

West Queen West Heritage Conservation District (HCD) Plan

Local Advisory Committee Meeting #2

August 1, 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

- 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
 - public realm
- Discuss the approach to community engagement



Agenda

- | | | |
|---|-----------|--|
|  | 6:00 p.m. | Welcome & Introductions |
|  | 6:10 p.m. | Draft HCD Plan Update & Recap of Feedback received at LAC1 |
|  | 6:25 p.m. | Review of draft Contributing & Non-Contributing Policies & Guidelines |
|  | 6:45 p.m. | Discussion #1 |
|  | 7:10 p.m. | Review of draft Public Realm Policies & Guidelines |
|  | 7:20 p.m. | Discussion #2 |
|  | 7:40 p.m. | Discussion – Community Consultation Meeting |
|  | 7:55 p.m. | Wrap up, Next Steps, and Adjourn at 8:00 p.m. |

West Queen West HCD Plan (Draft) – Update & Feedback from LAC#1



What is an HCD & Why West Queen West?

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.



Why West Queen West?

- ❑ 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**
- ❑ The range of **commercial building typologies**, including main street commercial row and block buildings, representative of commercial architecture in the late- 19th and early 20th centuries
- ❑ The District's **landmark buildings**



West Queen West HCD Plan area, south of Bellwoods Park, looking south (Heritage Planning, 2024)

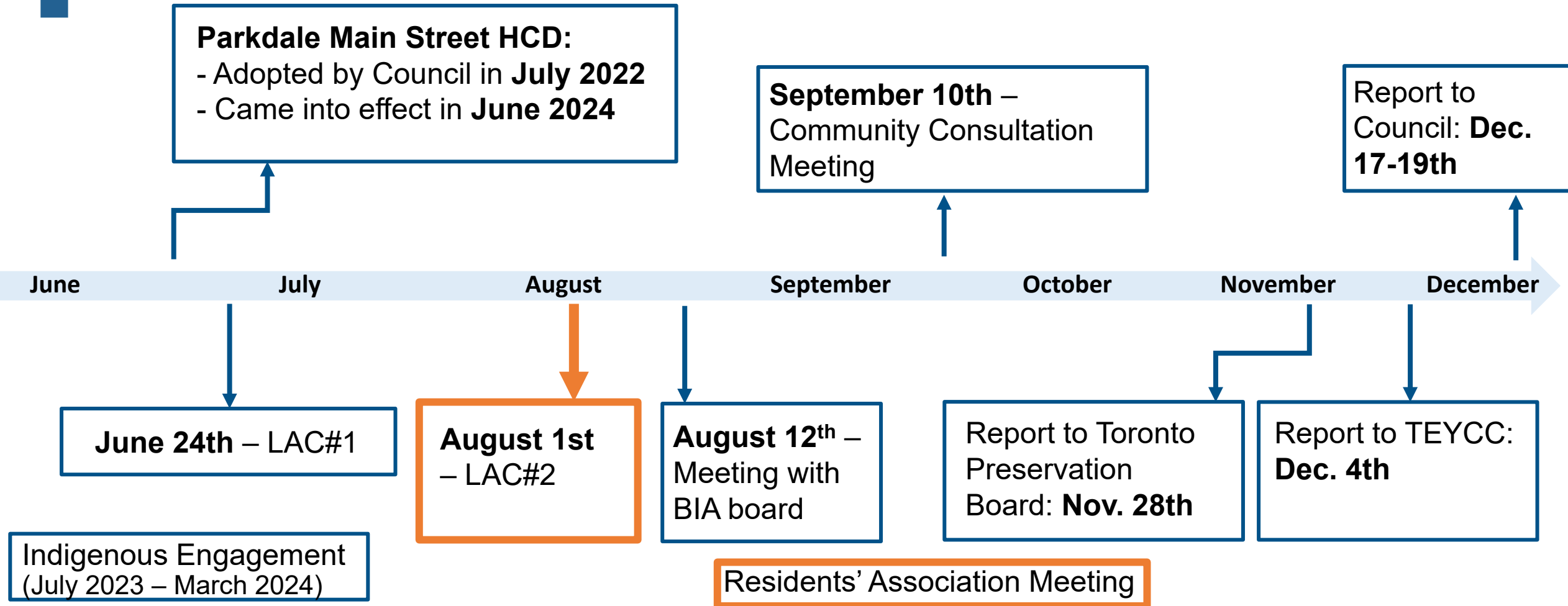
Why West Queen West? (continued)

- ❑ 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**
- ❑ 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



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

Project Timeline (June – December 2024)



Feedback from LAC #1

What We Heard: Summary

The **cultural heritage** of the West Queen West area is **not only** about bricks and **architectural** elements.

Heritage is also the **communities**, shared **activities**, and collective expressions of the area's **diversity** that actively **animate the street life**.

Generally **positive reception** of draft HCD Plan **objectives**, heritage **resources**, and **policies**.

Concern that new Provincial legislation means existing **listed properties** inside the HCD boundary are **at risk** of being delisted soon.

Interest in **dedicated conversations** with **residents' associations** who have participated in planning discussions about the area for years.

Feedback from LAC #1


Social & Community Values

Feedback about district significance, heritage resources, and Statement of Objectives:

- *The Statements of Cultural Heritage Value and descriptions of the neighbourhood's attributes should go beyond built form, saying heritage and identity are "not just about bricks."*
- *The HCD Plan should also identify and seek to conserve the spaces that have historically enabled (and continue to enable) different communities to create cultural value.*
- *The City should include these "human impact" considerations in the WQW HCD Plan, as it did the Parkdale HCD Plan.*



The **cultural heritage** of the West Queen West area is **not only** about bricks and **architectural** elements.



Heritage is also the **communities**, shared **activities**, and collective expressions of the area's **diversity** that actively **animate the street life**.

Feedback from LAC #1

Social & Community Values

Response:

- The District has social and community value with 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.
- The artistic and entrepreneurial character of the communities in the District is reflected in its evolution into today's "Art and Design District", catalyzed by an influx of artists to the area in the 1980s and the revitalization of the Gladstone and Drake hotels in the 2000s.
- "Graffiti Alley" located along the rear laneways, or southern boundary of the District, is a showcase of continuous graffiti along the rear walls of buildings fronting onto Queen Street and is a reflection of the active artist community in the area. Strong community activism has marked the neighbourhood and helped create its identity as West Queen West.



