

Welcome to the West Queen West Heritage Conservation District Open House

September 10th, 2024, 6:00pm – 8:00pm

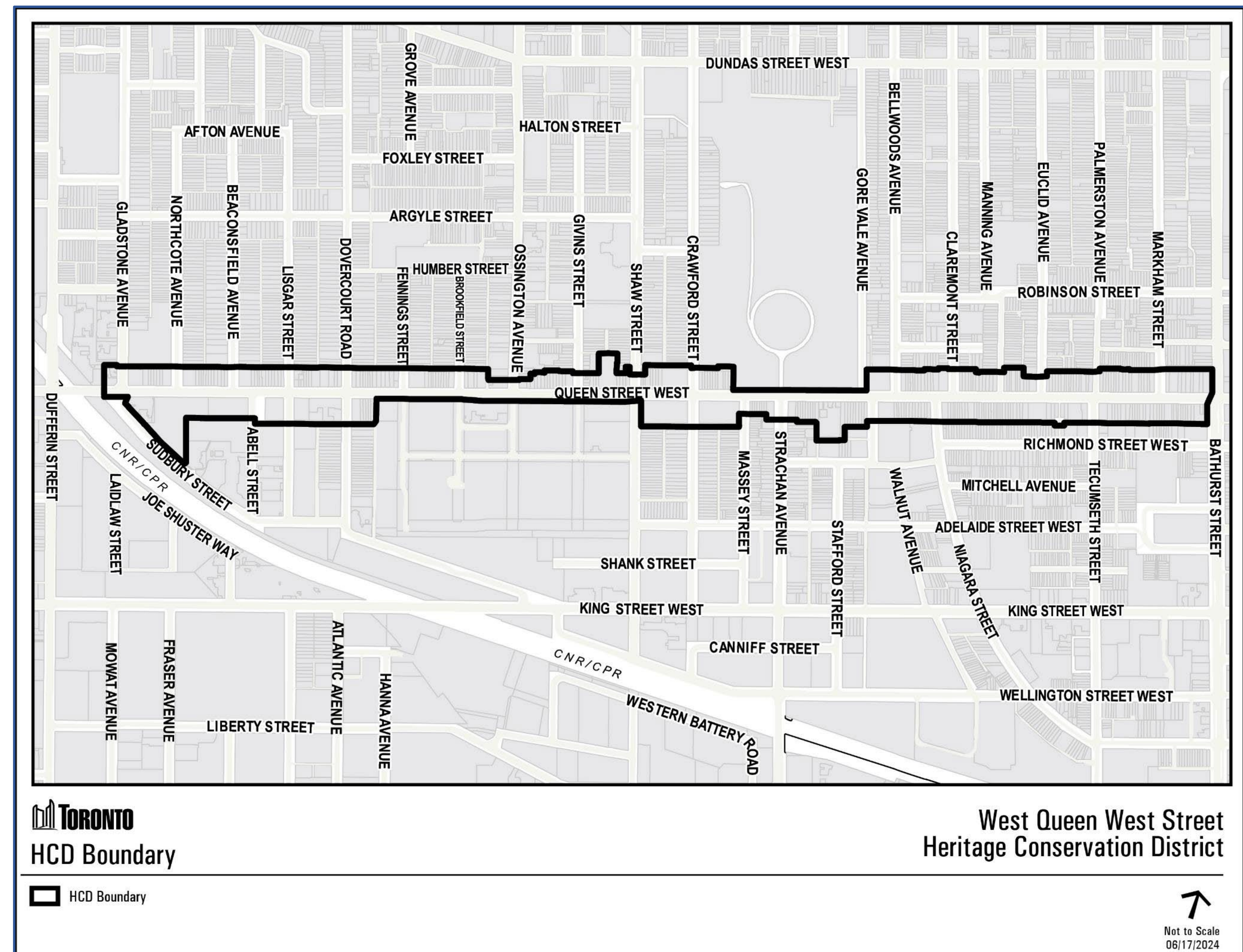


Entrance Gate to Trinity Bellwoods Park

Thank you for attending today's Open House for the West Queen West Heritage Conservation District (HCD) Plan. The purpose of today's meeting is for City Planning staff to show key elements of the HCD Plan for public feedback. The boards on display around the Boni Theatre space explain different sections of the HCD Plan and summarise its contents and heritage planning goals.

