

# West Queen West Heritage Conservation District (HCD) Plan

Local Advisory Committee Meeting #1

June 24, 2024

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.



# African Ancestral Acknowledgment

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.










# Tonight's Meeting Purpose

- Recap the West Queen West Heritage Conservation District (HCD) Plan purpose and process
- Review the draft LAC Terms of Reference
- Review and discuss sections of the draft West Queen West HCD Plan, including:
  - Statement of Objectives
  - District Significance
  - Heritage Resources
  - Key Policies and Guidelines



# Agenda

-  6:00 p.m. **Welcome & Introductions**
-  6:15 p.m. **Terms of Reference Review**
-  6:20 p.m. **Draft HCD Plan: Process, District Significance & Resources**
-  6:40 p.m. **Discussion #1**
-  7:00 p.m. **Draft HCD Plan: Review of Key Policies & Guidelines**
-  7:15 p.m. **Discussion #2**
-  7:55 p.m. **Wrap up, Next Steps, and Adjourn at 8:00 p.m.**





# Overview of key sections of Draft LAC ToR

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

## **Roles and responsibilities.**

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

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

# West Queen West HCD Plan – Process, Table of Contents, District Significance & Resources



# What is an HCD & Why West Queen West?



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



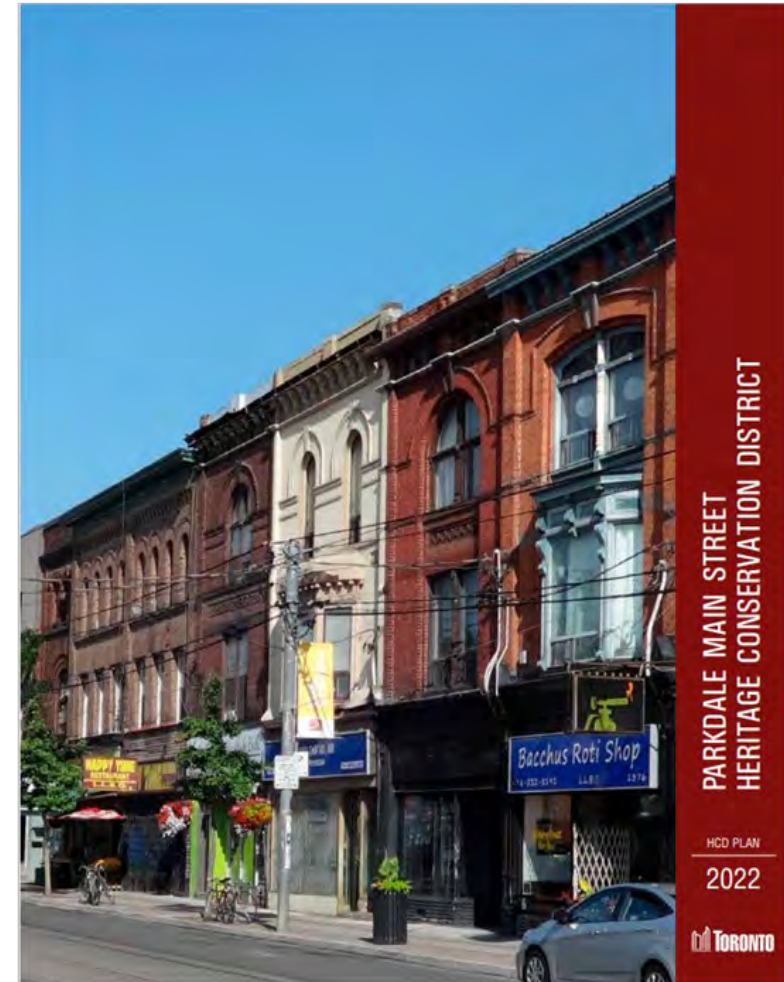
Every property is protected under Part V of the **Ontario Heritage Act (OHA)**



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



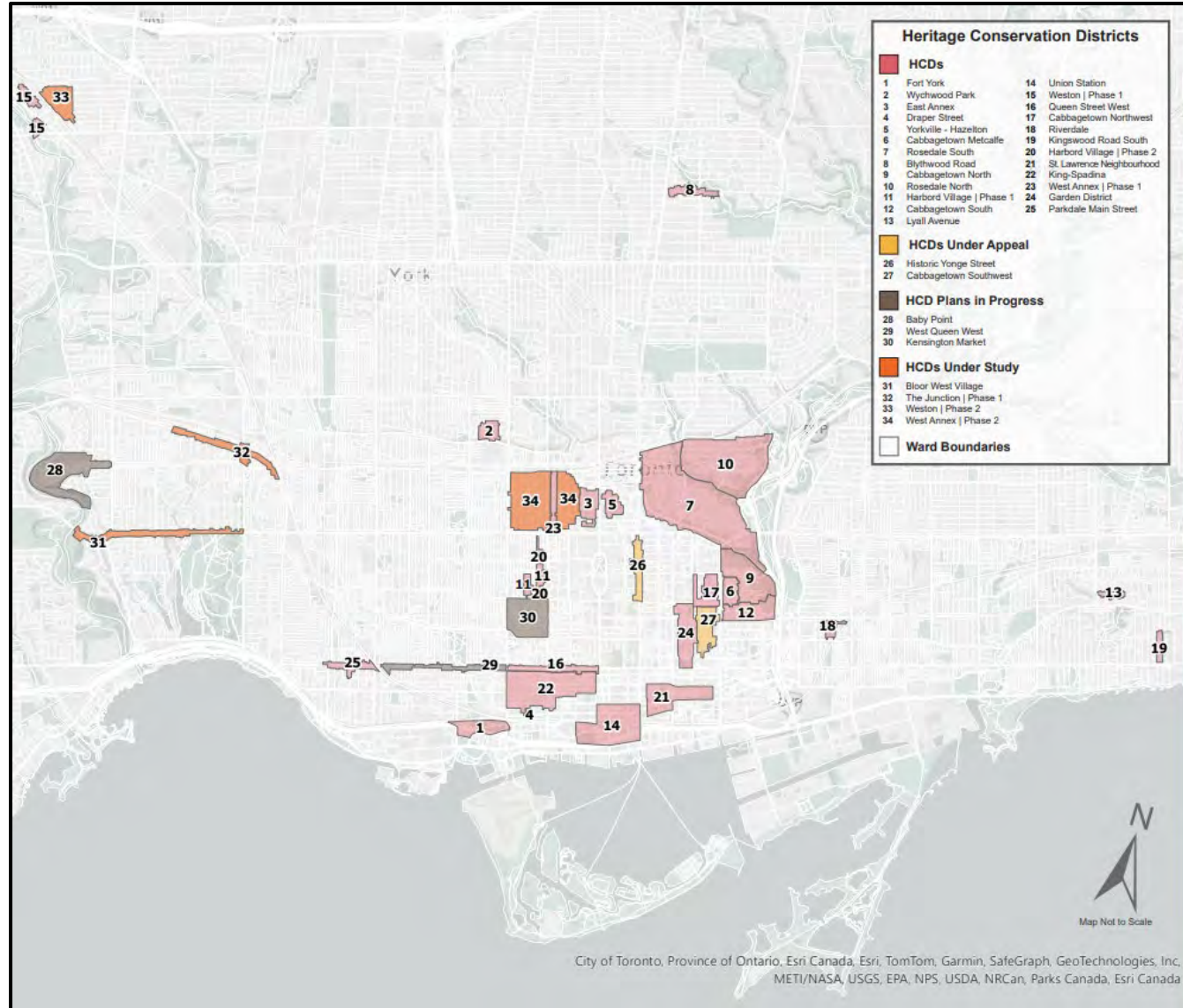
West Queen West Area



Example: Parkdale Main Street HCD Plan



# HCDs in Toronto



## Heritage Conservation Districts



### HCDs

- |                              |                               |
|------------------------------|-------------------------------|
| 1 Fort York                  | 14 Union Station              |
| 2 Wychwood Park              | 15 Weston   Phase 1           |
| 3 East Annex                 | 16 Queen Street West          |
| 4 Draper Street              | 17 Cabbagetown Northwest      |
| 5 Yorkville - Hazelton       | 18 Riverdale                  |
| 6 Cabbagetown Metcalfe       | 19 Kingswood Road South       |
| 7 Rosedale South             | 20 Harbord Village   Phase 2  |
| 8 Blythwood Road             | 21 St. Lawrence Neighbourhood |
| 9 Cabbagetown North          | 22 King-Spadina               |
| 10 Rosedale North            | 23 West Annex   Phase 1       |
| 11 Harbord Village   Phase 1 | 24 Garden District            |
| 12 Cabbagetown South         | 25 Parkdale Main Street       |
| 13 Lyall Avenue              |                               |



### HCDs Under Appeal

- 26 Historic Yonge Street
- 27 Cabbagetown Southwest



### HCD Plans in Progress

- 28 Baby Point
- 29 West Queen West
- 30 Kensington Market



### HCDs Under Study

- 31 Bloor West Village
- 32 The Junction | Phase 1
- 33 Weston | Phase 2
- 34 West Annex | Phase 2