The **cultural heritage** of the West Queen West area is **not only** about bricks and **architectural** elements.




Heritage is also the **communities**, shared **activities**, and collective expressions of the area's **diversity** that actively **animate the street life**.

Feedback from LAC #1


Cultural Groups & Diversity

Feedback about district significance, heritage resources, and Statement of Objectives:

- *While the District Significance section thoughtfully includes Indigenous cultural heritage, it does not sufficiently name other cultural groups who have had a significant role in building the community and/or who have been displaced, including Black communities and other immigrant groups.*
- *The City should consider strengthening references to these groups in this section.*



The cultural heritage of the West Queen West area is **not only** about bricks and **architectural** elements.



Heritage is also the **communities**, shared **activities**, and collective expressions of the area's **diversity** that actively **animate the street life**.

Feedback from LAC #1

Cultural Groups & Diversity

Response:

- The District has **social and community value** with 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.
- The District and its adjacent neighbourhoods have been home to **diverse and multicultural communities**, including **historic** waves of immigration during the postwar period, such as Polish immigrants who established social clubs, community organizations and business along the street.
- The waves of immigration continue to present day, and the District remains an area characterized by its receptiveness to a variety of cultures over the years.

**New draft language*

The **cultural heritage** of the West Queen West area is **not only** about bricks and **architectural** elements.

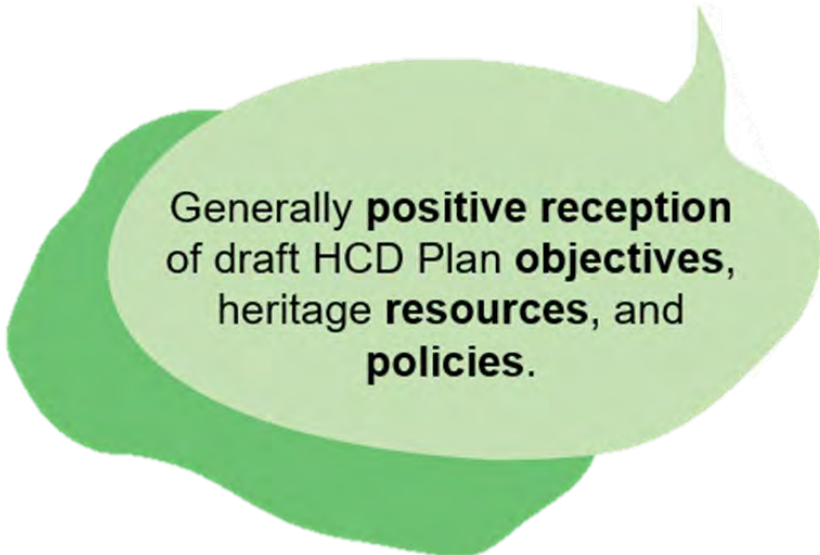
Heritage is also the **communities**, shared **activities**, and collective expressions of the area's **diversity** that actively **animate the street life**.

Feedback from LAC #1

Views & Gateways

Feedback about policies and guidelines for 'Views and Gateways':

- *LAC members said it is important that the gateways and focal points identified in the HCD Plan are easily recognizable as such by community members.*
- *Apparent bias towards east-west gateways (as opposed to north-south gateways) in the draft policies. HCD Plan should consider north-south streets as gateways into the area, too.*
- *City should consider adding other gateways, including the T-intersection at Ossington Avenue and Queen Street West.*



Generally **positive reception** of draft HCD Plan **objectives**, heritage **resources**, and **policies**.

Feedback from LAC #1

Views & Gateways

Response:

- The T-intersection at Ossington Avenue and Queen Street West once operated as a historic gateway. However, due to new development infill and changes to the adjacent built fabric, it no longer actively reflects that role.
- Therefore, the HCD Plan could identify this intersection as a gateway, but with the specific qualification that is a commemorative acknowledgement and is separate from the other defined gateways.
- More on this later in the presentation.

Generally **positive reception** of draft HCD Plan **objectives**, **heritage resources**, and **policies**.

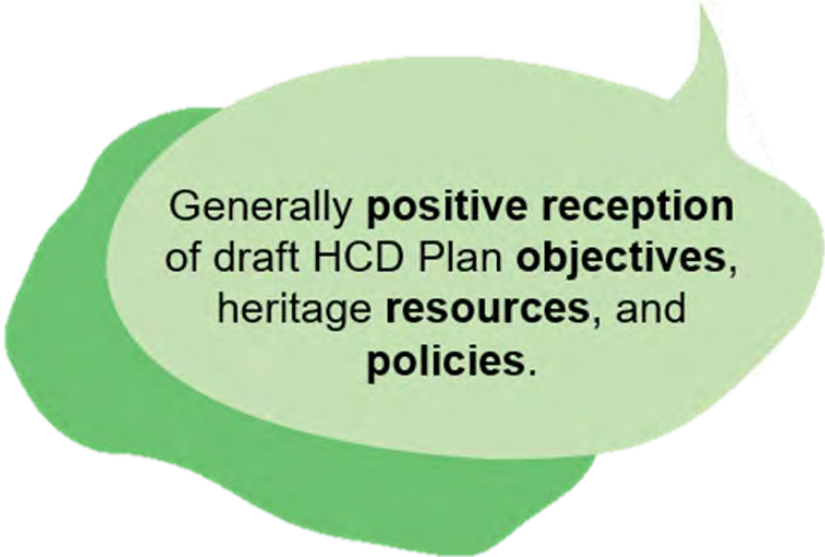


Feedback from LAC #1

Laneways & Greenspace

Feedback about policies and guidelines for 'Laneways & Greenspace':

- *The area doesn't have a lot of green spaces. HCD Plan could consider the potential for corner lots to be converted into green areas, or gardens.*
- *There have been previous efforts towards animating laneways near West Queen West, and the HCD Plan should continue to promote these ideas.*



