, or mouldings, consider the type and species of wood and *repair* only what is necessary.
- e. Avoid cladding wood components in metal, vinyl or other materials.
- f. Painting historically unpainted masonry surfaces on storefronts is not an appropriate treatment. Avoid *removing* paint from masonry surfaces in a manner that causes damage to the historic materials.
- g. Applying water repellent or waterproof coatings on masonry storefront features should be avoided.
- h. When repointing masonry, an appropriate and *compatible* mortar mixture and employing traditional pointing methods should be used.
- i. Regularly inspecting and *maintaining* historically painted metal components is recommended.



1418 Queen St W (Contributing Property), 2015



1349 Queen St W (Contributing Property), 2015



1276 Queen St W (Contributing Property), 2015

Parkdale Main Street HCD Plan

6.15 Storefronts (Draft)

6.15.2 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*. (This policy includes 3 draft guidelines.)

6.15.3 When the replacement of historic components on a historic storefront is necessary, replacements shall be in-kind, *maintaining* the original compositions, size, finishes, patterns, tooling and colours of the original material. (This policy includes 1 draft guideline.)

6.15.7 Alterations to a non-historic storefront on a *contributing property* should reflect the proportions and composition of historic storefronts in the District, with large display windows, bases, pilasters, frames, and entablatures.

Note: Draft Section 6.15 includes 7 policies.



1408 Queen St W (Contributing Property), 2017



1392 Queen St W (Contributing Property), 2017



1406 Queen St W (Contributing Property), 2017

Parkdale Main Street HCD Plan

6.16 Entrances (Draft)

6.16.1 Form, placement and style of original or *restored* entrances of *contributing properties* shall be *conserved*. (This policy includes 3 draft guidelines.)

6.16.2 Features and details of original or *restored* entrances of *contributing properties* shall be *conserved*.

- a. *Conserve* the material, stairs, pilasters, surrounds, and other decorative masonry, metal and wood details, assemblies and craftsmanship of original or *restored* entrances.
- b. Damaged or deteriorated original or *restored* entrance features should be *repaired* rather than replaced.
- c. Replace only those original or *restored* entrance features that have deteriorated beyond *repair*.

6.16.3 New entrances on a *contributing property* shall be physically and visually *compatible* with the District's *heritage attributes*, in terms of design, scale, and material.

- a. Contemporary design and materials may be used for new entrances, providing they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District and the historic character of the *contributing property*.
- b. Avoid creating a false historical appearance.



Main Entrance, 1387 Queen St W, 2022

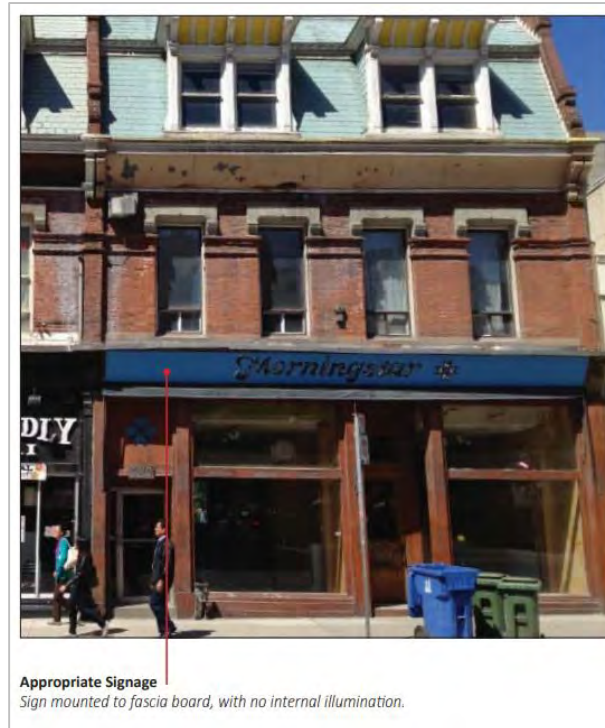
Parkdale Main Street HCD Plan

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 6.15 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 Diagram from Historic Yonge HCD Plan (2016)

1338-1342 Queen St W, 2019

Parkdale Main Street HCD Plan

6.17 Signage (Draft)

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



1366 Queen St W, 2019



Non-permitted Signage
Signage covering too much building façade, inappropriate size.