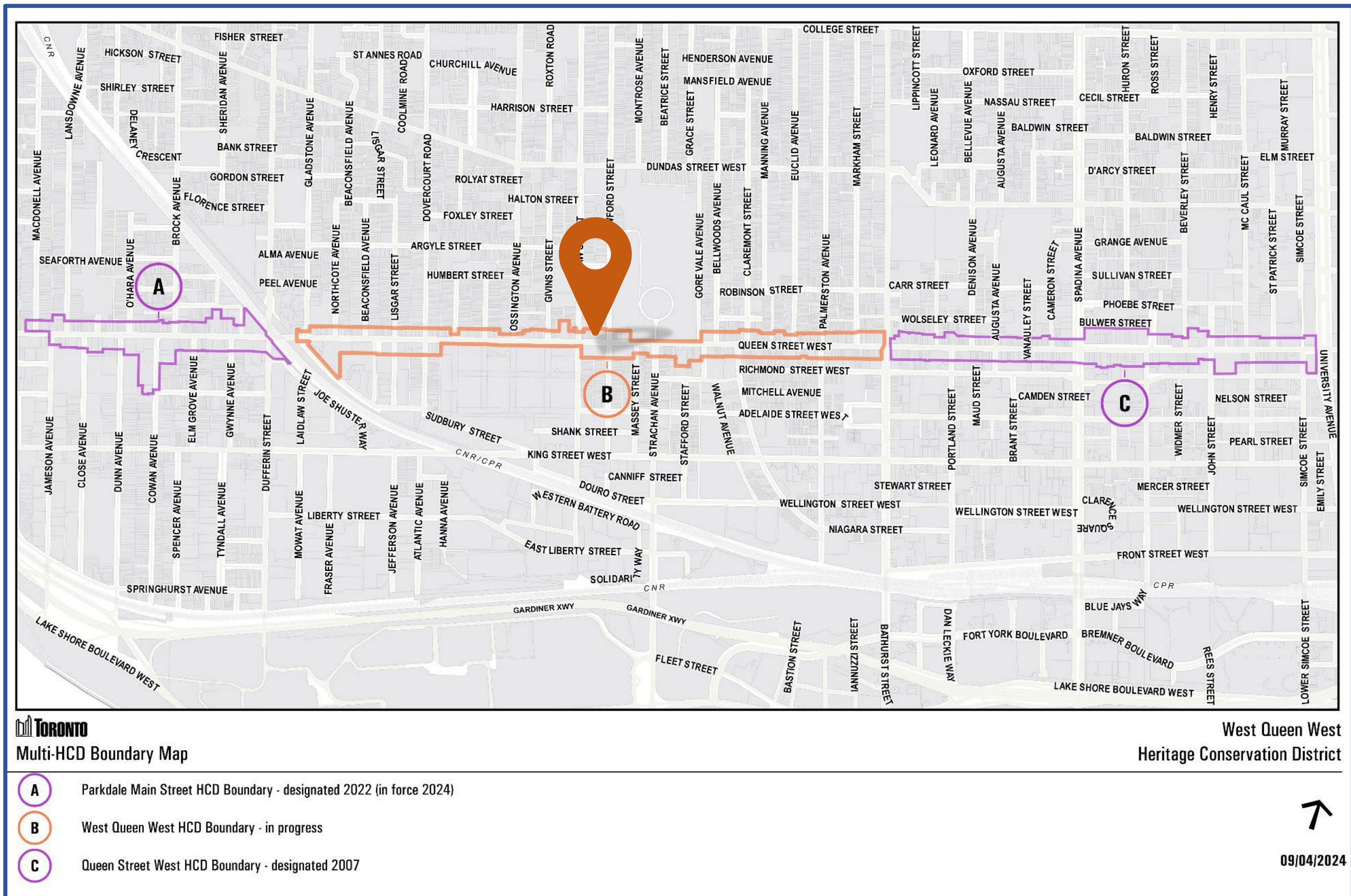
The following display boards will be made available online after the Open House.

City Planning staff look forward to answering your questions and hearing your perspectives.



The West Queen West HCD

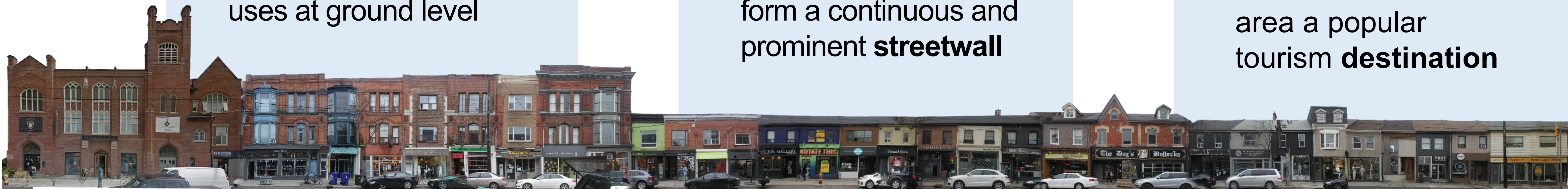
What Makes West Queen West Unique?