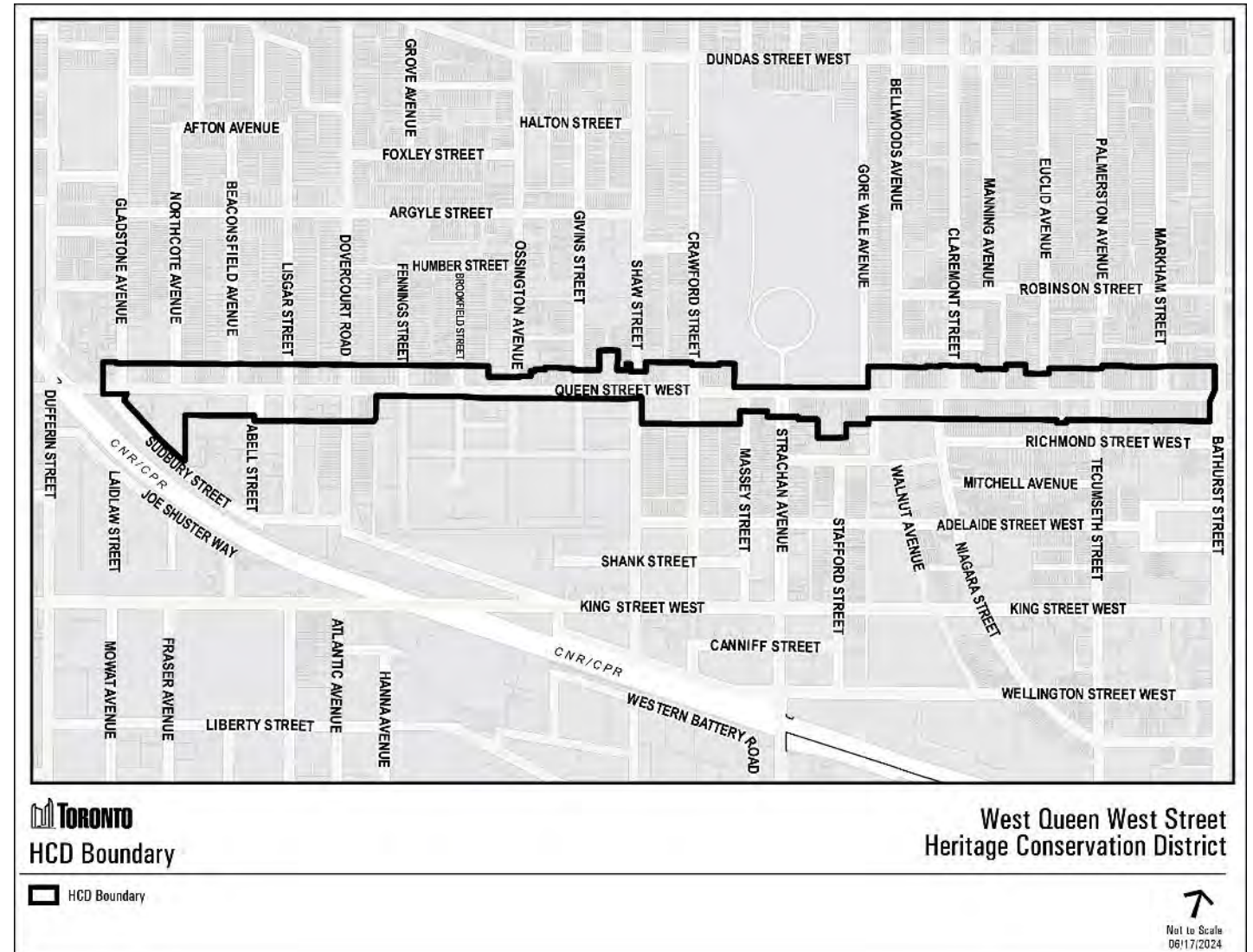
### Ward Boundaries

# What is an HCD & Why West Queen West? (cont'd)



West Queen West HCD  
(from Bathurst to Dufferin Streets):

- Approx. **329** Properties
- Approx. **243** are **Contributing Properties** = **74%**





# Why West Queen West?



*Continuous Historic Streetwalls in the West Queen West Area (Heritage Planning, 2024)*



# Why West Queen West? (cont'd)



*Historic T-intersections and prominent corner buildings in the West Queen West Area (Heritage Planning, 2024)*



# Why West Queen West? (cont'd)



*Narrow retail frontages along Queen Street West with active ground-level uses, creating a very pedestrian-friendly environment (HP, 2024).*



# Why West Queen West? (cont'd)



*Landmark Buildings in the West Queen West Area (Heritage Planning, 2024)*



# Toronto's Process for HCDs



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

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

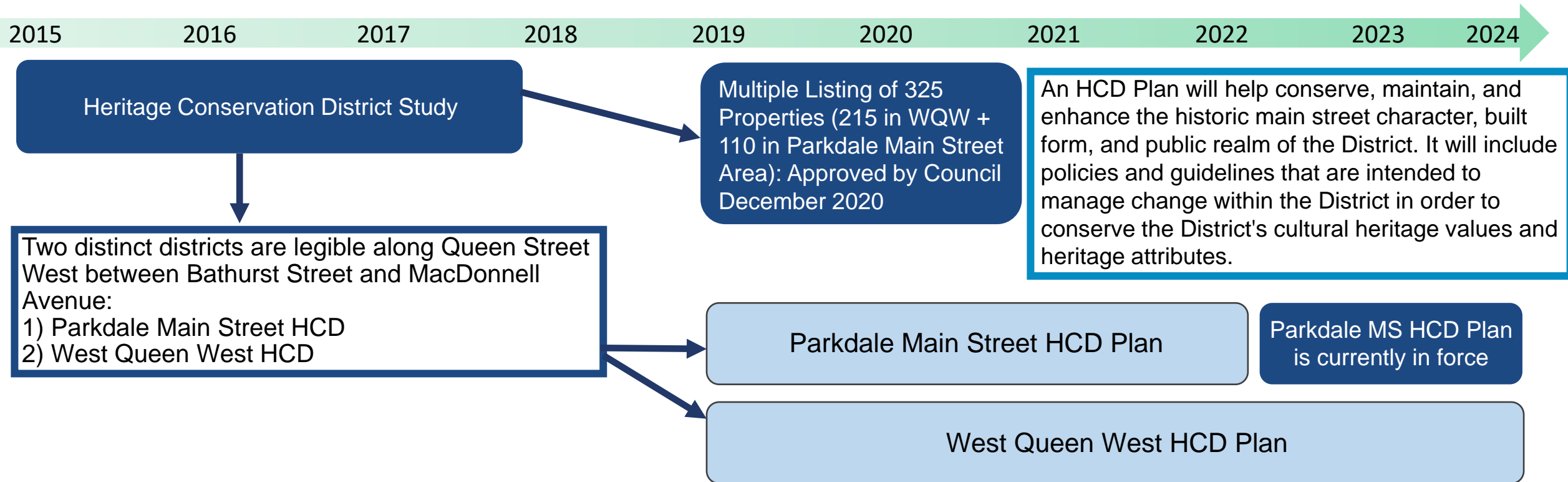
Part V  
Designation  
By-Law

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



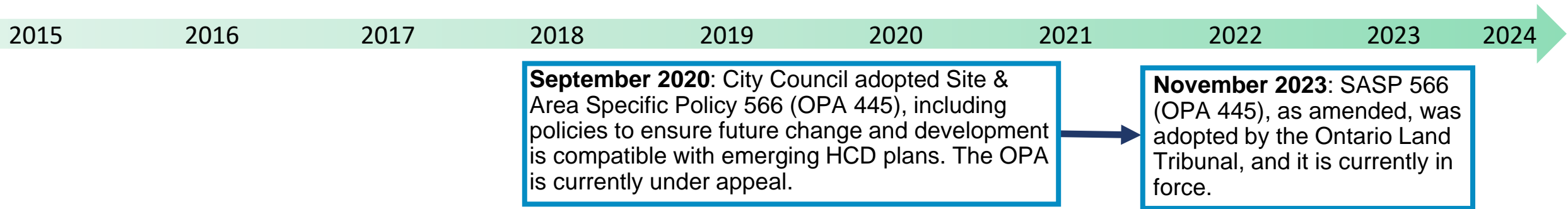
Cover Page of WQW HCD Study, 2017

# How the HCD Plan Builds on Recent, Related Work





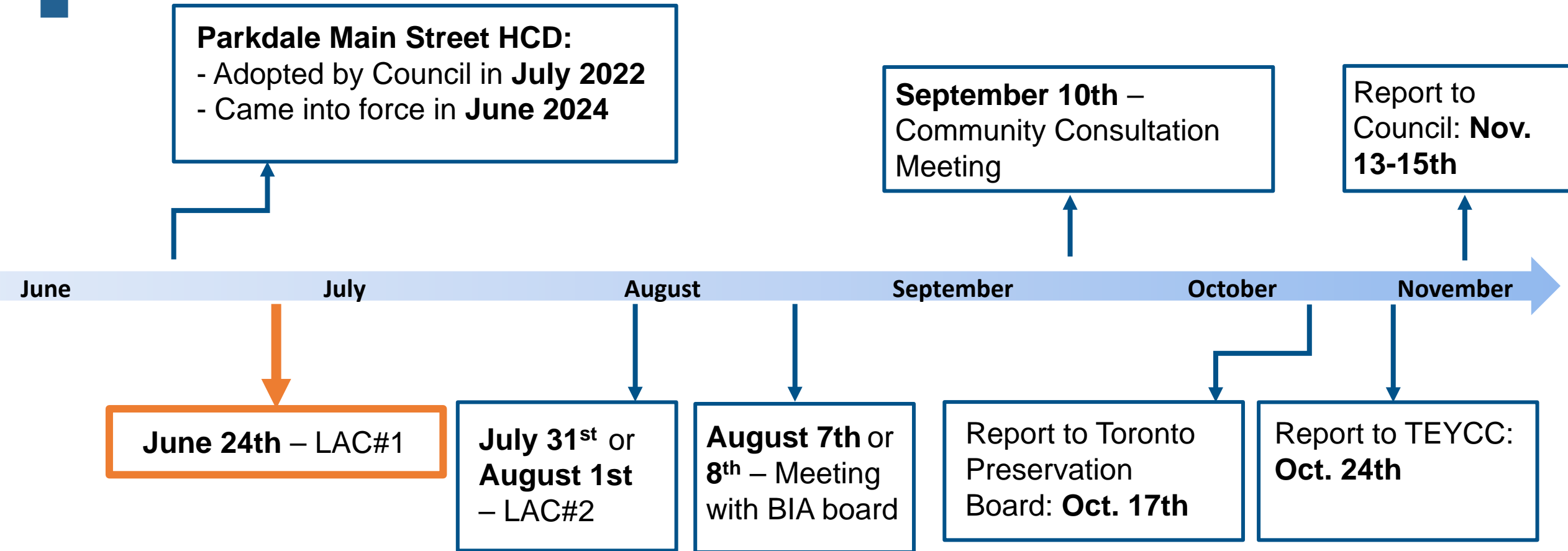
# How the HCD Plan Builds on Recent, Related Work (cont'd)