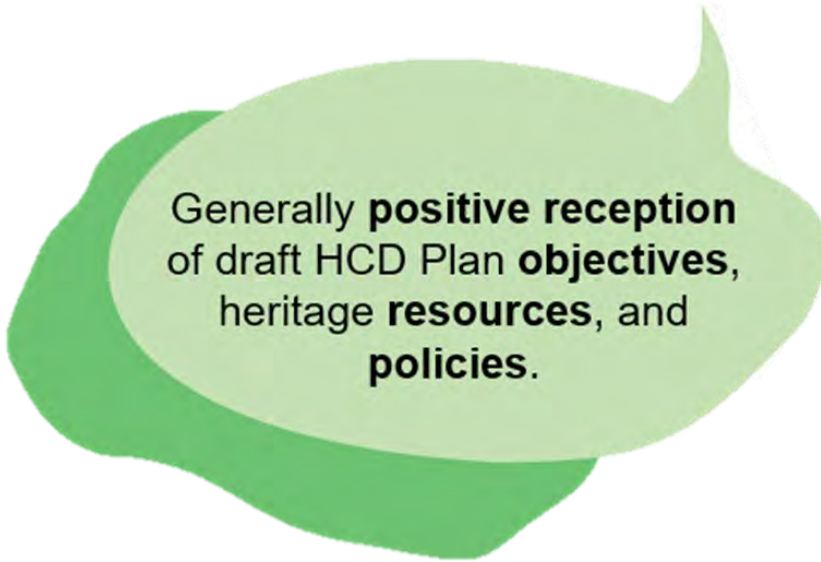
Generally **positive reception** of draft HCD Plan **objectives**, heritage **resources**, and **policies**.

Feedback from LAC #1

Laneways & Greenspace

Response:


- There are challenges presented by laneways because the legal boundary of the HCD can only include one side of the lane, meaning the HCD policies and guidelines only apply to properties on one side of laneway.
- However, the HCD Plan will still provide direction on laneways, similar to the Parkdale Main Street HCD Plan.
- More on this later in the presentation.



Generally **positive reception** of draft HCD Plan **objectives**, heritage **resources**, and **policies**.

Feedback from LAC #1

HCD Plan Processes




Concern that new Provincial legislation means existing **listed properties** inside the HCD boundary are **at risk** of being delisted soon.

Response:

- These properties have **interim protection**.
- The City aims to have all the properties designated by the **deadline**, which has been **extended** to January 1, 2027.
- City staff continue to monitor properties on the **City's Heritage Register** and consider methods of prioritisation to ensure that significant cultural resources across Toronto are not lost.

Feedback from LAC #1

HCD Plan Processes



Interest in **dedicated conversations** with **residents' associations** who have participated in planning discussions about the area for years.

Response:

- The meeting with the BIA Board members is not to suggest that the BIA has preferential input on the HCD Plan policies.
- Rather, it was organised in acknowledgement that as business owners within a district that has primarily commercial main street properties, more time may be needed to go over how the HCD Plan affects storefronts and other commercially-related attributes.
- City staff are aware that other community groups will also be affected by heritage policy changes and have a keen interest in seeing the existing heritage attributes protected, preserved and promoted.
- City staff are looking for opportunities to participate in future residents' association meetings and discuss the HCD Plan in detail with these affected organisations.

West Queen West HCD Plan (Draft) – Chapters 6-7: Key Policies & Guidelines for Contributing & Non-Contributing Properties



HCD Plan Policy Chapters

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1.2. Project Background	6. Policies and Guidelines for Contributing Properties	7.4. Demolition
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Policy Chapters: 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.

Sample page from Parkdale Main Street HCD Plan

Chapter 6: Policies & Guidelines for Contributing Properties (Draft)

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 & Relocation
- 6.8 Maintenance
- 6.9 Restoration
- 6.10 Alteration
- 6.11 Massing
- 6.12 Roofs
- 6.13 Exterior Walls
- 6.14 Windows & Doors
- 6.15 Storefronts
- 6.16 Entrances
- 6.17 Signage
- 6.18 Lighting



1030 Queen St. W. (HP, 2024)

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 may be required for proposed *alterations* to a *contributing property* where additional planning permissions are not required.



Queen Street West & Bathurst Street, looking northwest (HP, 2024)

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.



Queen Street West, west of Tecumseth, looking southeast (HP, 2024)

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.



Toronto

Existing Heritage Properties

HCD Boundary

Designated Part IV Properties

Listed on Heritage Register

West Queen West
Heritage Conservation District

Not to Scale

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 building or structure on a *contributing property* has been determined by the Chief Building Official and Executive Director, Toronto Building to be in a condition that is unsafe and the remedial step(s) necessary to render the building or structure safe in an Order issued under the Building Code Act from the Chief Building Official and Executive Director, Toronto Building require the building to be *demolished*; or
 - the *heritage integrity* and *cultural heritage value* of a *contributing property* to the District 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 Subject to Policy 6.6.1, the *demolition and reconstruction* of a building on a *contributing property* shall not be permitted.

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.



652-672 Queen St. W. (HP, 2024)

6.10 Alteration (Draft)

6.10.1 The *alteration of contributing properties* shall be **compatible** with, subordinate to, and distinguishable from 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*. (This policy includes 1 draft guideline.)

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

6.10.5 The alterations to a *contributing property* shall be designed so that whole, or substantial portions of, the property are retained and the *three-dimensional integrity* of the building is *conserved*.

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

6.10.7 A Heritage Impact Assessment may be required for proposed *alterations* to a *contributing property* where additional planning submissions are not required.

6.11 Massing (Draft)

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.)



Queen Street West and Euclid Avenue, looking northeast (HP, 2024)

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.*



Draft Diagram – Vertical Addition on a Contributing Property

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 2 draft guidelines.)

6.11.7 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.

6.11.10 Projecting balconies or cantilevered portions of new development and additions to contributing properties shall not be permitted above the primary structure along Queen Street West and side street frontages.



Draft Diagram – Addition on a Contributing Corner Property

6.11 Massing (Draft) (cont'd)

6.11.12 *New development and additions to a landmark contributing property shall conserve the cultural heritage value and heritage attributes of the property as determined within a Heritage Impact Assessment 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.*

6.11.13 *New development and additions to a landmark contributing property should 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.



770 Queen St. W. (HP, 2024)



1089 Queen St. W. (HP, 2024)

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 roof features of a contributing property based upon supporting historic research, paying particular attention to form, design, material and detail.

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

6.12.7 New rooftop elements on contributing properties, including but not limited to mechanical and electrical components, vents, drainage components, sustainable technologies, including solar panels and wind generators, satellite and cellular instruments, skylights, metal chimneys, flues and decks shall be located out of view of the public realm, excluding laneways, where technically possible. (This policy includes 1 draft guideline.)



6.14 Windows & Doors (Draft)

6.14.1 Form, placement, rhythm and style of original or restored windows and doors of *contributing properties* shall be conserved.