West Queen West HCD in Context | Showing how the potential WQW HCD completes the line of heritage conservation planning along Queen Street West

❖ **Narrow retail frontages** with dynamic commercial uses at ground level

❖ High concentration of heritage buildings that form a continuous and prominent **streetwall**



Queen Street West from Tecumseth Street to Niagara Street c.2017 | Showing the existing articulation of narrow lot frontages and fine-grain built form that extends along large sections of Queen Street West

- ❖ Provides commercial businesses that support the vibrancy of the **Main Street character** of Queen Street West
- ❖ Distinctive street patterns, including **laneways**, and several **T-intersections** with corner buildings to anchor them
- ❖ Contributes to the creation of places for **social gathering** and **activities** enjoyed by the community and visitors
- ❖ Contributes to a **sense of place**, which makes the area a popular tourism **destination**



Queen Street West at Palmerston Boulevard and Tecumseth Street



1032 Queen Street West | A prominent corner building at the intersection of Brookfield Street



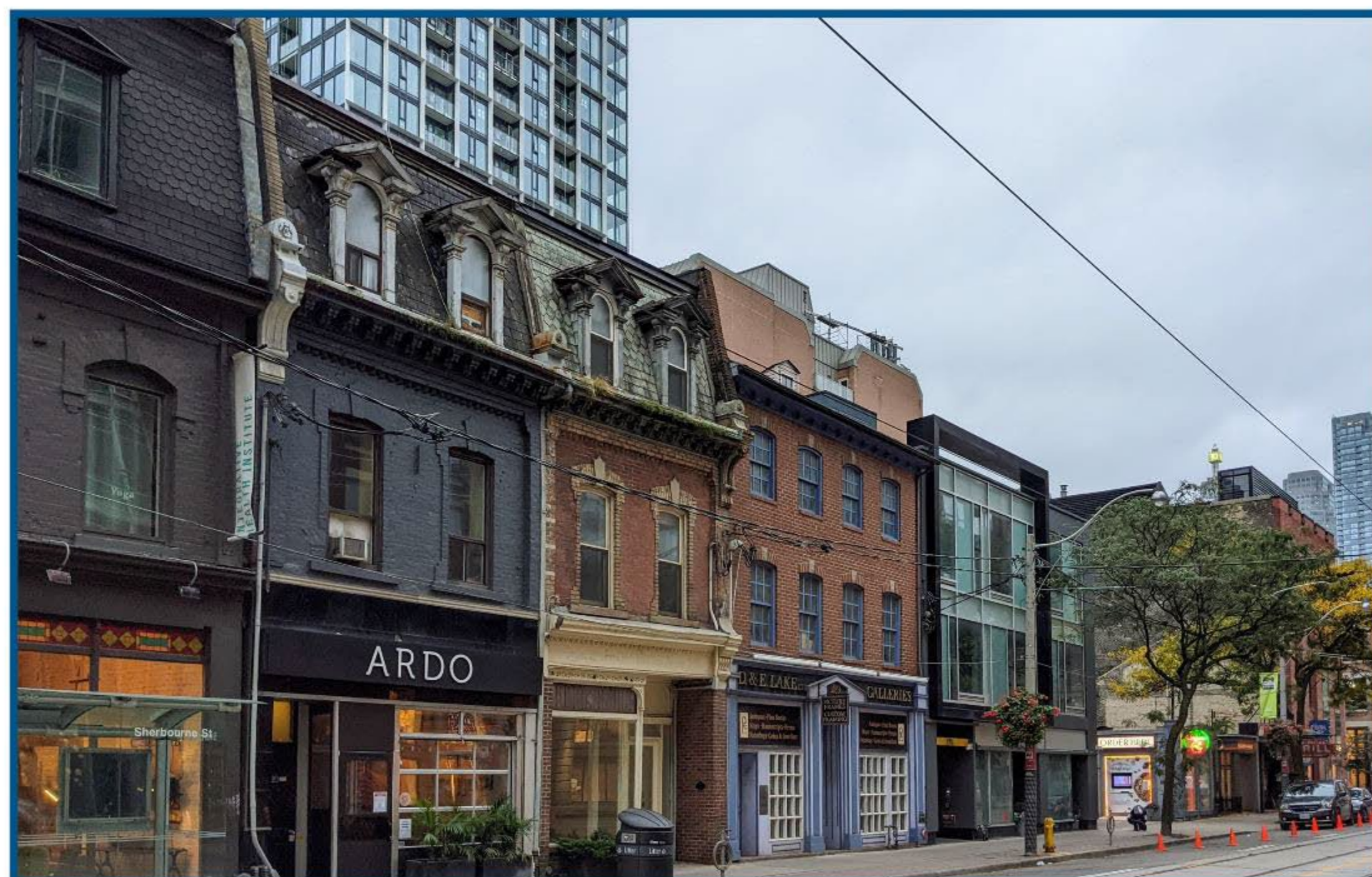
Queen Street West across from Trinity Bellwoods Park | Patios, commercial displays, greenspace, and street furniture in the public realm