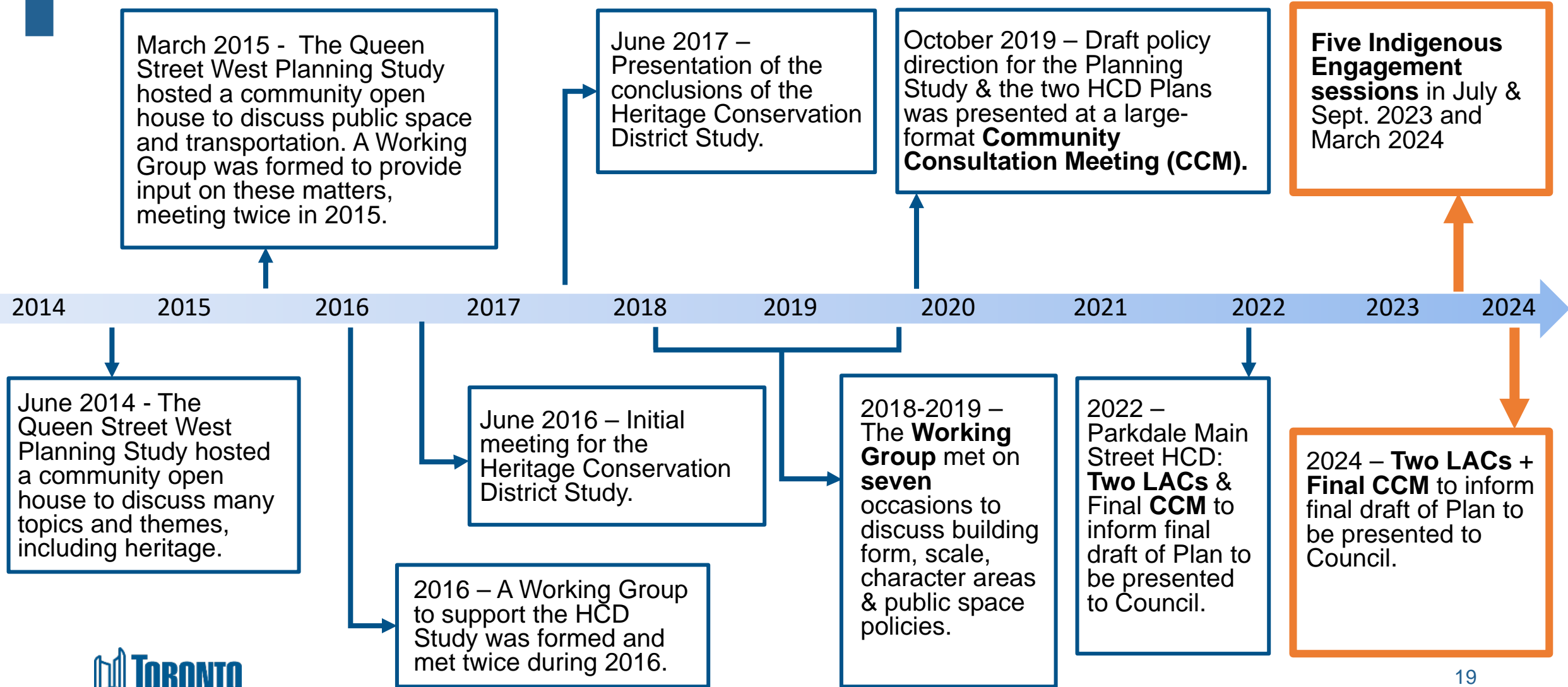
**West Queen West Planning Study** – Collaboration between Community Planning, Urban Design, and Heritage Planning Staff

Built Form and Public Realm Review

# Project Timeline (June – November 2024)



# Community Consultation



# Community Consultation – Indigenous Engagement



**5** sessions held on July 20 and September 28, 2023, at Parkdale Queen West Community Health Centre (PQWCHC), and on March 7, 2024, at the Native Canadian Centre of Toronto (NCCT)



**40+** community members participated



Summary of feedback is posted on the West Queen West and Kensington Market project websites

## Key Themes:

- The West Queen West (and Kensington Market) area are lacking in opportunities to educate on Indigenous histories
- Visible representation of Indigenous people and culture is needed



# Indigenous Engagement – Examples of What We Heard

West Queen West (and Kensington Market) are loved for their **sense of community** and the **diversity** they offer

Many **layers of history pre-date** what the areas look like today; they should not be left out because they are seen as less prominent

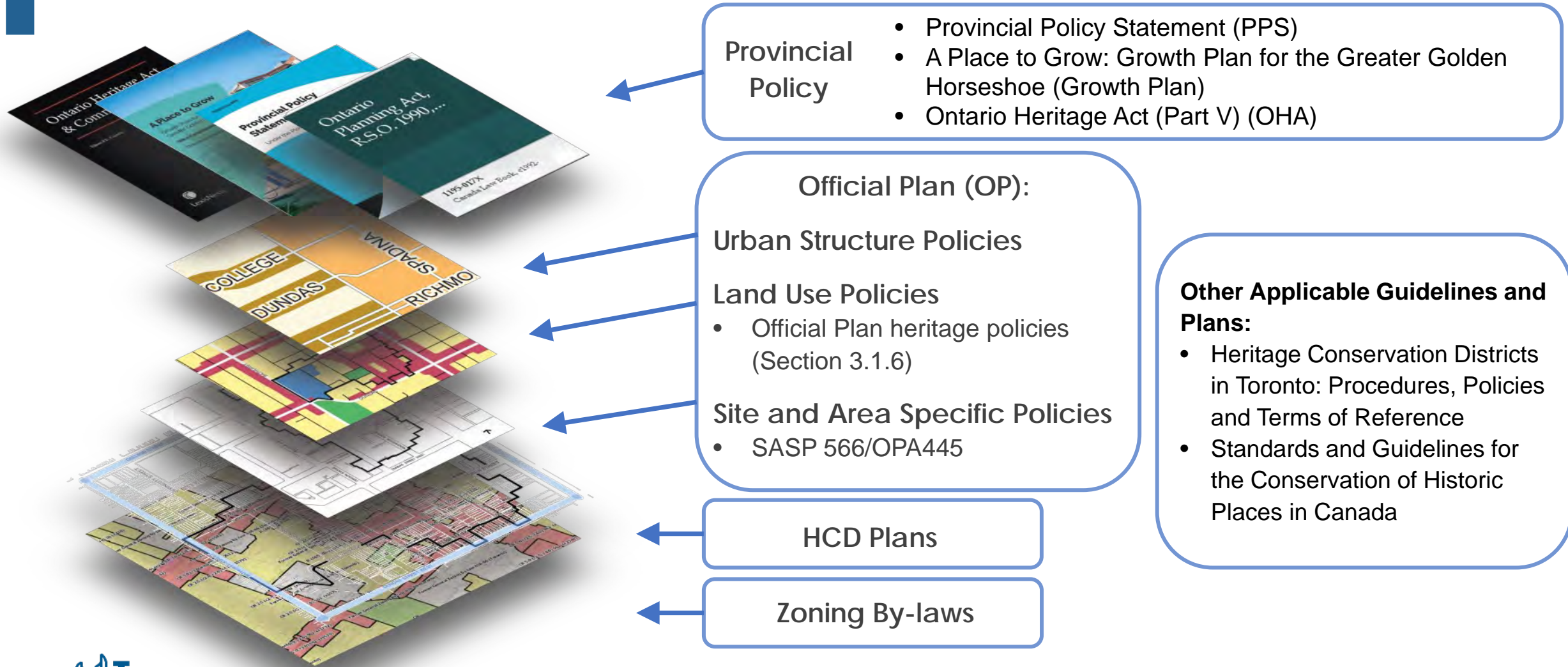
Desire to **highlight** Indigenous **artists and businesses** in these areas

**Storytelling** methods could be used to reintroduce **visual representation** of Indigenous heritage

Any development should further **consider Indigenous knowledge** and the lands, the trees, and existing green spaces that are still here