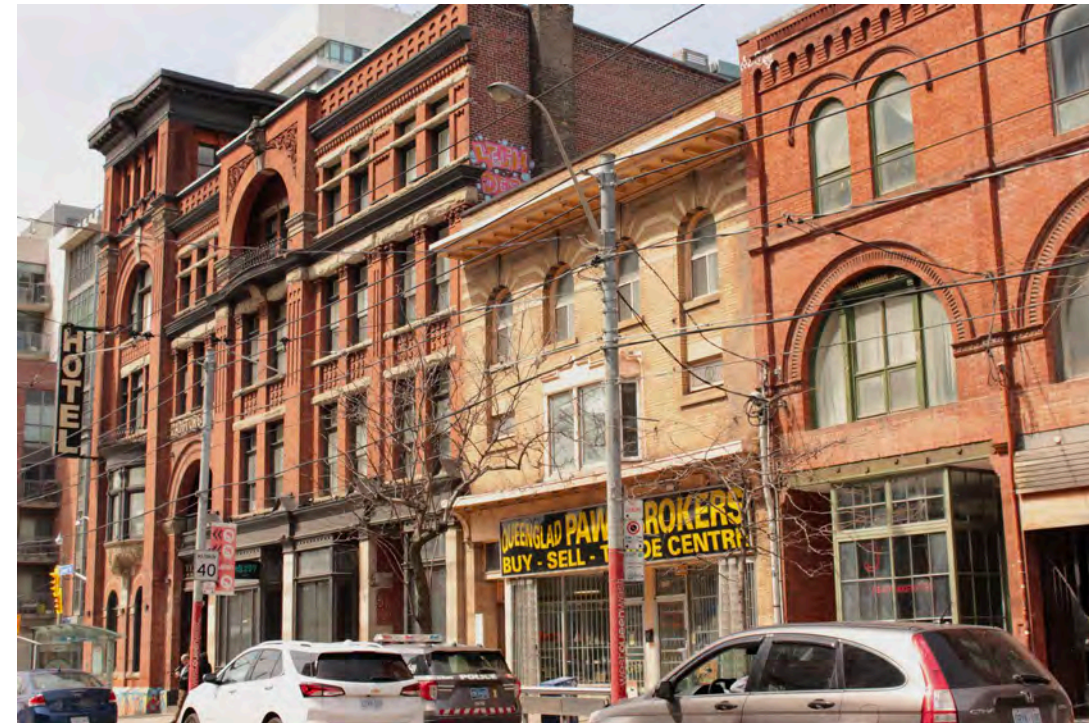
- (a) Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle.

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 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 the *cultural heritage value* and *heritage attributes* of the District and the *contributing property*.

- (a) Contemporary design and materials may be used for windows and doors on an *addition to a contributing property*, providing they do not have a negative impact on the *cultural heritage value* and *heritage attributes* of the District and the *contributing property*.

6.14.4 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 2 draft guidelines.)



Gladstone Avenue and Queen Street West, looking northwest towards the Gladstone Hotel (HP, 2024)

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*. (This policy includes 10 draft guidelines.)

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.



6.15 Storefronts (Draft) (cont'd)

6.15.4 The **restoration** of a storefront on a *contributing property* may be appropriate. *Restoration* projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered. (This policy includes 3 draft guidelines.)

6.15.5 When the **replacement of non-historic components** of a historic storefront is necessary, replacements should be physically and visually *compatible* with the building, in terms of their form, appearance, materials and detailing. (This policy includes 1 draft guideline.)

6.15.6 When *restoring a contributing property*, it may be appropriate to *remove* a non-historic storefront. *Restoration* projects should be based on thorough supporting historic documentation of the earlier forms and materials being recovered. (This policy includes 2 draft guidelines.)

6.15.7 *Alterations* to a non-historic storefront on a *contributing property* should reflect the proportions of composition of historic storefronts in the District, with large display windows, bulkheads, piers, and signage bands.



Chapter 7: Policies & Guidelines for Non-Contributing Properties (Draft)

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 & Additions
- 7.6 Massing
- 7.7 Articulation and Proportions
- 7.8 Roofs
- 7.9 Storefronts
- 7.10 Materiality & Exterior Walls
- 7.11 Lighting
- 7.12 Signage
- 7.13 Parking & Circulation



1153 Queen St. W.
(HP, 2024)



685 Queen St. W.
(HP, 2024)

7.5 New Development & 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*. (This policy includes 1 draft guideline.)

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*.