Heritage Conservation Districts in Toronto

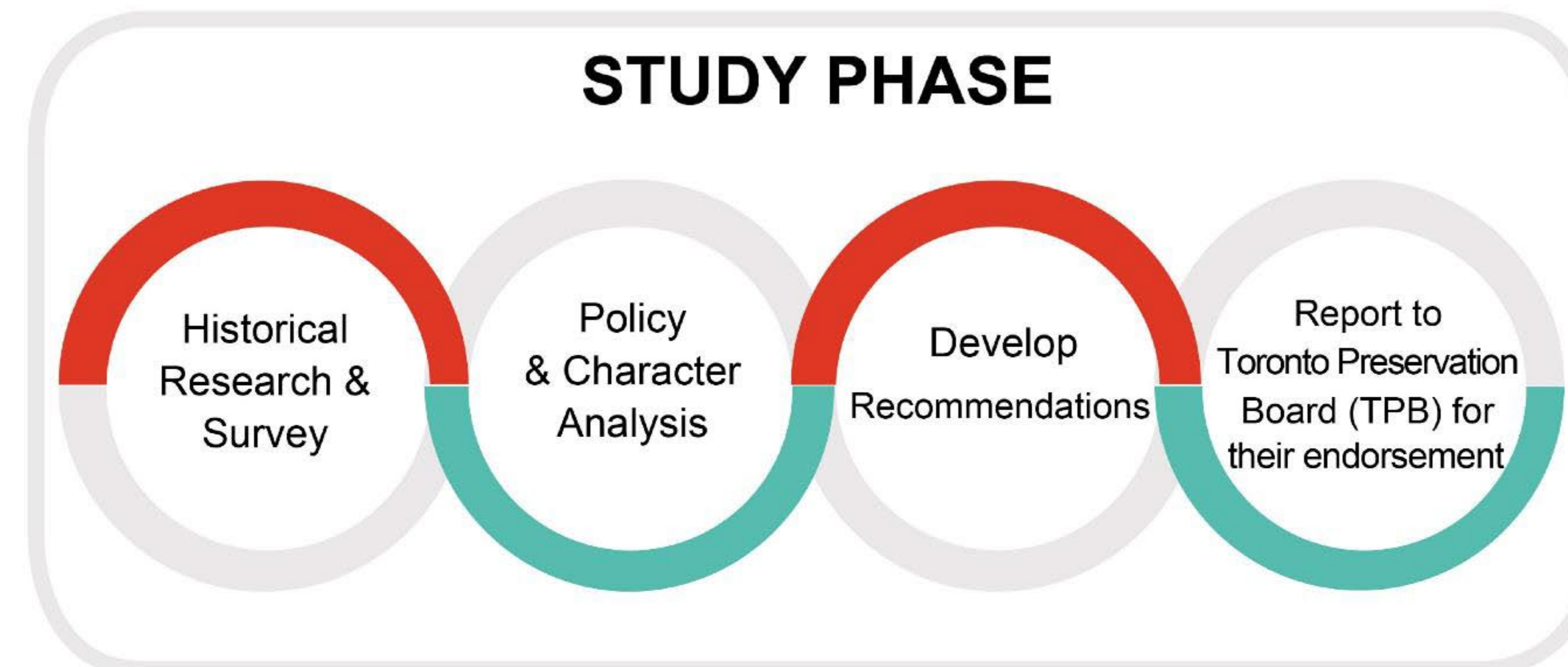
Heritage Conservation District

A Heritage Conservation District (HCD) is an area of the city that is protected by a municipal by-law passed under **Part V of the Ontario Heritage Act**, by City Council. HCDs are designated because the areas they protect are considered to have a defined historic character and require special care and attention in the planning process to ensure that changes within the neighbourhood conserve and enhance the area's special character.

HCD Plans are developed with **community engagement** which may involve public meetings, focused workshops, and local advisory committees composed of a diverse range of stakeholders representing various perspectives to provide feedback and advice to City staff.