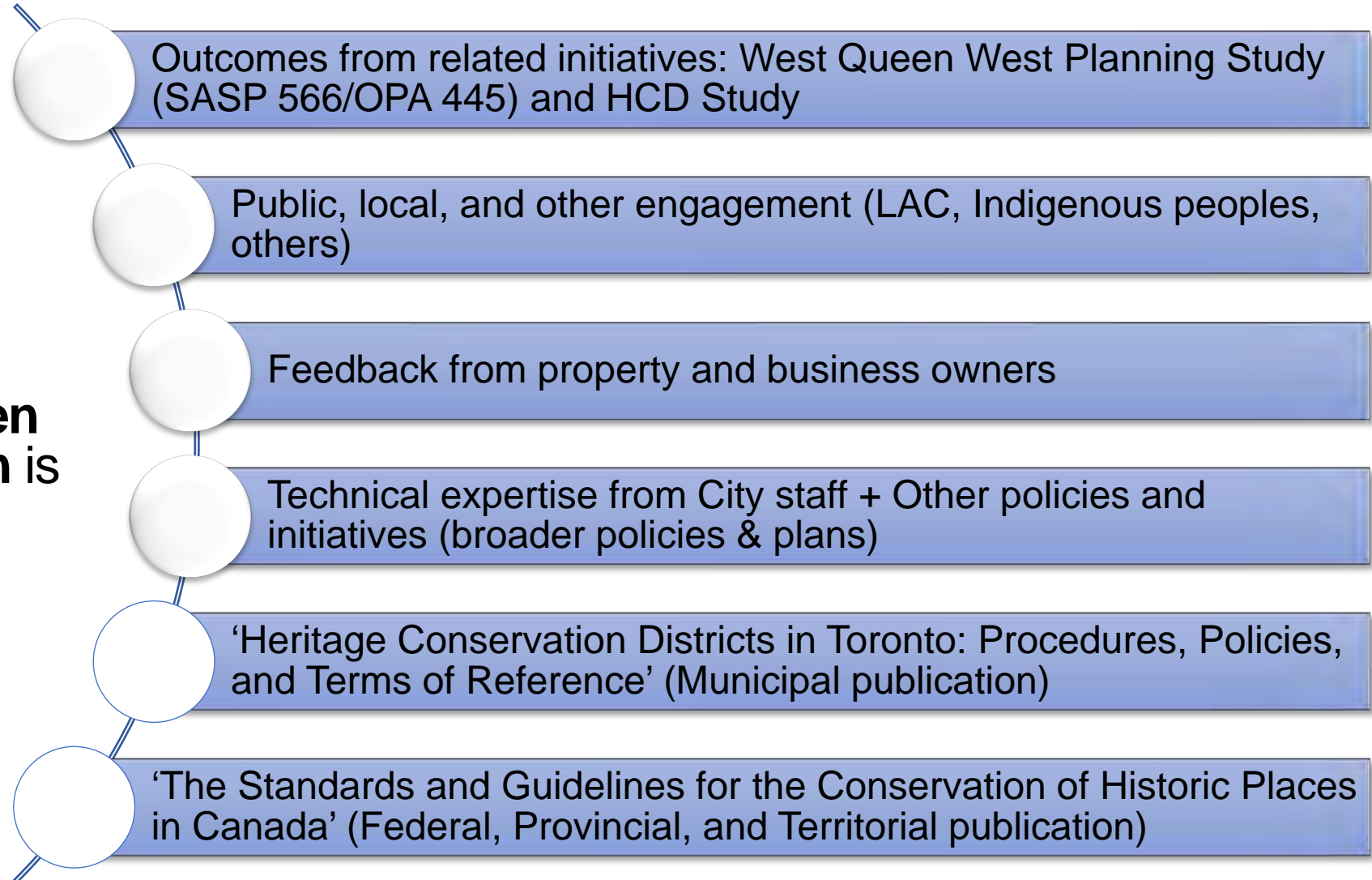
Commemoration & interpretation for Indigenous history would help **inform residents** of the areas, and those who are **non-Indigenous**

# Legislative & Policy Framework



# What Shapes the West Queen West HCD Plan?

The **West Queen West HCD Plan** is shaped by:



# West Queen West HCD Plan (Draft) – Table of Contents





# West Queen West HCD Plan

## Ontario Heritage Act – Required Contents for an HCD Plan

Section 41.1(5) of the **Ontario Heritage Act** identifies the required contents for an HCD plan as follows:

- ❑ A heritage “conservation district plan” shall include:
  - (a) a statement of the **objectives** to be achieved in designating the area as a heritage conservation district;
  - (b) a statement explaining the **cultural heritage value** of the heritage conservation district;
  - (c) a description of the **heritage attributes** of the heritage conservation district;
  - (d) **policy statements, guidelines and procedures** for achieving the stated objectives and managing change in the heritage conservation district; and
  - (e) a description of the **alterations or classes of alterations that are minor** in nature and that the owner of property in the heritage conservation district may carry out without obtaining a permit.

# West Queen West HCD Plan Table of Contents (cont'd)

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i. The Purpose of the Plan

ii. How to Read This Plan

### 1. Introduction

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- 1.2. Project Background
- 1.3. Public Engagement and Community Consultation

### 2. Legislative and Policy Framework

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- 2.6. Applicable Studies, Plans and Guidelines

### 3. District Significance

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

### 4. Statement Of Objective

### 5. District Boundary and Resources

- 5.1. District Boundary
- 5.2. Contributing and Non-Contributing Properties
- 5.3. Building Typologies
- 5.4. Architectural Styles
- 5.5. Views and Gateways

5.6. Parks and Public Spaces

5.7. Archaeological Resources

### 6. Policies and Guidelines for Contributing Properties

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

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- 7.1. Understanding
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7.7. Articulation and Proportions

7.8. Roofs

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7.13. Parking and Circulation

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- 8.4. Public Art
- 8.5. Utilities and Public Works

### 9. Archaeological Resources

- 9.1. Archaeological Resources Requirements

### 10. Procedures

- 10.1. Heritage Permits Deemed to be Issued
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11.2. Heritage Awareness and Implementation

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### Appendices

A: Definitions

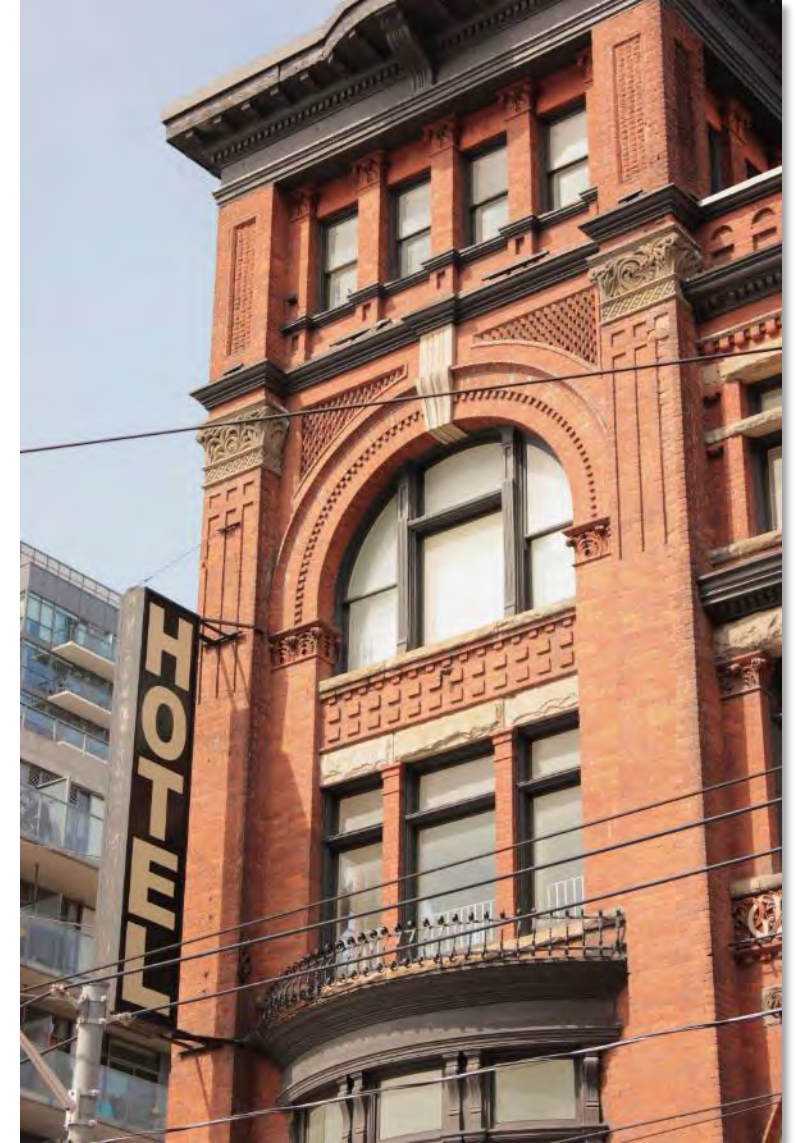
B: Heritage Incentives

C: Index of Contributing Properties

D: Statements of Contribution

E: List of Non-Contributing Properties

F: Transition



West Queen West HCD Plan – Draft Table of Contents

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#### i. The Purpose of the Plan

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#### 5.6. Parks and Public Spaces

#### 5.7. Archaeological Resources

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- 6.1. Understanding
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- 6.5. Code Compliance
- 6.6. Demolition
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- 6.18. Lighting

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#### 7.4. Demolition

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11.2. Heritage

11.3. Heritage

**Appendices**

A: Definition

B: Heritage

C: Index of

D: Stateme

E: List of No

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- 8.3. Views and Gateways
- 8.4. Public Art
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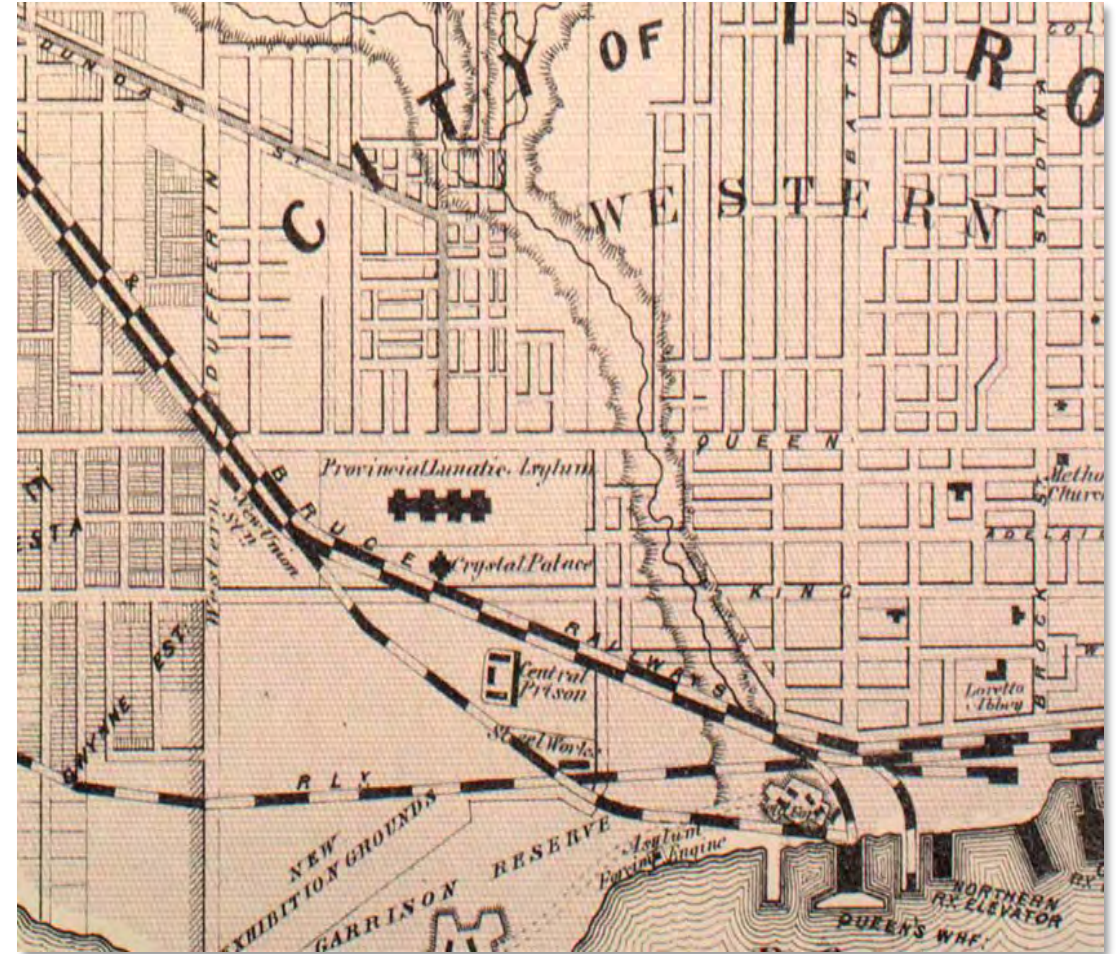