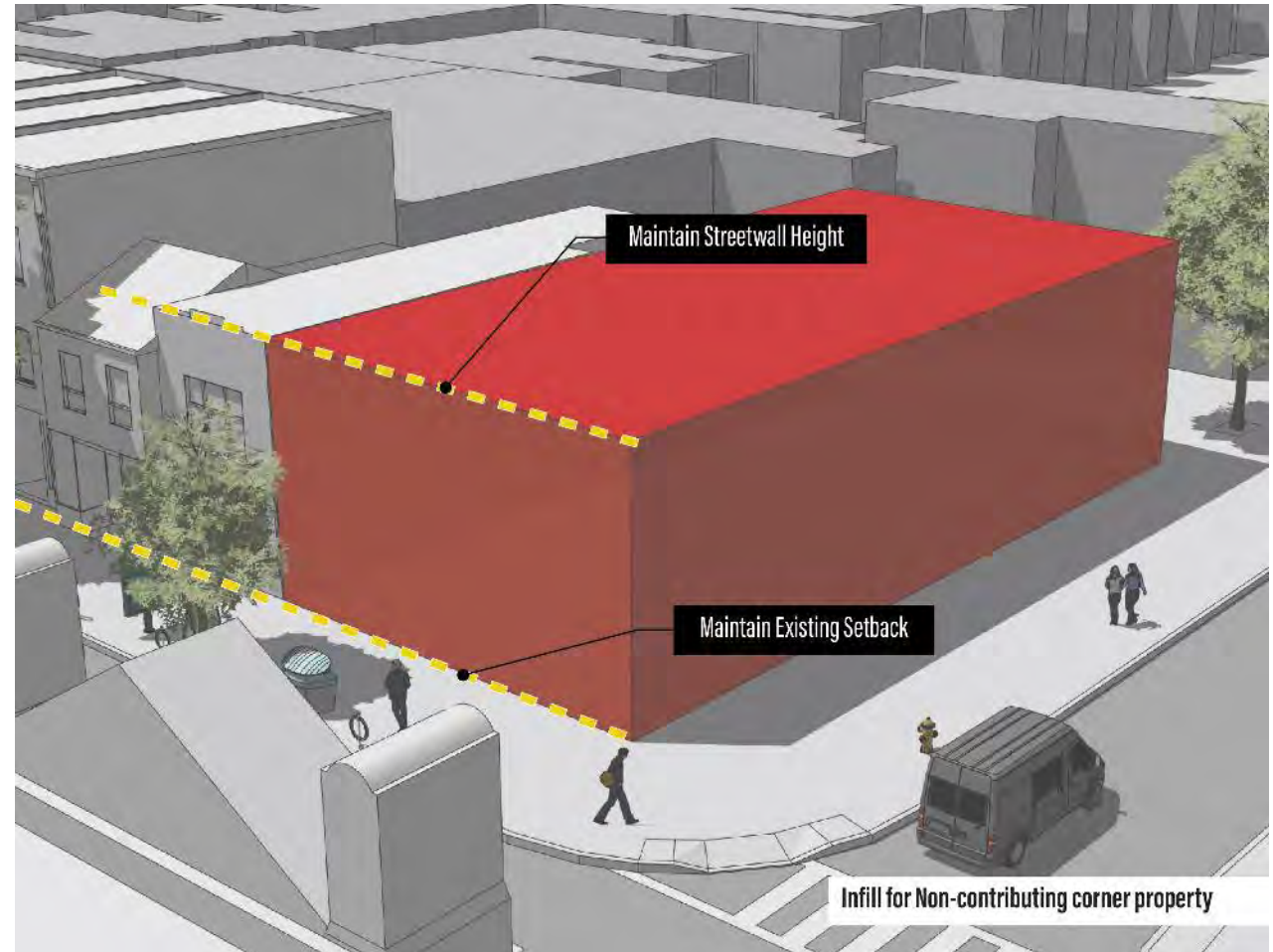
9 Burney Street, Boston

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.*

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

7.6.4 *New development on non-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. (This policy includes 1 draft guideline.)*