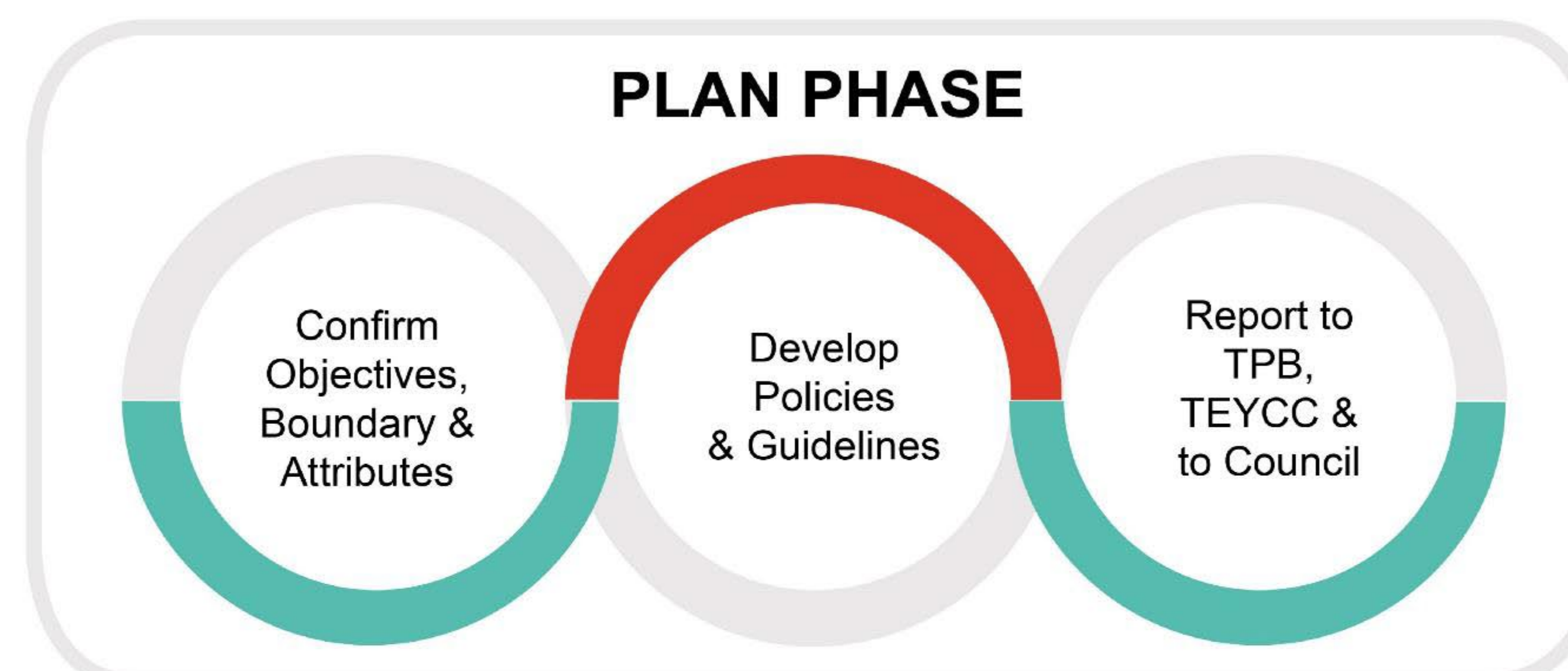


Neighbourhood of King Street E | King Street East in the St. Lawrence Neighbourhood HCD, part of the original 10 blocks of the Town of York.