# West Queen West HCD Plan

## Chapter 3: District Significance

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

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



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



# District Significance

## Statement of Cultural Heritage Value

- **Historical/Associative Value:** The District has associations to themes, events, people and organizations that are significant to, and/or can help to understand, the community. Examples of this include the District's connection to the historic route of the Garrison Creek, which was an important Indigenous waterway, the military Garrison reserve to the south and Park Lots to the north that influenced the development patterns of the area, and the continuous use of the lands between Massey and Fennings streets as an institution for mental health.
- **Design/Physical Value:** stems from the high concentration of late-19th and early- 20th century commercial buildings in a variety of architectural styles of the period, including Italianate, Second Empire, Edwardian and vernacular. The buildings range from 2-4 storeys with a variety of roof profiles that establish the human-scale and the historic main street character of the District.



Sections of Queen Street West from Claremont Street to Northcote Avenue (Heritage Planning, 2024)



# District Significance

## Statement of Cultural Heritage Value (cont'd)



- **Contextual Value:** The District continues to support the main street character that developed primarily in the 1880s to the 1920s in response to the introduction of the railway and the construction of the Queen Street Subway at the western boundary of the District. Nodes along the District articulate distinct local identities and neighbourhood development related to historic villages, civic institutions, and industry, while maintaining an overall continuity of character along the street.
- **Social and Community Value:** The District has a rich tradition of community and civic activity which has historically and continues to be anchored by landmark buildings, such as the Great Hall, the Carnegie Library (now Theatre Centre) and the Gladstone and Drake hotels.

990 Queen Street West in 1919 (City of Toronto Archives)



1214 Queen Street West, the Gladstone Hotel, in a c.1898 illustration.

# District Significance

## Heritage Attributes

- ❑ The historic main street character of the District with continuous **streetwall** and **fine-grained** built form
- ❑ 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 north of Queen Street West, and the gradual development of the military reserve lands (Garrison Commons) to the south of Queen Street West
- ❑ The range of **commercial building typologies**, including main street commercial row and block buildings, representative of commercial architecture in the late- 19<sup>th</sup> and early 20<sup>th</sup> centuries
- ❑ The District's **landmark buildings** including the Gladstone and Drake hotels, the Great Hall, the Theatre Centre (former Carnegie Library), former John Farr House, former Postal Station C, Euclid Avenue Methodist Church, St. Nicholas Ukrainian Catholic Church (formerly Dale Presbyterian Church), and former Canadian Bank of Commerce that have historically and continue to facilitate social and community activities in the District and surrounding areas



Northeast corner of  
Queen Street West and  
Euclid Avenue (Heritage  
Planning, 2024)



Northeast corner of Queen  
Street West & Palmerston  
Avenue (Heritage  
Planning, 2024)



# District Significance

## Heritage Attributes (cont'd)

- ❑ The consistent **historic streetwall**, fine-grained streetscape pattern, and **human-scale** of the District defined by predominantly two to four storey buildings
- ❑ 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, Georgian, and 19th Century and 20th Century vernacular
- ❑ The identified **gateways and views** of landmarks, which define a sense of place and support an understanding of the District's cultural heritage value
- ❑ The identified **historic storefronts**, with their cornices and sign bands creating a datum line, their large display windows, bulkheads, raised bases, and recessed entrances



Northwest corner of Queen Street  
West and Palmerston Avenue  
(Heritage Planning, 2024)



# District Resources

## Ch. 5 – Contributing and Non-Contributing Properties

**Contributing Property:** A property, structure, landscape element or other feature of an HCD that supports the identified significant *cultural heritage value, heritage attributes and integrity* of the District.



Contributing properties at 694 to 706 Queen Street West (Heritage Planning, 2024)



Draft map showing contributing properties within the West Queen West boundary

# District Resources

## Chapter 5 – Architectural Styles

19<sup>th</sup> and 20<sup>th</sup>  
century vernacular



799-801 Queen St. W. (HP, 2024)

Beaux-Arts



1117 Queen St. W. (HP, 2024)

Art Deco



600-602 Queen St. W. (HP, 2024)



# District Resources

## Chapter 5 – Architectural Styles (cont'd)

Edwardian (Edwardian  
Classicism)



1186 Queen St. W. (HP, 2024)

Georgian



905 Queen St. W. (HP, 2024)

Gothic Revival



770 Queen St. W. (HP, 2024)



# District Resources

## Chapter 5 – Architectural Styles (cont'd)

Italianate



620 Queen St. W. (HP, 2024)

Romanesque Revival



1075-1081 Queen St. W. (HP, 2024)

Queen Anne Revival



813-815 Queen St. W. (HP, 2024)

Second Empire



744-750 Queen St. W. (HP, 2024)

# District Resources

## Chapter 5 - Building Typologies

Main Street  
Commercial Row



702-706 Queen St. W. (HP, 2024)

Main Street  
Commercial  
Block



1084-1086 Queen St. W. (HP, 2024)

Landmark



1089 Queen St. W. (HP, 2024)

Warehouse/Factory



993 Queen St. W. (HP, 2024)



# District Resources

## Chapter 5 - Storefronts

- ✓ Examples of historic storefronts within the District



883 Queen St. W. (Contributing Property), 2024



706 Queen St. W. (Contributing Property), 2024



684 Queen St. W. (Contributing Property), 2024



980 Queen St. W. (Contributing Property), 2024



# District Resources

## Chapter 5 – Storefronts (cont'd)



1080 Queen St. W. (Contributing Property), 2024



1084-1086 Queen St. W. (Contributing Properties), 2024



1158 Queen St. W. (Contributing Property), 2024



1166-1174 (Contributing Properties), 2024

# District Resources

## Chapter 5 - Building Typologies Cont'

House-form with Storefront  
Addition



1136-1138 Queen St. W. (HP, 2024)

Residential Row



1075-1081 Queen St. W. (HP, 2024)



# District Resources

## Chapter 5 – Architectural Typologies: Nine Landmarks



588 Queen St. W. (HP, 2024)



765 Queen St. W.



770 Queen St. W.



905 Queen St. W.



1089 Queen St. W.



1115 Queen St. W.



1117 Queen St. W.



1150 Queen St. W.



1204 Queen St. W.



# District Resources

## Chapter 5 – Properties on the Heritage Register

- 223 Properties *Listed* on [Heritage Register](#)
- 22 Properties *Designated* under Part IV of OHA



1154-1156 Queen St. W. (Listed on the Heritage Register in 2020), 2024



Draft map showing contributing properties, which include both Listed and Part IV properties.



# District Resources

## Chapter 5 – Parks & Public Realm



1119 Queen Street West (HP, 2024)



Paul Garfinkel Park, looking west (HP, 2024)



Trinity Bellwoods Park, looking west (HP, 2024)



# West Queen West HCD Plan

## Chapter 4: Statement of Objectives

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

### Objectives:

- ❑ Conserve and maintain the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, building typologies, public realm, and archaeological resources.
- ❑ Conserve the legibility of the District's Period of Significance as expressed through the District's heritage attributes.
- ❑ Conserve and maintain the legibility of the District's historic urban fabric, its function as an intermediary boundary between neighbourhoods to the north & south, and its relationship to the adjacent CAMH site & Trinity Bellwood Park.
- ❑ 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.