Signage Diagram from Historic Yonge HCD Plan (2016)

Parkdale Main Street HCD Plan

Chapter 7: Policies & Guidelines for Non-Contributing Properties



1285-1289 Queen St W, 2022

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
- 7.14. Parking and Service Areas

Ch.7 Draft Table of Contents

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.



1266 Queen St W, 2019



1229 Queen St W, Google Streetview, 2019

Parkdale Main Street HCD Plan

7.6 Massing (Draft)

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.

7.6.4 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. (This policy includes 3 draft guidelines.)



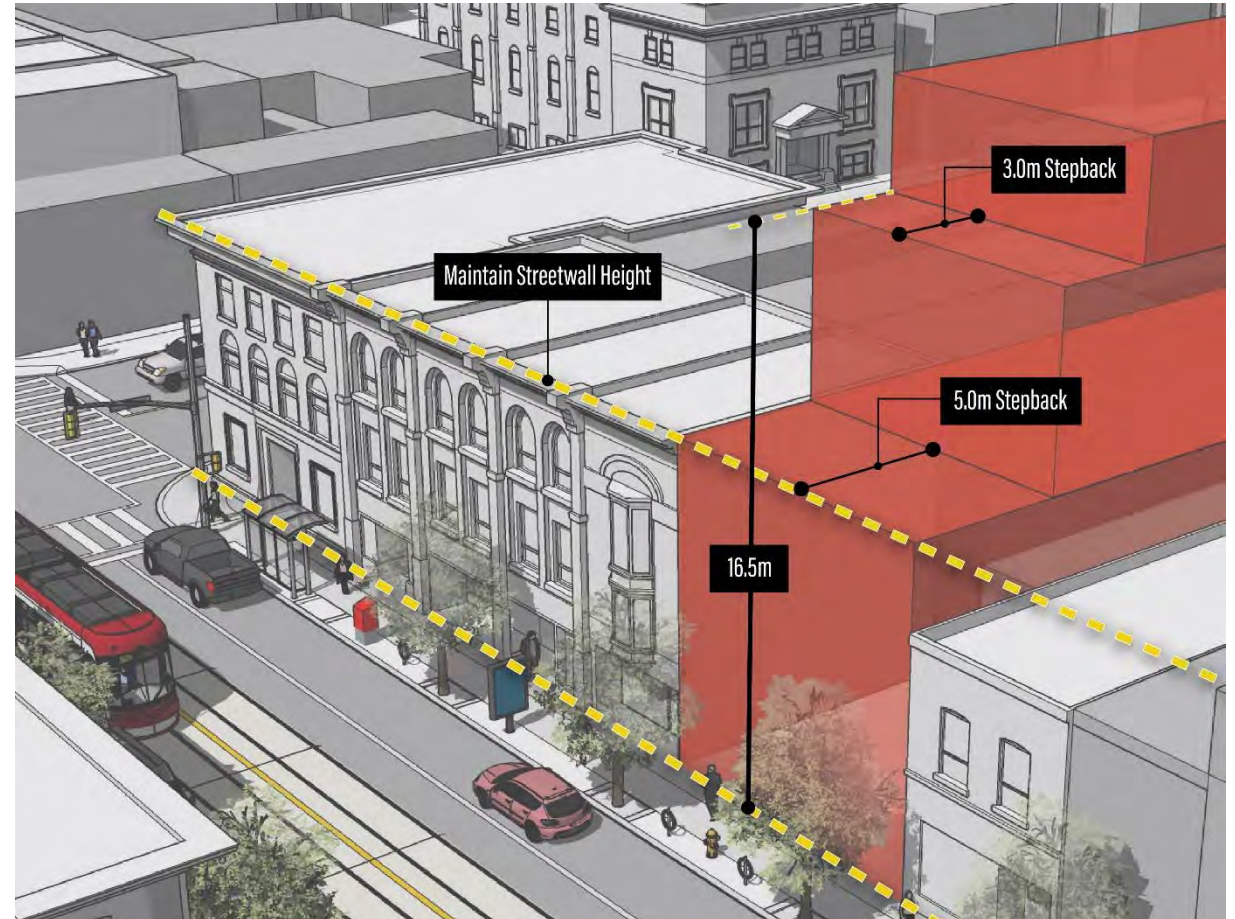
Concept Diagram - Queen Street West at Lansdowne Ave