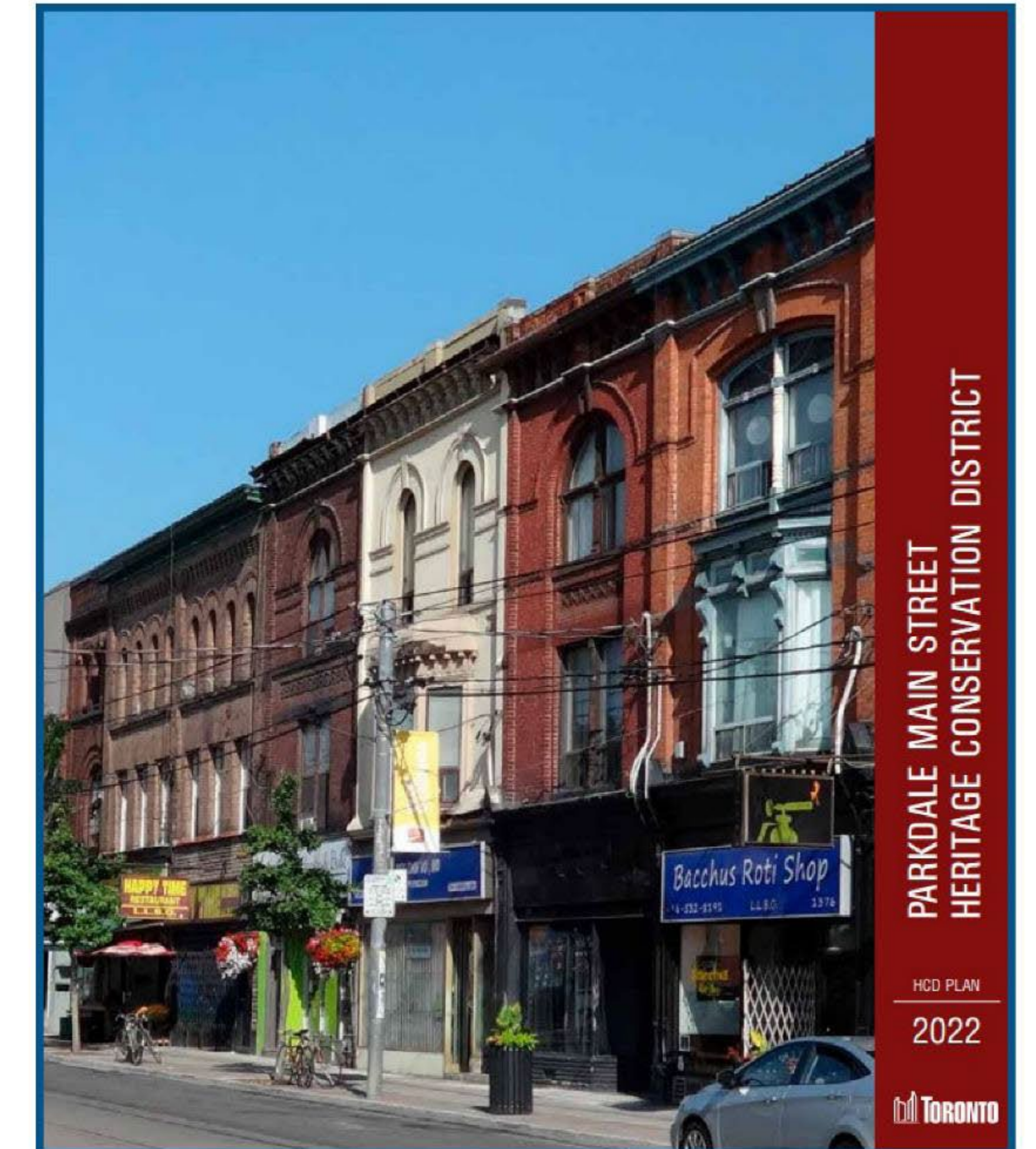
Heritage Conservation District Study

A Heritage Conservation District Study provides an overall understanding of an area's history and heritage character and is used to help determine if designation as a heritage conservation district would be an appropriate heritage planning tool for the area being studied.



Heritage Conservation District Plan

A Heritage Conservation District Plan provides place-based **policies** and **guidelines** that conserve and enhance historic neighbourhoods, while pointing to opportunities for contextually appropriate growth and change.



Example of an HCD Plan | The Parkdale HCD Plan, which was approved by the OLT in 2022.



First Avenue in the Riverdale HCD | The Riverdale HCD contains some of the earliest properties on the east side of the Don River

Heritage Conservation District Plans

Content of a Heritage Conservation District (HCD) Plan

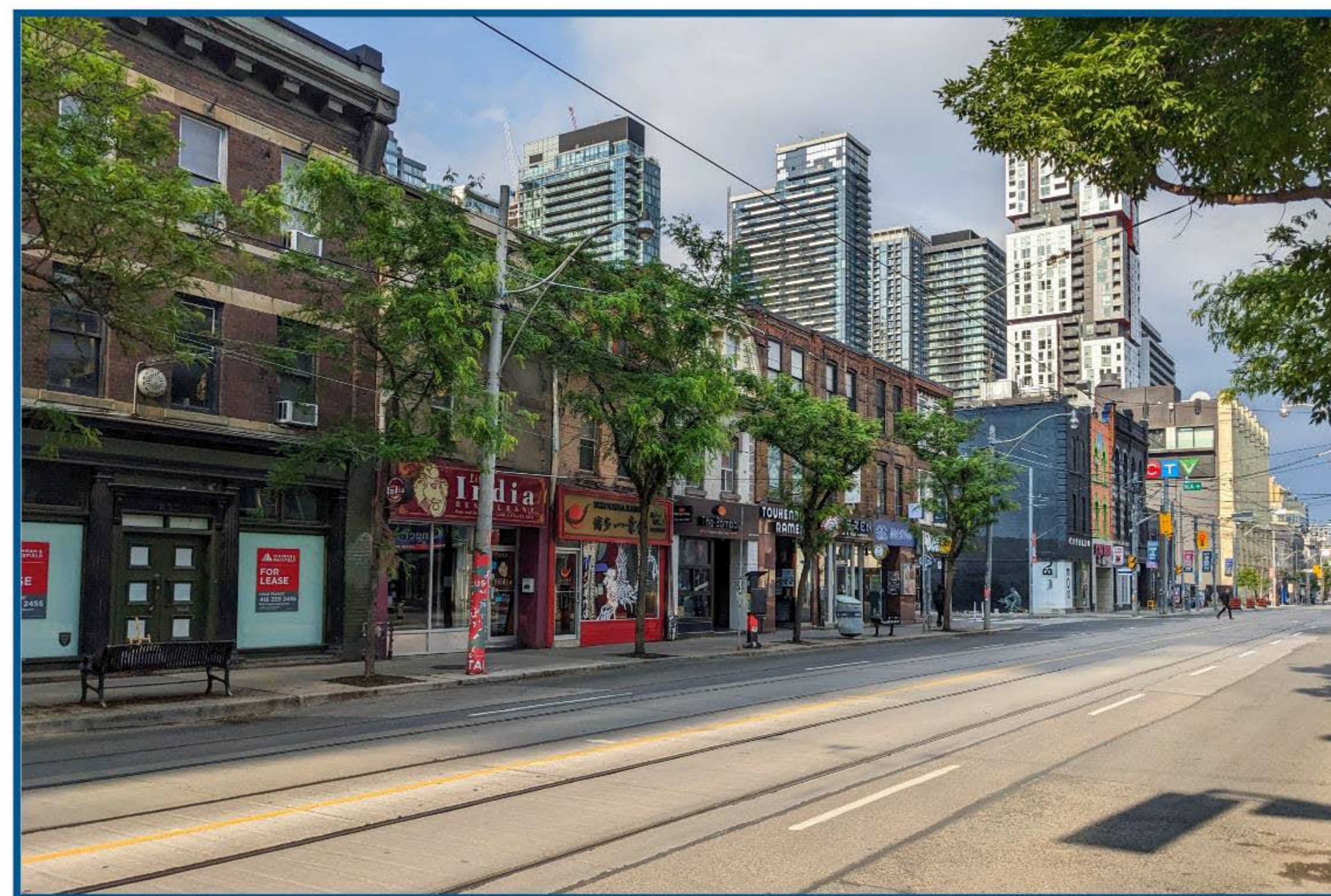
Heritage Conservation Districts are an important part of the heritage planning framework in Ontario and the City of Toronto.