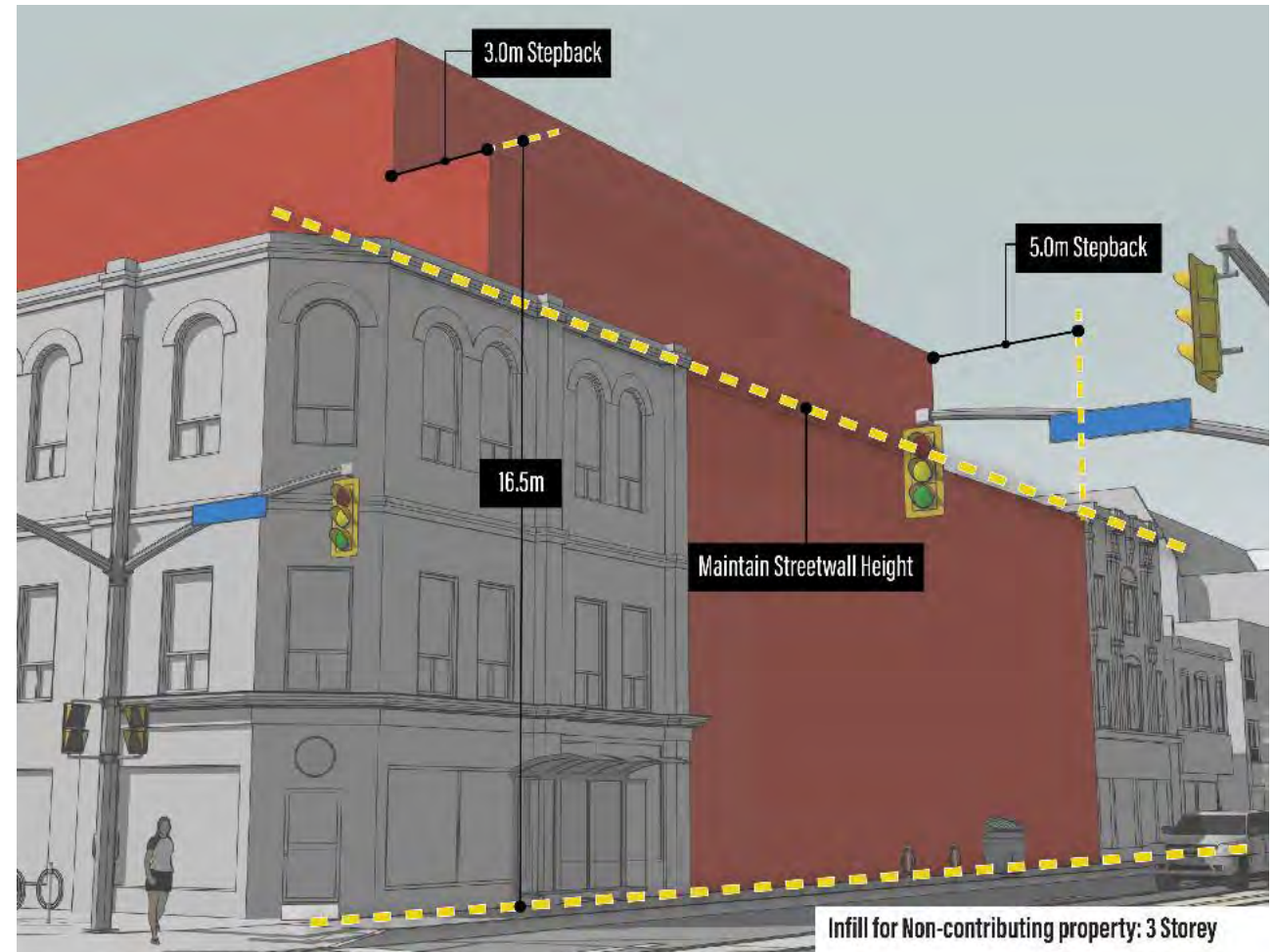


Draft Diagram – Infill for Non-contributing Corner Property

7.6 Massing (Draft) (cont'd)

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

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



Draft Diagram – Infill for Non-Contributing Property

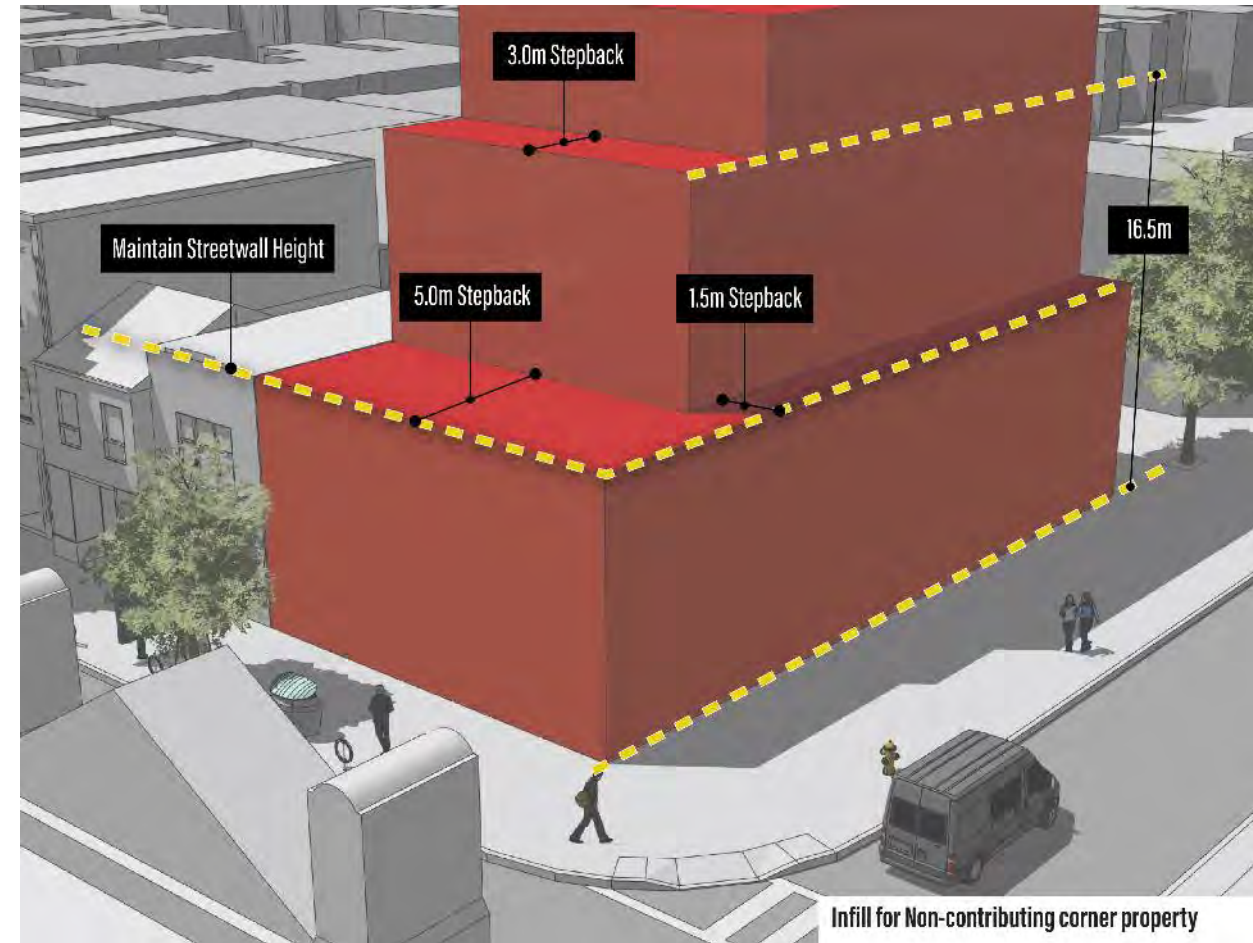
7.6 Massing (Draft) (cont'd)

7.6.6 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 3.0 metres beyond the minimum 5.0 metre *stepback* to support and reinforce the historic *streetwall*.

7.6.7 *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*.

7.6.8 *Projecting balconies on new development and additions on non-contributing properties* are not permitted within required building *stepbacks*.



Draft Diagram – Infill for Non-contributing Corner Property

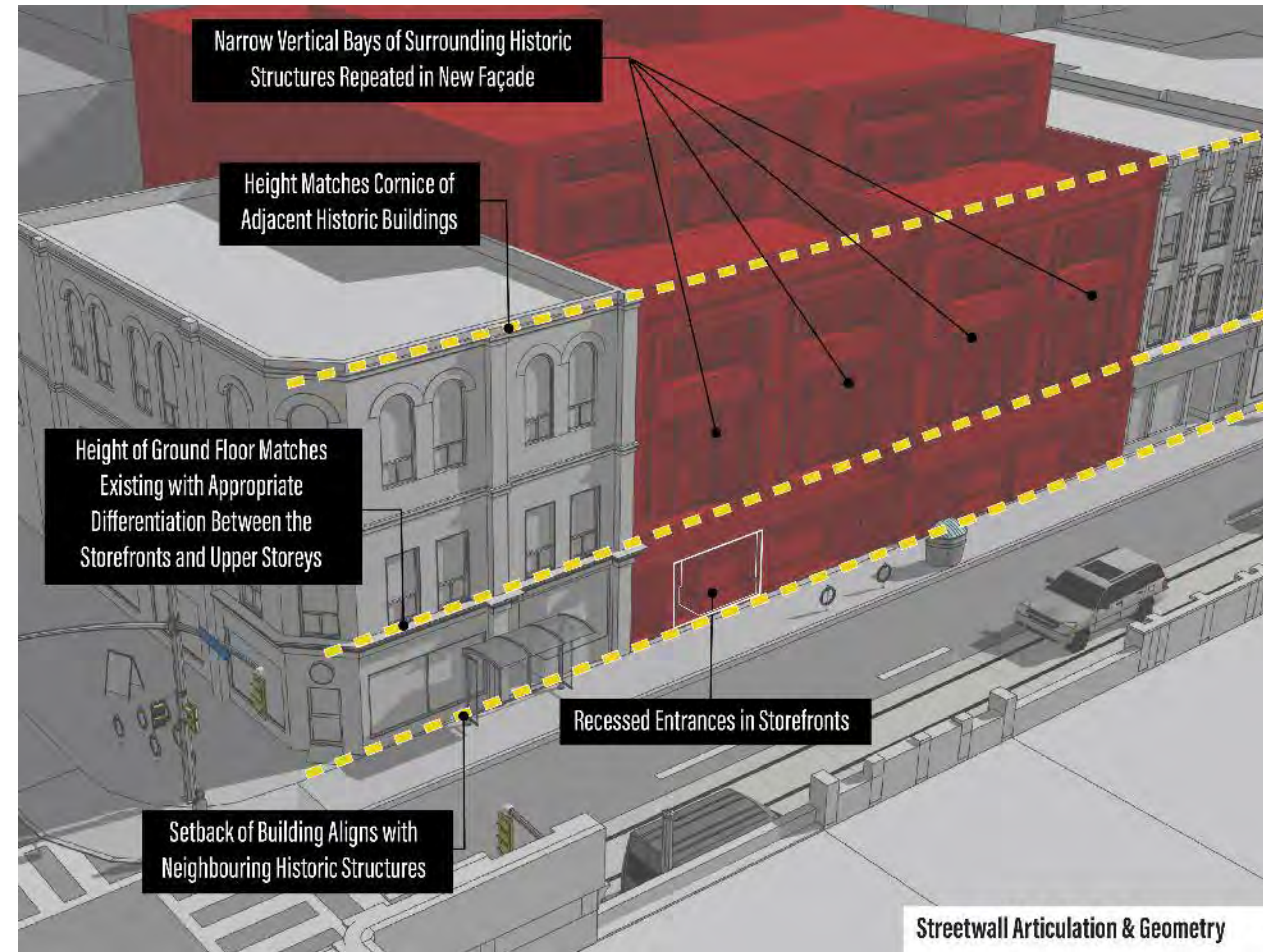
7.7 Articulation & Proportions (Draft)