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* shall provide a minimum *stepback* of 5.0 metres from the *streetwall* of *adjacent contributing properties* to *maintain the legibility and prominence of the low-scale streetwall.*

- 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

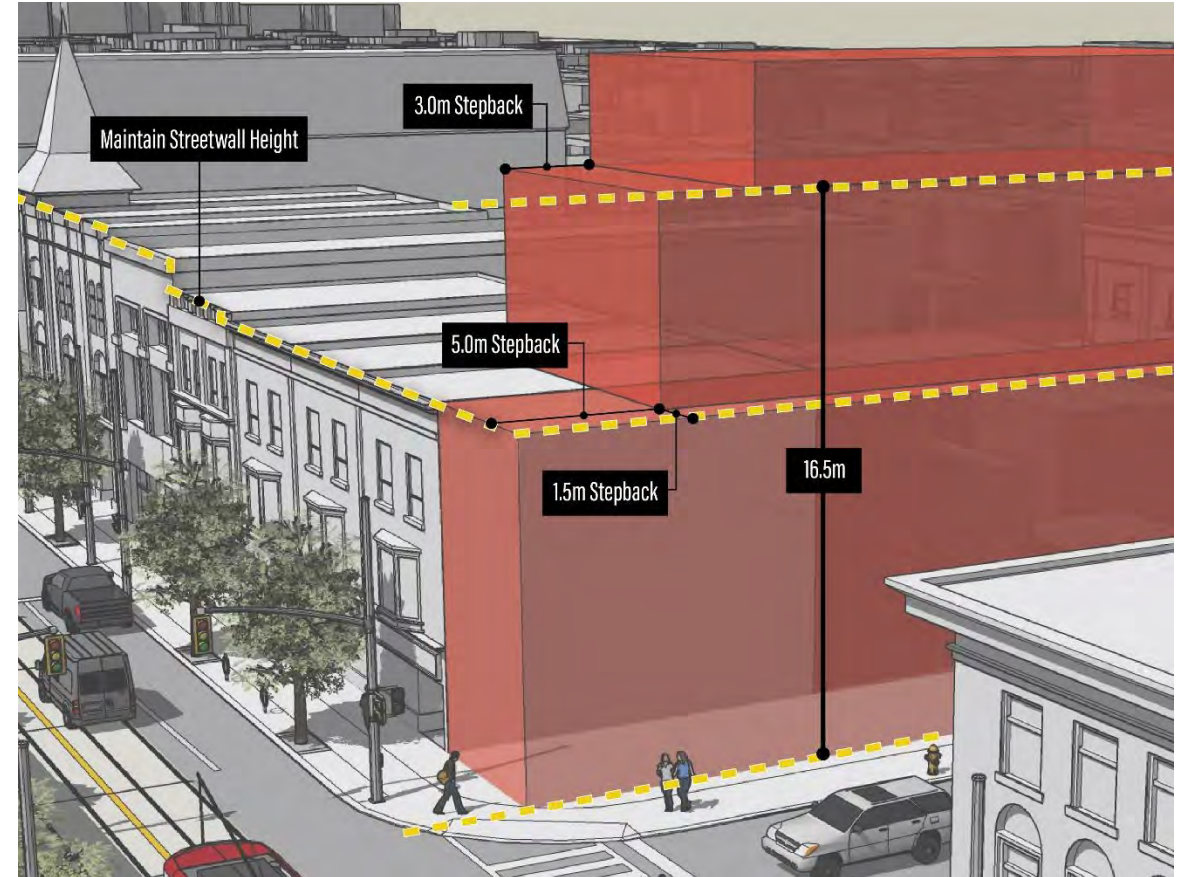
Parkdale Main Street HCD Plan

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)