The contents of a Heritage Conservation District Plan are directed by the Ontario Heritage Act. According to the Section 41.1 (5) of the Act, an HCD Plan shall include:

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

As of January 1, 2023, the Ontario Heritage Act now includes minimum thresholds for the determination of heritage conservation districts. A minimum of **25% of properties** within a heritage conservation district must meet cultural heritage value or interest under two of nine provincial criteria. This amendment is not retroactive to districts established before the legislation was passed.

Since 2012, the City has applied a Terms of Reference that was adopted by Council to guide the creation of HCDs. It establishes a transparent set of required procedures and ensures a consistent approach to HCDs across the City.



Queen Street West | The Queen Street West HCD, between University Avenue and Bathurst Street, was adopted in 2007.



4-6 Draper Street | A collection of second empire semi-detached workers cottages in the Draper Street HCD built between 1881-1889.



Allan Gardens | The Allan Gardens Conservatory (constructed in 1910) is in the Garden District HCD.

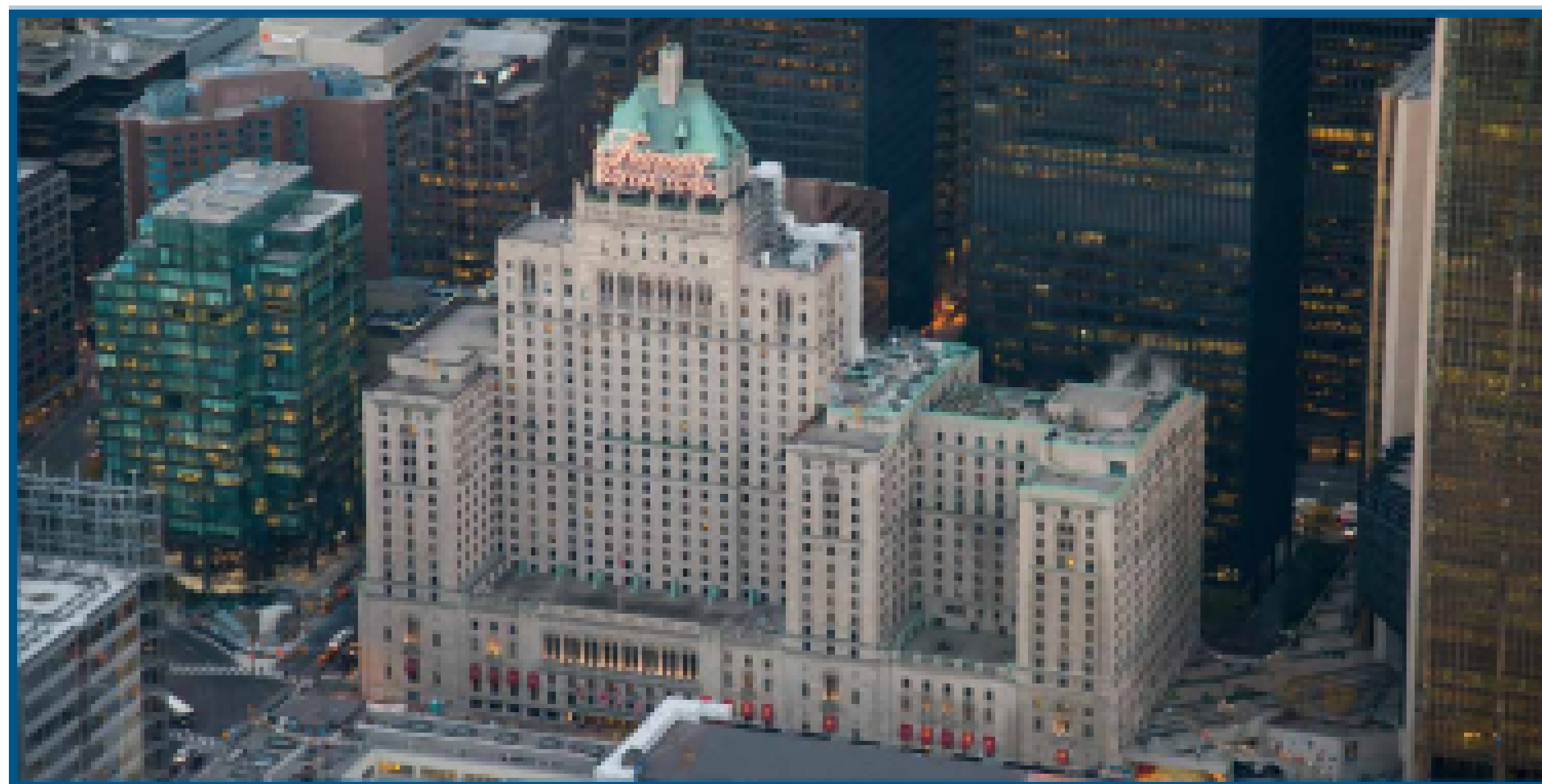
Heritage Conservation District Plans

(Continued)

Statement of Objectives

The overall objective of any HCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term while managing growth and change in the area.