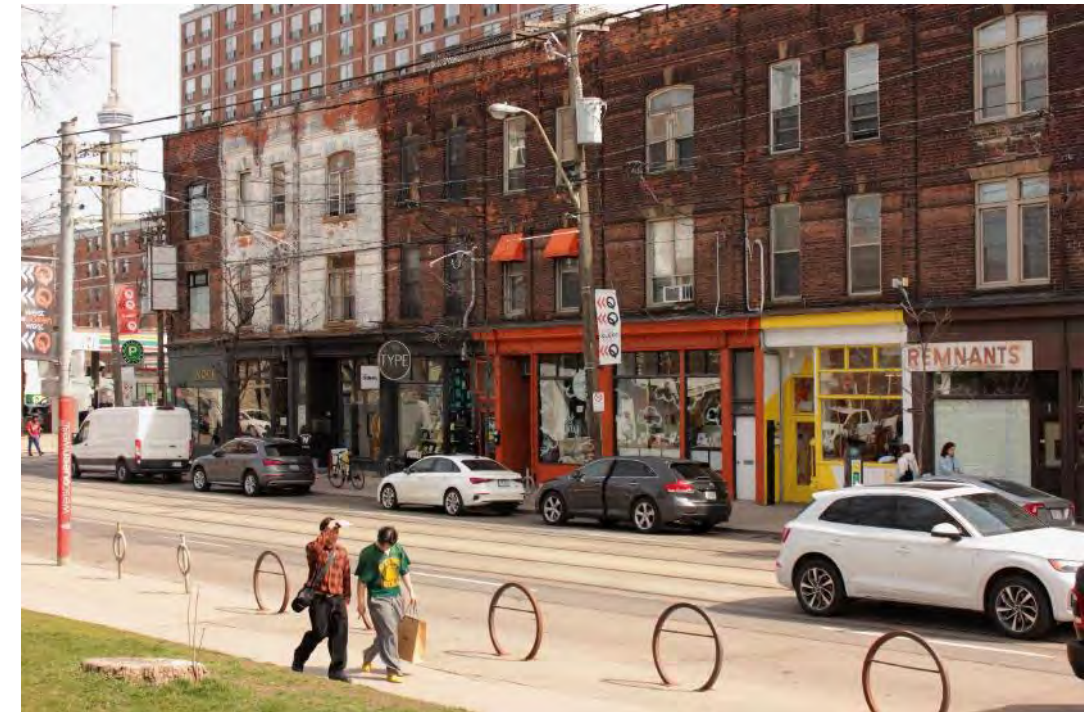
708 Queen Street West (Heritage Planning, 2024)



# West Queen West HCD Plan

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

- ❑ Ensure alterations to contributing properties are compatible and conserve and maintain the heritage attributes of the District.
- ❑ Ensure that new development and additions conserve and maintain the cultural heritage value of the District in general, particularly with respect to the historic scale, form and massing of its contributing properties and the public realm, and the general built form pattern.
- ❑ 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, defined by predominantly two to four storey buildings, that supports and enhances the pedestrian main street experience and sense of place.
- ❑ Promote excellence in streetscape, lighting, landscape, signage, and civic design to enhance the public realm that supports the District's ongoing use by pedestrians as a historic main street and reinforces its cultural and civic role.
- ❑ Conserve and enhance the identified views and gateways within the District that contribute to a sense of place and retain the prominence of landmarks, reference points, and points of entry.
- ❑ Ensure compatibility of materials between new and old, including but not limited to type, colour, scale, finish, and details.



Queen Street West at Gore Vale Avenue, looking south from Trinity Bellwoods Park (Heritage Planning, 2024)

# Discussion #1





## Questions of Clarifications



# Discussion Questions

1. To what extent do you feel we've adequately identified and described:
  - The HCD Plan objectives,
  - District Significance (cultural heritage value and heritage attributes), and
  - Heritage Resources (contributing & non-contributing properties, architectural styles, building typologies, and landmarks)

➤ *Do you have any suggestions on how we could improve these sections?*
2. Thinking about heritage resources and district significance, what (if anything) do you think differentiates West Queen West from Parkdale?



# West Queen West HCD Plan (Draft) - Chapters 6-8: Key Policies and Guidelines



# West Queen West HCD Plan

## Chapter 6-8 – Policy vs. Guideline

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



**6.1.1 Alterations to a contributing property shall be based on a firm understanding of 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.

# Contributing vs. Non-Contributing Properties: How to Organize the Plan's Policies based on this classification



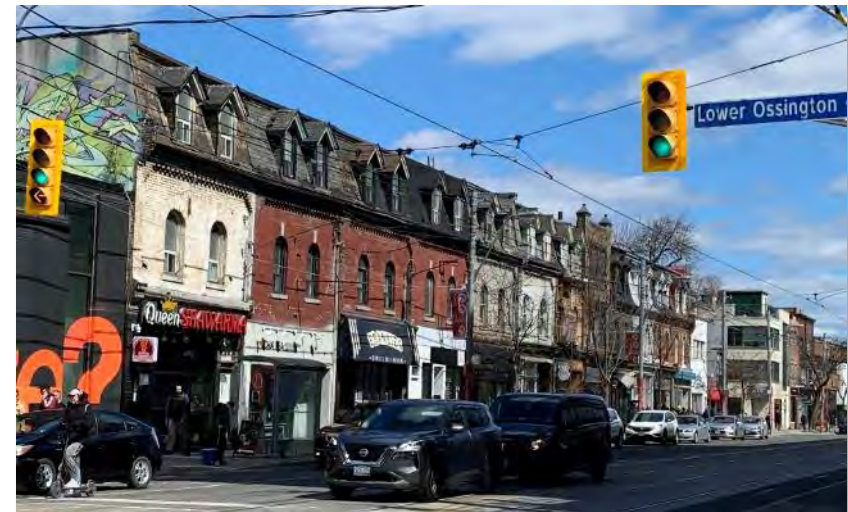
610 Queen Street West,  
(Heritage Planning, 2024)



634-638 Queen Street West  
(HP, 2024)



1153 Queen Street  
West (HP, 2024)





# Contributing vs. Non-Contributing Properties: How to Organize the Plan's Policies based on this classification



Queen St. W. at Dovercourt Rd., looking east (Heritage Planning, 2024)

# West Queen West HCD Plan

## Chapter 6: Policies & Guidelines for Contributing Properties

### 6.0 Policies & Guidelines for Contributing Properties

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



*Draft map showing contributing properties within the West Queen West boundary, which are subject to the Chapter 6 policies and guidelines*



# Chapter 6 – 6.11 Massing (Draft)

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

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



Draft Diagram – Vertical Addition on a Contributing Property

# Chapter 6 – 6.11 Massing (Draft) (cont'd)

***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.***

- *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.*
- *Additional stepbacks may be required to conserve roof profiles and heritage attributes that extend along the exposed side wall of contributing corner properties.*

***Where new development and additions to contributing properties exceeds a height of 16.5 metres, those portions of the uppermost storey shall provide an additional minimum stepback of 3.0 metres beyond the minimum 5.0 metre stepback to support and reinforce the historic streetwall.***



Draft Diagram – Addition on a Contributing Corner Property



# Chapter 6 – 6.11 Massing: Landmark Buildings (Draft)

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

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



1089 Queen St. W. (HP, 2024)

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

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

# West Queen West HCD Plan

## Chapter 7: Policies & Guidelines for Non-Contributing Properties

### 7.0 Policies & Guidelines for Non-Contributing Properties

- 7.1 Understanding
- 7.2 Adjacency to Contributing Properties
- 7.3 Combined Properties
- 7.4 Demolition
- 7.5 New Development 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



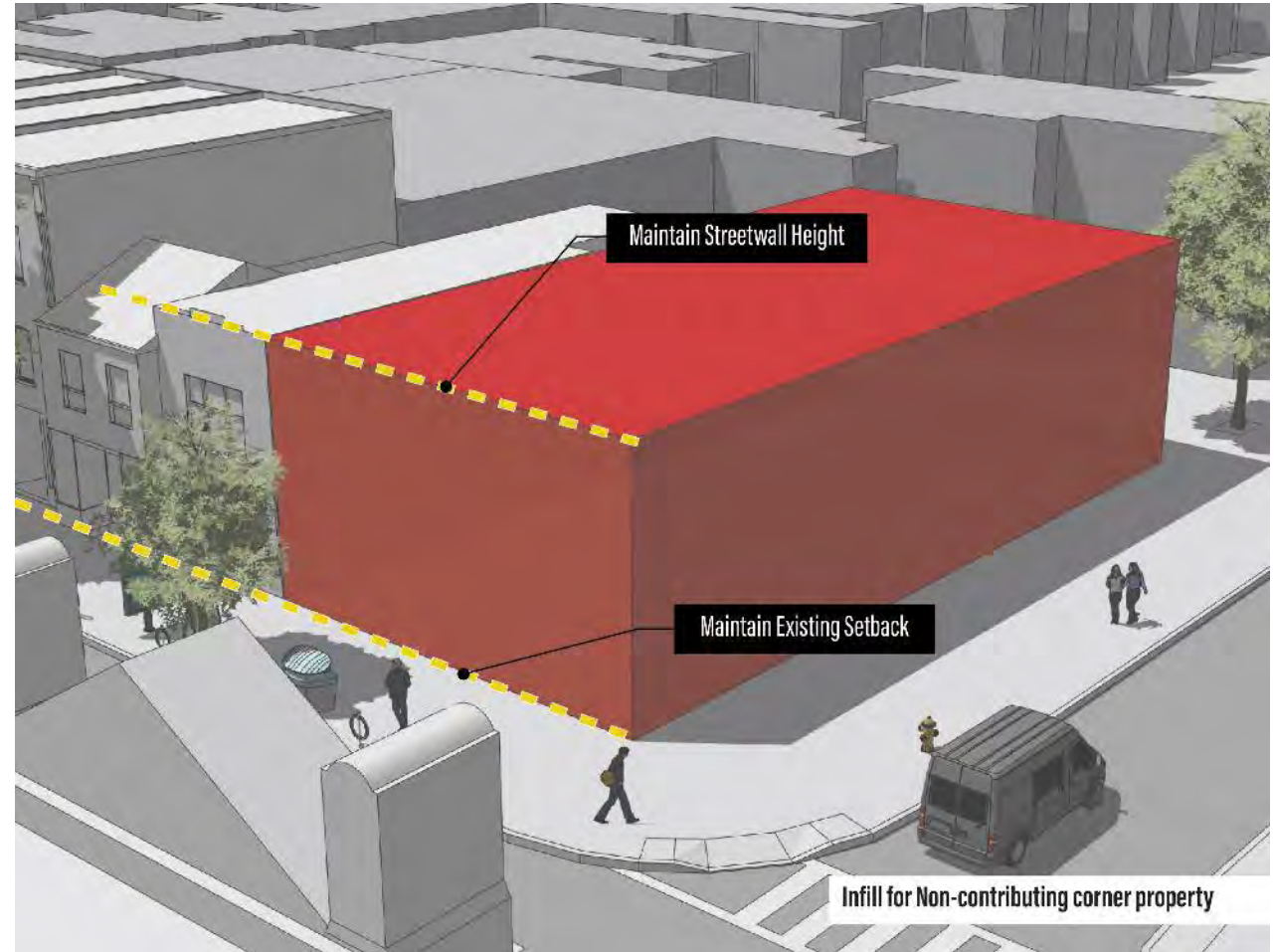
*Non-contributing properties along Queen St W from Bathurst Street to Markham Street*