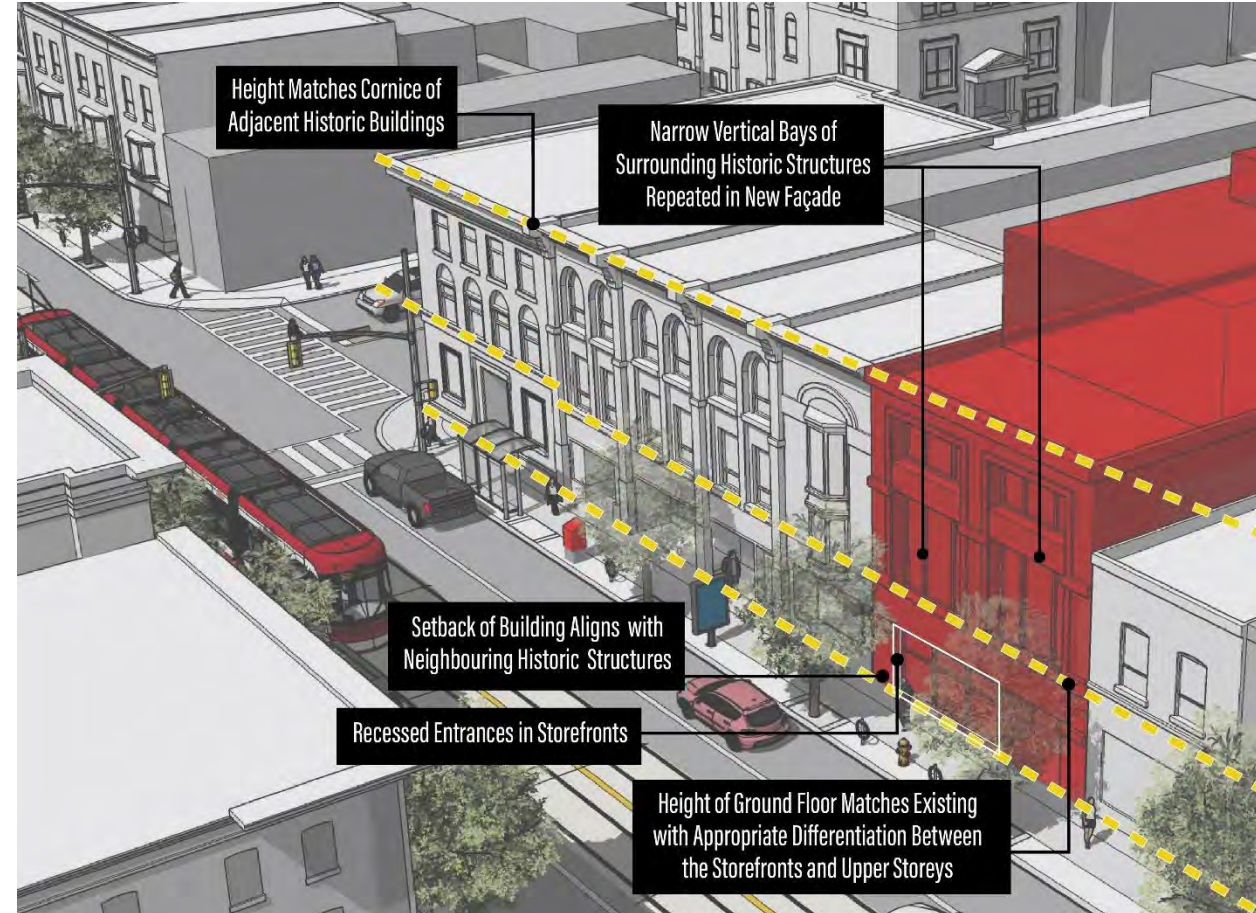
7.7.1 New development and additions on non-contributing properties shall conserve the horizontal rhythm articulated in the façades of *adjacent contributing properties*.

- 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*.

Note: Draft Section 7.7 includes 4 policies.



Concept Diagram - Queen Street West near Lansdowne Ave

Parkdale Main Street HCD Plan

7.10 Materiality & Exterior Walls - 7.12 Signage (Draft)

7.10.1 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*.
(This policy includes 3 draft guidelines)

7.10.2 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*. (This policy includes 3 draft guidelines)



Concept Diagram - Queen Street West at Lansdowne Ave

Discussion #1





Discussion Questions

Thinking of the draft contributing and non-contributing properties policies and guidelines:

1. Are there specific policies and guidelines and/or specific language you particularly like? If so, what are they?
2. Do you have any suggested changes and/or additions to the proposed language in the policies and guidelines around contributing and non-contributing properties?

Parkdale Main Street HCD Plan (Draft) - Chapter 8: Key Policies and Guidelines for Parks & Public Realm



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



Ch.8 Draft Table of Contents

Queen Street West at Cowan Ave, 2015

Parkdale Main Street HCD Plan

8.1 Historic Nodes (Draft)

For the purpose of Section 8.1 of this 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, & Macdonell Avenue
- South side of Queen Street West: Elm Grove Avenue, Cowan Avenue (between Queen Street West and Melbourne Avenue), & Dunn Avenue

8.1.1 To support the Plan's objectives relating to the enhancement of *public realm*, main street experience and sense of place, the historic T-intersections, identified in Section 8.1 of this Plan, should be *conserved* and enhanced.