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

- (a) The horizontal rhythm of floor heights on *new development* and *additions* should be articulated.
- (b) 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.

- (a) Street-facing elevations should incorporate vertical articulations that reflect the predominant building widths and pattern of bay widths of *adjacent contributing properties*.
- (b) 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*.



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

7.7 Articulation & Proportions (Draft) (cont'd)

7.7.3 *New development and additions on non-contributing properties shall reference existing proportions and solid-to-void ratios found prevailing in the District. (This policy includes 1 draft guideline.)*

7.7.4 *New development and additions on non-contributing properties shall not include blank walls facing the public realm, excluding laneways.*



Southwest corner of Queen St. W. and Dovercourt Rd.

Comparing West Queen West & Parkdale HCD Plan Areas

In the **West Queen West** HCD Plan area, there are:

- More contributing properties with sloped roofs;
- More landmark buildings;
- More T-intersections;
- Greater presence of restaurants and bars;
- More patios along both Queen Street and intersecting streets; and
- More contributing properties with historic storefronts.



Northeast corner of Queen Street West and Beaconsfield Avenue, looking northeast (HP, 2024)

Discussion #1





Questions of Clarifications



Discussion Questions

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

1. Are there any parts of the draft policies & guidelines that you believe are particularly effective or well-articulated?
 - If so, what are they, and why do you think they work well?
2. Do you have any suggested changes or additions to the proposed language in the draft policies & guidelines around 'contributing' and 'non-contributing' properties?

West Queen West HCD Plan (Draft) – Chapter 8: Key Policies & Guidelines Public Realm



Chapter 8: Policies & Guidelines for Public Realm (Draft)

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



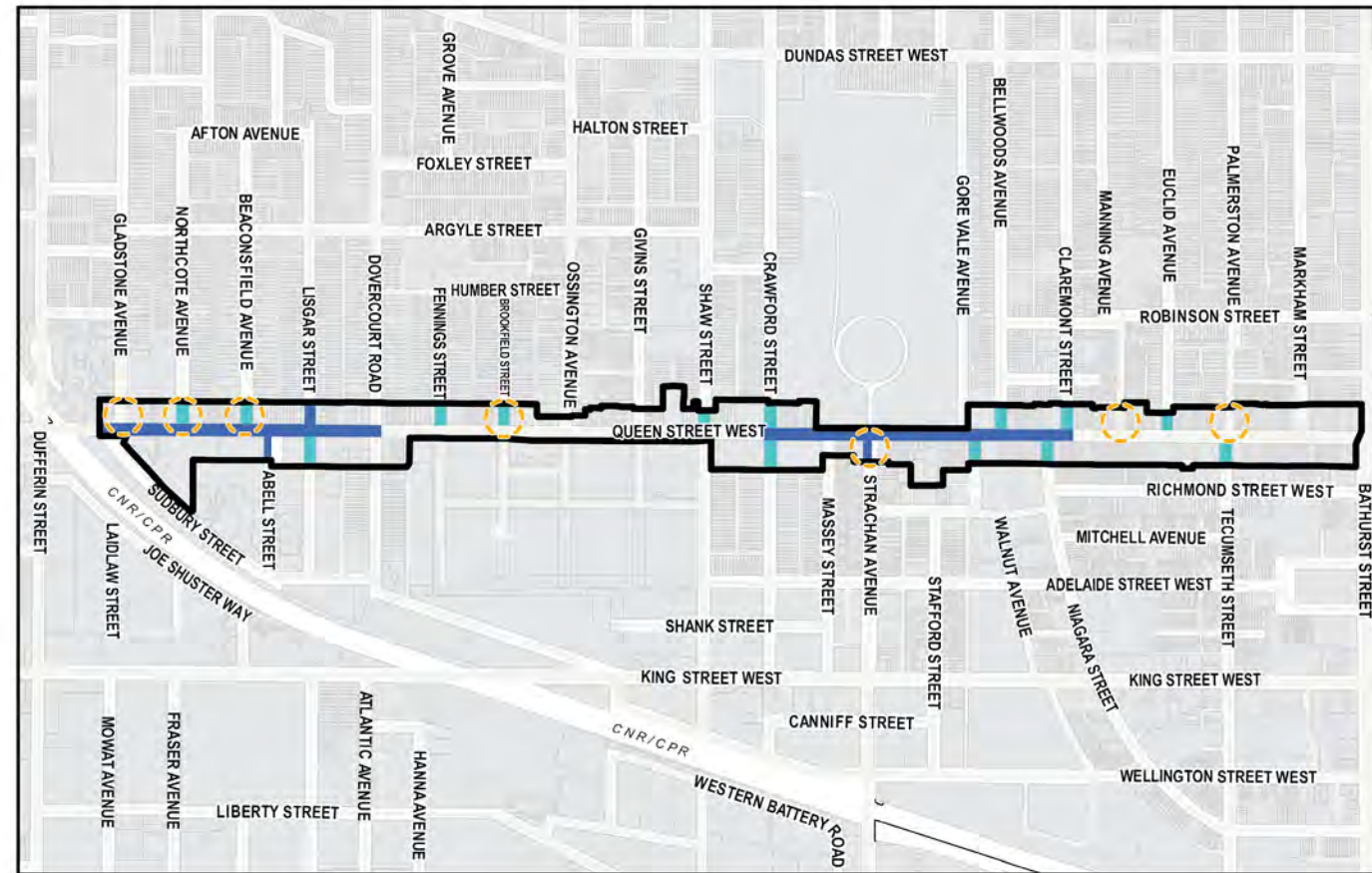
8.1 Historic Nodes (Draft)