# Chapter 7 – 7.6 Massing (Draft)

***New development and additions to non-contributing properties:***

- shall be designed to be ***compatible*** with the design, scale, massing and form of adjacent ***contributing properties***
- shall be ***set back*** the same distance as the primary structure on ***adjacent contributing properties***
- shall be designed with a ***streetwall*** that references the height of ***adjacent contributing properties*** and ***contributing properties*** of the block where it is located



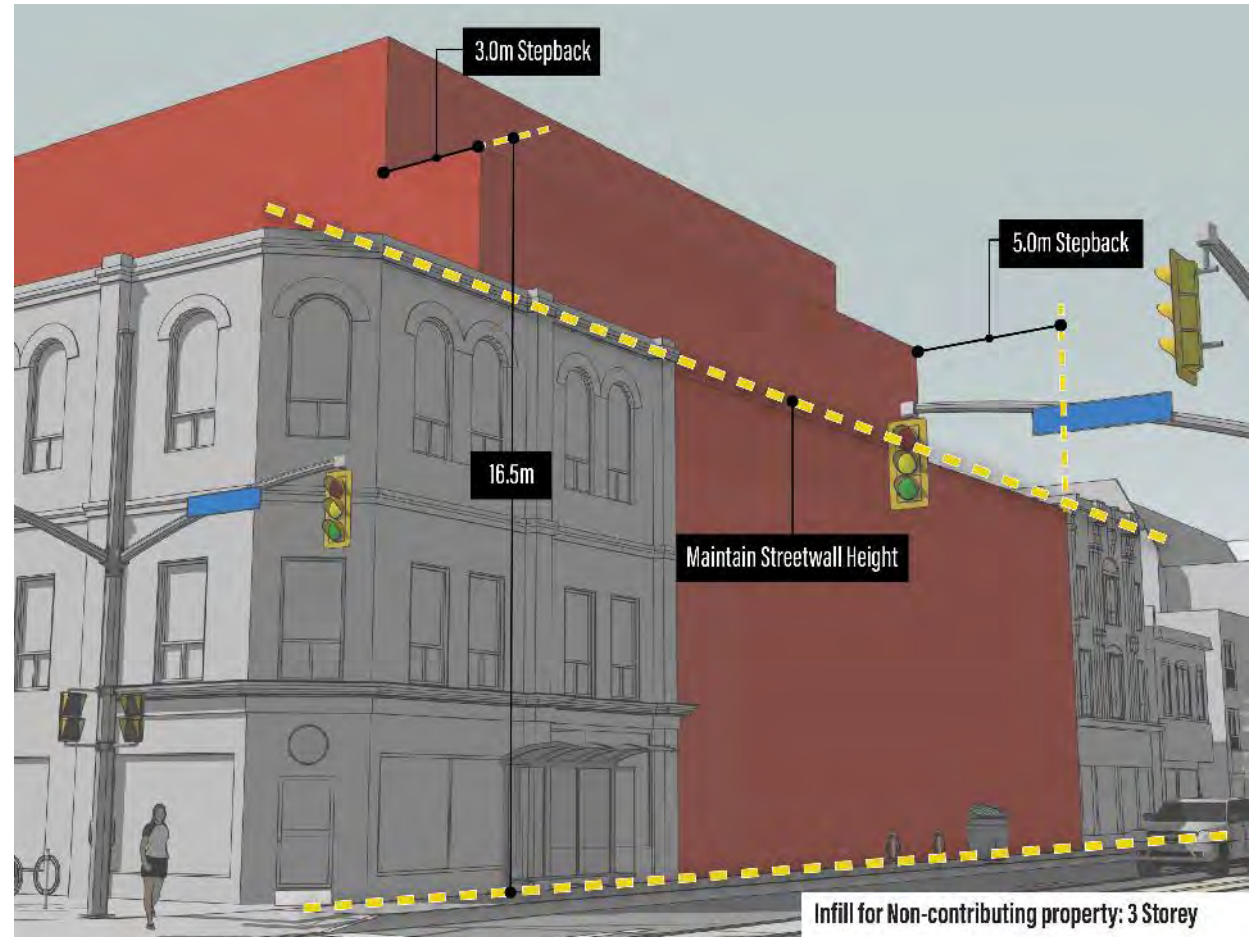
Draft Diagram – Infill for Non-contributing Corner Property