Parks and Public Realm

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

Parkdale Main Street Proposed Heritage Conservation District



04/01/2022

Parks and Public Realm Map (Draft)

Parkdale Main Street HCD Plan

8.2 Parks & Open Spaces (Draft)

8.2.1 The physical and visual connection between Masaryk Park, as a public park within the District, and Cowan Avenue and the civic landmarks located along Cowan Avenue should be reinforced and enhanced to support the overall historic character and sense of place of the District.

- a. Accommodate community and special events, as appropriate, in Masaryk Park.

8.2.2 The physical and visual connection between Dufferin Amphitheatre and Queen Street West, its role as a recreational and gathering space, and its contribution to the identified gateway to the District, should be reinforced and enhanced.

- a. Improvements should be made to Dufferin Amphitheatre to reinforce the *public realm* and open space experience of Queen Street West.
- b. Accommodate community and special events, as appropriate, in Dufferin Amphitheatre.



Masaryk Park, 2019



Dufferin Amphitheatre, 2017

Parkdale Main Street HCD Plan

8.3 Streetscape and Laneways (Draft)

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 heritage 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.



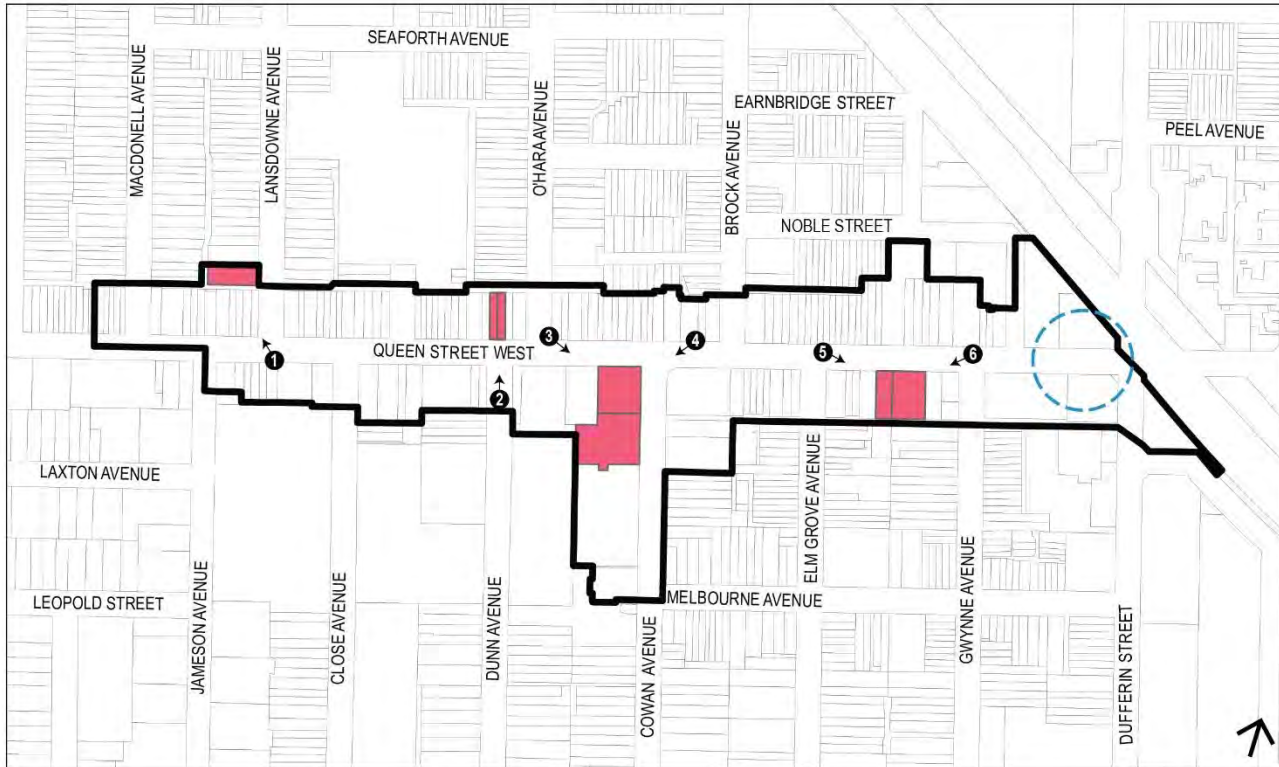
Milky Way, 2022



Milky Way, 2022

Parkdale Main Street HCD Plan




8.4 Views and Gateway (Draft)



Toronto
Views and Gateways

Parkdale Main Street
Proposed Heritage Conservation District

Views and Gateways Map (Draft)