T-Intersections identified as important historic nodes and focus areas that should be conserved:

- North side of Queen Street West: Gladstone Avenue, Northcote Avenue, Beaconsfield Avenue, Brookfield Street, Manning Avenue, and Palmerston Avenue
- South side of Queen Street West: Strachan 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 5.6.1 of this Plan, should be *conserved* and enhanced.

- Provide opportunities for gathering spaces, enhanced landscaping, heritage interpretation and public art opportunities at historic nodes.
- Limit using the side spaces of corner properties for parking.



Toronto
Parks and Public Realm

West Queen West
Proposed Heritage Conservation District

- Proposed HCD Boundary
- Focus Area
- Boulevard Space
- Historic Node

Not to Scale
06/17/2024

8.3 Views & Gateways (Draft)

8.3.1 Views identified in this Plan (as listed in Section 5.5) 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.



View north towards Trinity Bellwoods Park gateway (HP, 2024)



8.3 Views & Gateways (Draft) (cont'd)

8.3.2 Gateway treatments should function to provide a narrative relating to the District's *cultural heritage values*.

- (a) Gateway treatments present opportunities to communicate focused messages that articulate the coherence and significance of the District. Improvements should be made to the identified gateways to support the *public realm* and open space experience of Queen Street West.
- (b) The gateways 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 treatments should be in keeping with the context of the District.
- (c) Honour and recognize special events, such as National Indigenous Peoples Day, as part of the gateway treatments.
- (d) Gateways should work on a vehicular and pedestrian scale. More than one gateway strategy may be used at the identified gateway to ensure that the intent of the gateway is communicated to vehicular and pedestrian traffic (e.g. banners and public art could be used in tandem to communicate the presence of the gateway on different levels).



Ossington Avenue & Queen Street West, looking north (1958)



Ossington Avenue & Queen Street West, looking northwest (1955)

8.2 Streetscape & Laneways (Draft)

8.2.1 The street and laneway network should 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) Encourage the interpretation of the laneway network, including their historic use and evolution over time.
- (e) Street signage design should reinforce the District's overall historic character and sense of place, and assist in the historical interpretation of the area.
- (f) *Maintain* laneway paving in good condition.
- (g) Enhance laneways with pavement treatments and appropriate lighting to create a pedestrian-friendly environment.
- (h) *Maintain* and enhance *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.
- (i) In consultation with Indigenous communities and nations and Aboriginal Affairs Advisory Committee, honour and celebrate Indigenous heritage and languages through the naming of streets, laneways, and public spaces.



Trinity Park Lane, looking east (HP, 2024)

8.2 Streetscape & Laneways (Draft) (cont'd)

8.2.2 Street furniture design should be consistent throughout the District. A coherent set of street furniture is encouraged to be selected from existing *City guidelines* or may follow a unique design to express the District's *cultural heritage value* and historic main street character.

- (a) Honour and celebrate the history of the West Queen West area, including Indigenous heritage and history of social and community activism through placemaking, wayfinding and interpretive features.
- (b) Street furniture should not detract from the historic identity and heritage character of the District.

8.2.3 In consultation with the BIA, in select locations, consistent light fixtures and treatments should be introduced along Queen Street West. Location or designing lighting treatments should not undermine the District's *cultural heritage value* and *heritage attributes*. (This policy includes 1 draft guideline.)



Queen Street West between Palmerston and Markham Streets, looking north (HP, 2024)

8.4 Public Art (Draft)

Public art contributes to the heritage character of the West Queen West HCD by expressing the cultural heritage, community identity and sense of place.

- (a) Public art should be added and enhanced through site-specific development applications, West Queen West Business Improvement Area (BIA) initiatives and streetscape upgrades to support the District's rich history and its distinctive characteristics, identity and sense of place.
 1. In consultation with Indigenous communities and nations and Aboriginal Affairs Advisory Committee, *maintenance* and enhancement of the *public realm* by creation of public art or other art installations that reference Indigenous heritage are strongly encouraged.
 2. *Maintenance* and enhancement of the *public realm* through the creation of public art installations that recognize the rich history of the West Queen West area, significant persons, organizations, places and events are strongly encouraged.
 3. Engage local agencies, residents associations, non-profit organizations and the West Queen West BIA to assess public art opportunities in the community.
 4. Consider providing public art or other art installations through engagement and coordination with City programs such as Percent for Public Art, StreetARToronto, and Arts and Culture Services in the Economic Development & Culture division.
 5. 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.



Euclid Ave. & Queen St. W., looking east (HP, 2024)



Ryerson Ave. & Queen St. W., looking east (HP, 2024)

Discussion #2





Questions of Clarifications



Discussion Questions

Thinking of the draft public realm policies and guidelines:

1. Which specific policies & guidelines in the draft do you feel are well-written or particularly effective? Please identify them and share your thoughts on why they stand out to you.
2. Do you have any suggested changes or additions to the proposed language for the public realm draft policies & guidelines?

Community Engagement

- **Community Consultation Meeting on September 10th, 6:00 – 8:00 pm**
- Location: The **Theatre Centre** at 1115 Queen Street West
- Format: **Open House**
- Meeting Materials will be posted on the website after the meeting.
- Public Comment Period: September 24th

Community Consultation Meeting

Discussion Questions

1. Do you have any advice on what topic(s) from the HCD Plan would be most relevant / interesting to the broader West Queen West 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 & guideline development and illustrations
- BIA Board Meeting on **August 12, 2024**
- Attend Resident Meetings if/as requested
- 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:

Matthew Wheatley

E-mail: matthew@thirdpartypublic.ca

Please provide your feedback by Friday, **August 16, 2024.**

Questions about West Queen West HCD Plan?

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

Questions can be directed to:

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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 CCM:

September 10th, 2024
6:00-8:00pm