# Chapter 7 – 7.6 Massing (Draft) (cont'd)

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

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

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



Draft Diagram – Infill for Non-Contributing Property

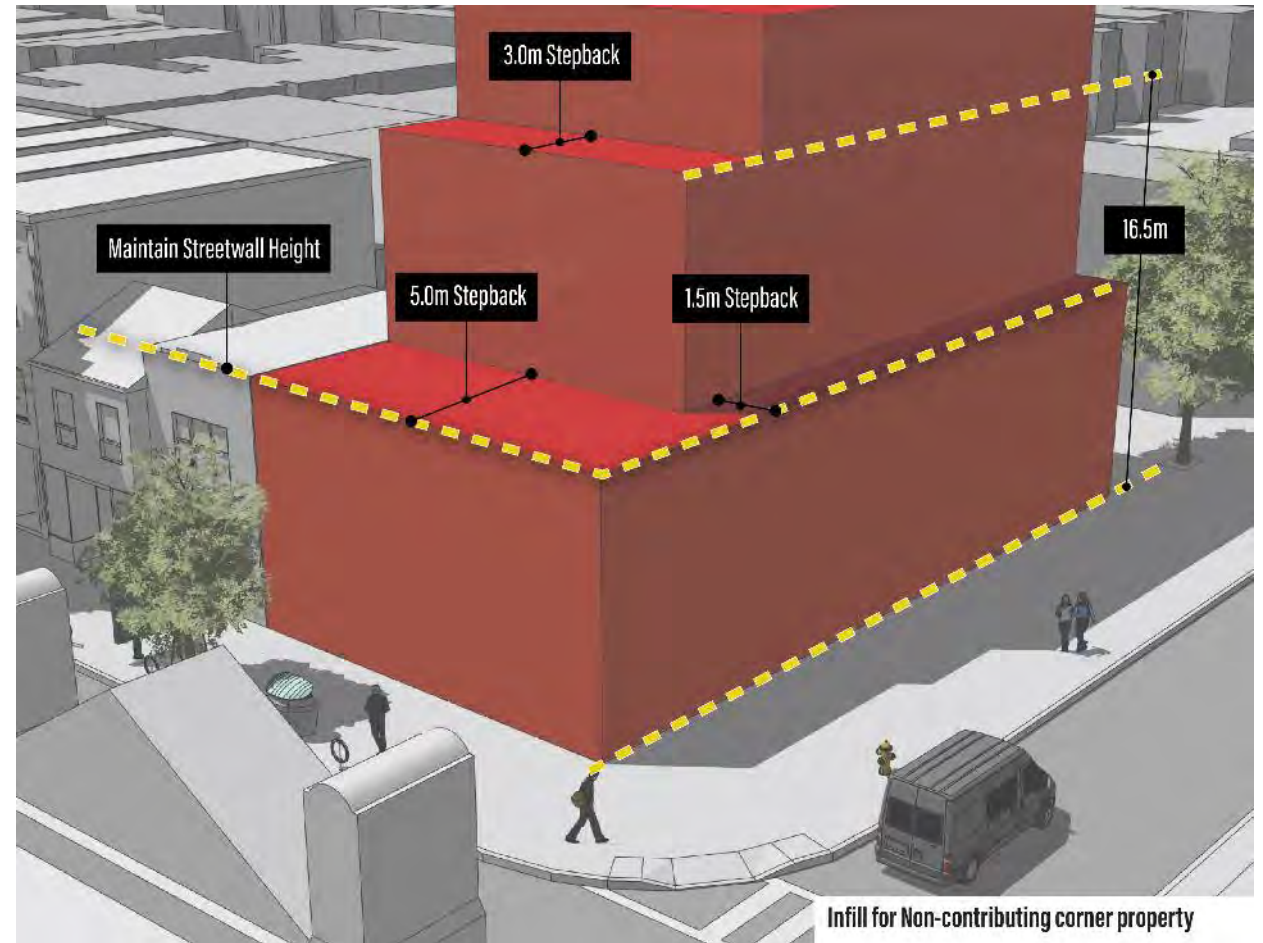


# Chapter 7 – 7.6 Massing (Draft) (cont'd)

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

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

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

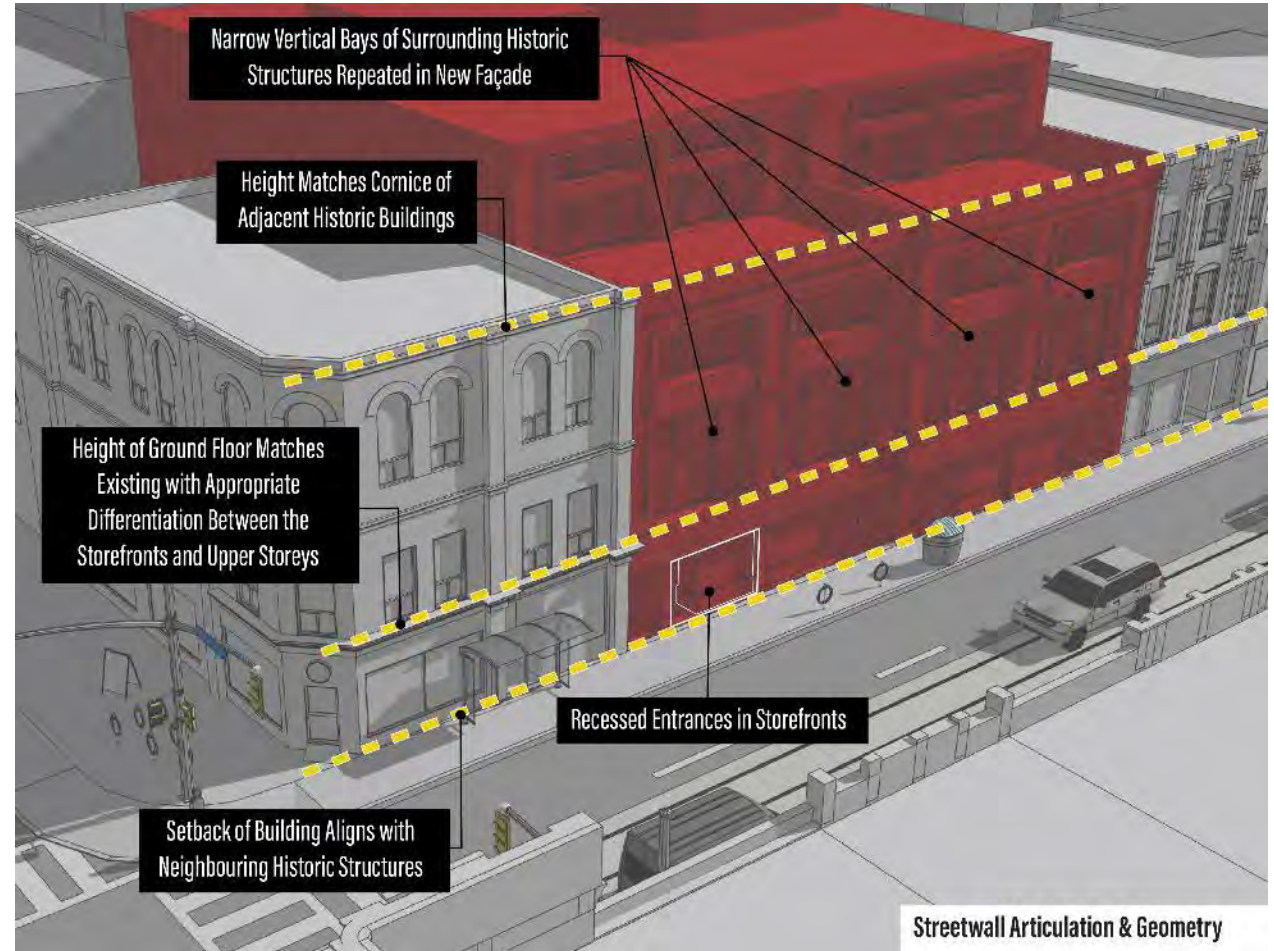


*Draft Diagram – Infill for Non-contributing Corner Property*

# Chapter 7 – 7.7 Articulation & Proportions (Draft)

***New development and additions on non-contributing properties:***

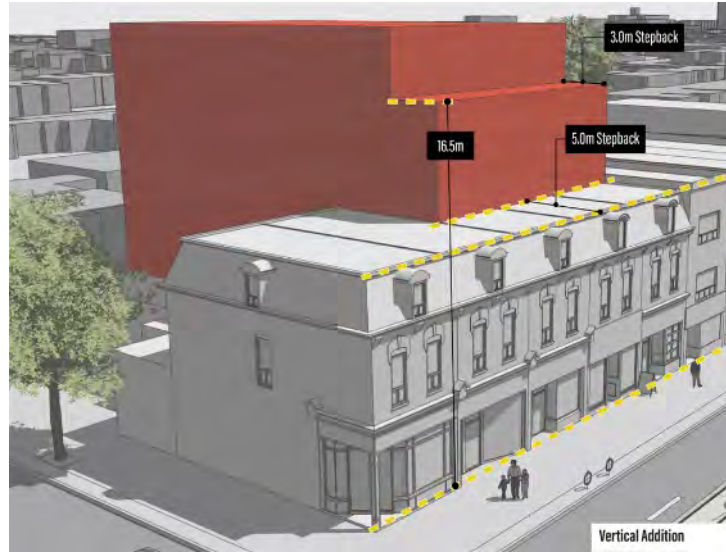
- shall ***conserve*** the horizontal & vertical rhythm articulated in the façades of ***adjacent contributing properties***.
- shall reference existing proportions and solid-to-void ratios found prevailing in the District.
- shall not include blank walls facing the ***public realm***, excluding laneways.



*Draft Diagram Illustrating Façade Articulation for Infill on Non-Contributing Properties*



# Summary of Potential Development Scenarios



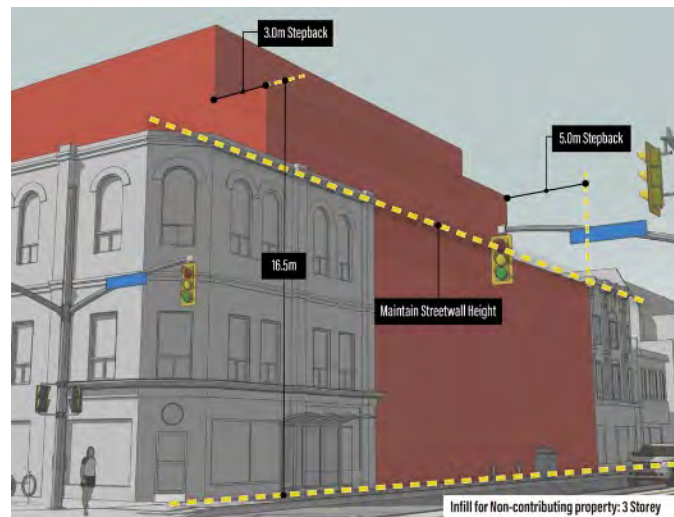
ADDITION ON A **CONTRIBUTING** PROPERTY



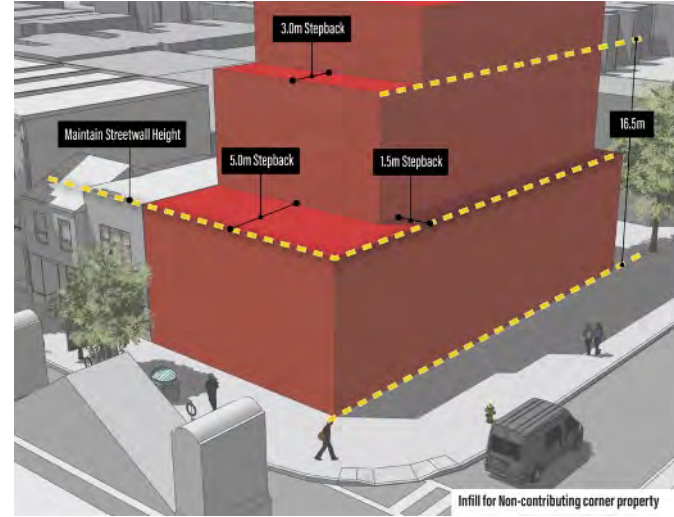
LANDMARK PROPERTY AT 1115 QUEEN ST. W.



ADDITION ON A **CONTRIBUTING CORNER** PROPERTY



MIDBLOCK INFILL ON A **NON-CONTRIBUTING** PROPERTY



INFILL ON A **NON-CONTRIBUTING CORNER** PROPERTY

# SASP 566 (OPA 445) vs. West Queen West and Parkdale Main Street HCD Plans

- ❑ The policies of SASP 566 (OPA 445) and the Parkdale Main Street and West Queen West HCD Plans should be read together.
- ❑ OPA 445 and the Parkdale Main Street and West Queen West HCD Plans complement each other.
- ❑ OPA 445 policies and HCD Plans support opportunities for compatible growth and change while conserving the heritage resources, historic character, and sense of place of the area.

## **HCD Plans:**

- Do not regulate the land use and use of buildings, nor the overall height of new developments.
- Provide detailed directions on how new developments should compatibly fit into the context of heritage streetwalls and historic streetscapes.

## **OPA 445:**

- OPA 445 provides direction on the overall height of new developments.
- Policy 5.2 directs that development will be designed to be compatible with and contribute to the fine-grained built form and main street character of Queen Street West and Parkdale Main Street areas.



# West Queen West HCD Plan

## Chapter 8: Policies & Guidelines for Public Realm

### 8.0 Policies & Guidelines for Public Realm

- 8.1 Historic Nodes
- 8.2 Streetscape and Laneways
- 8.3 Views and Gateways
- 8.4 Public Art
- 8.5 Utilities and Public Works



Queen Street West at Euclid Avenue, looking east (HP, 2024)

# Chapter 8 – Views & Gateways

## Landmark View



1089 Queen St. W.

## Views



Queen St. W. at Strachan Ave., looking north towards Trinity Bellwoods Park



Draft Map showing the identified views and gateways within the West Queen West boundary



# Chapter 8 – Streetscape, Laneways, & Public Art

- ✓ Examples of streetscape sidewalks, signage, and public art in the District



# Discussion #2







## Questions of Clarifications



# Discussion Questions

1. What are your thoughts on our draft policies regarding new development and additions to ‘contributing’ and ‘non-contributing’ properties? Based on your knowledge of the area, have we adequately identified all potential development scenarios (like corner properties, landmarks, etc.)?
2. Considering things like streetscape, laneways, views and gateways, public art, and other elements, what aspects of the Public Realm do you think should be conserved and enhanced? Do you see any gaps in our draft policies?

# Wrap-up and Next Steps

- Review feedback
- Complete policy & guideline development and illustrations
- Return to LAC for review – **meeting #2 on July 31 or August 1, 2024 (6:00-8:00p.m.)**
- Community Consultation Meeting at **Theatre Centre – September 10, 2024**



# Feedback

The presentation will be available on the [City's HCD website](#). Feedback can be provided to:

**Stephanie Quezada**

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

Please provide your feedback by **July 5, 2024.**

# Questions about West Queen West HCD?

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

*Questions can be directed to:*

**Pourya Nazemi**, Senior Heritage Planner

Pourya.Nazemi@toronto.ca

416-338-5702

**Emma Doedens**, Assistant Planner

Emma.Doedens@toronto.ca

416-392-7612



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

**July 31<sup>st</sup> or August 1<sup>st</sup>, 2024 (TBD)**  
**6:00-8:00pm**