-  Proposed Boundary
-  View Terminus
-  Gateway



2 View north towards 1408-1410
Queen Street West from Dunn Avenue

View north along Dunn Ave, 2022

Parkdale Main Street HCD Plan

8.4 Views and Gateway (Draft) (cont'd)

8.4.1 Views identified in this Plan (Views map) express the District's *cultural heritage value* and *heritage attributes*, and shall be *conserved*. New development on *non-contributing properties* and *additions to contributing properties* should be undertaken to be *compatible* with and not obstruct these views.

8.4.2 Gateway treatments should function to provide a narrative relating to the District's *cultural heritage values*. (This policy includes 4 draft guidelines.)

Guideline (b):

The gateway can be expressed through a variety of means including, but not limited to banners, public art, sidewalk inlays, street furniture, special lighting, or landscaping. The scale of the gateway treatment should be in keeping with the context of the District.



View southwest along Queen St W, 2022

Parkdale Main Street HCD Plan

8.5 Public Art (Draft)

8.5.1 Public art should be added and enhanced through site-specific development applications, Parkdale Village Business Improvement Area (BIA) initiatives and streetscape upgrades to express the District's rich history and support its distinctive sense of place.

- a. In consultation with the Indigenous Affairs Office (Aboriginal Affairs Advisory Committee), *maintenance* and enhancement of the *public realm* by creation of public art or other art installations that reference historical Indigenous trails that passed through or near the District and other persons, places or events that are significant to First Nations history, are strongly encouraged.
- b. *Maintenance* and enhancement of the *public realm* through the creation of public art installations that commemorate former Village of Parkdale, significant persons, organizations, places and events are strongly encouraged.
- c. Engage with local agencies, residents' associations, non-profit organizations and the Parkdale Village BIA to assess public art opportunities in the community.
- d. Consider providing public art or other art installations through engagement and coordination with City programs such as the Percent for Public Art, StreetARToronto, and Arts and Culture Services in the Economic Development & Culture division.
- e. Murals on blank walls of existing or *new development* as permanent or interim conditions are strongly encouraged. Ensure consultation with the community is included in the process of selection for murals.

8.5.2 Public art should reinforce and enhance the historic identity, main street character, and sense of place of the District.



Mural on side wall of 1291 Queen St W, 2022



Queen St W and Cowan Ave, 2015

Discussion #2





Discussion Questions

Thinking of the draft parks and public realm policies and guidelines:

1. Are there specific policies and guidelines and/or specific language in that you particularly like? If so, what are they?
2. Do you have any suggested changes and/or additions to the proposed language for the parks and public realm policies and guidelines?



Discussion: Community Engagement

1. Do you have any advice on what topic(s) from the HCD Plan would be most relevant / interesting to the broader Parkdale community and should be presented for feedback at the Community Meeting?
2. Do you have any advice on how to present the material at the Community Meeting in a way that is accessible to the broader community?

Wrap-up and Next Steps

- Review feedback
- Complete policy and guideline development and illustrations
- Test run policies through scenarios
- Complete Statements of Contribution for each property
- Review consistency with existing planning framework
- Community Consultation Meeting – **April 20, 2022**

Feedback

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

Stephanie Quezada

E-mail: stephanie@thirdpartypublic.ca

Phone: 416-572-4365

Please provide your feedback by **April 12, 2022.**

Questions about Parkdale Main Street HCD?

Additional information is available on the City's HCD website.

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

Questions can be directed to:

Pourya Nazemi, Heritage Planner

Pourya.Nazemi@toronto.ca

416-338-5702

Megan Albinger, Assistant Planner

Megan.Albinger@toronto.ca

416-394-2789

Thank you!
**We welcome you to join us at our
Community Consultation Meeting:**

April 20th, 2022
6:00-8:00pm