The Statement of Objectives will relate to the conservation of the district's significance and character. It may also include objectives relating to archaeological resources, views towards local points of interest or landmarks, the public realm, community education, new development within the district, and others. The policies and guidelines detailed in the Plan provide direction on how the stated objectives are to be achieved. Once the district plan is adopted, its policies and objectives will take precedence in the event of a conflict with existing municipal zoning and other by-laws.

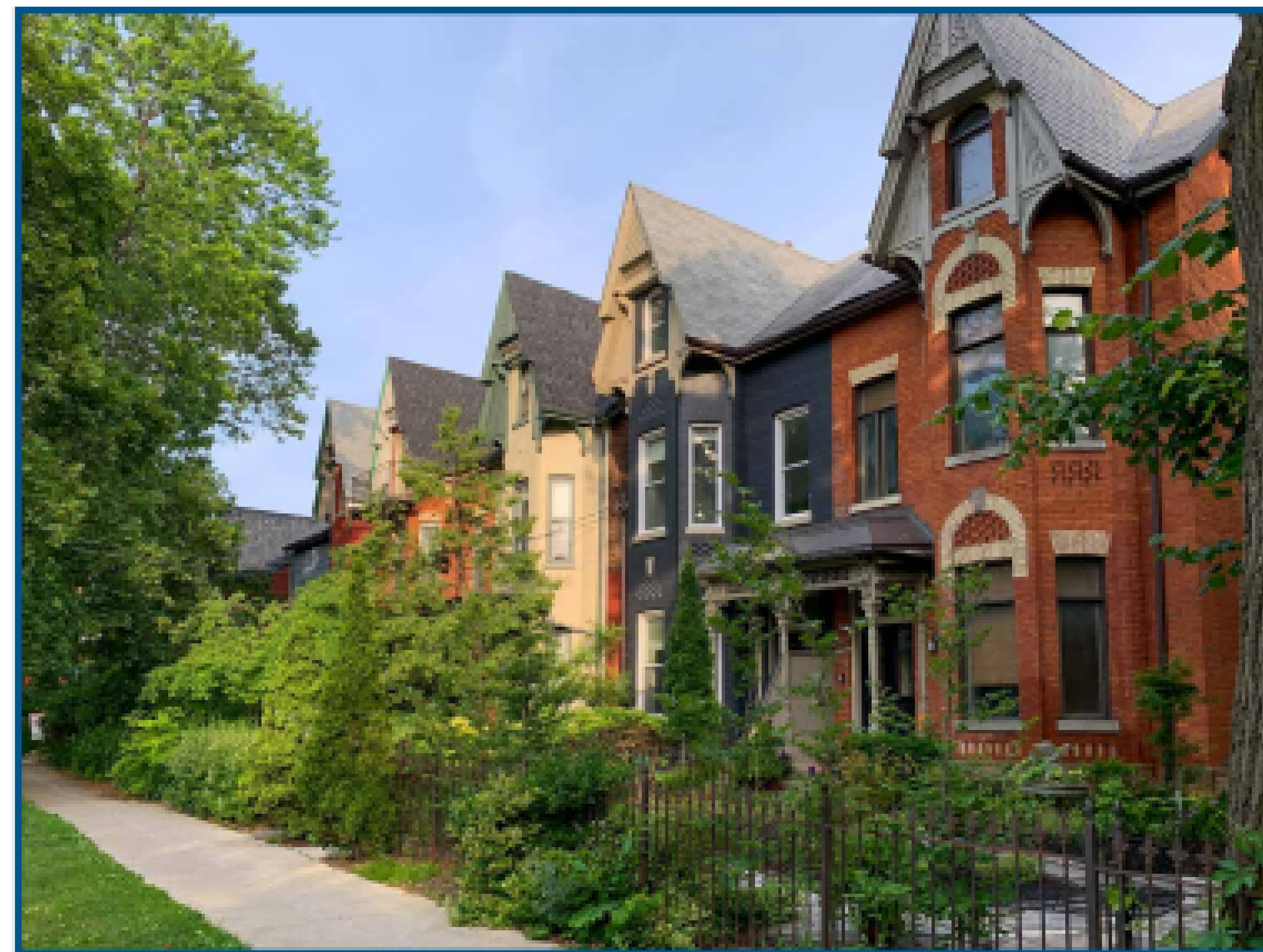


Downtown Toronto | The landmark Fairmont Royal York Hotel is in the Union Station HCD.

Statement of Cultural Heritage Value & Attributes

The cultural heritage value of a district consists of its historic, contextual, design, social and community values that contribute to its special identity and character. These values are described in the Statement of Cultural Heritage Value.

A district's value will be unique to each area and may lie in its physical characteristics (relating to both built and/or natural resources); its associations to significant historical themes, events, activities, people, or cultures; its character and sense of place created through the interrelationship of the resources within the district; or a combination of all the above.

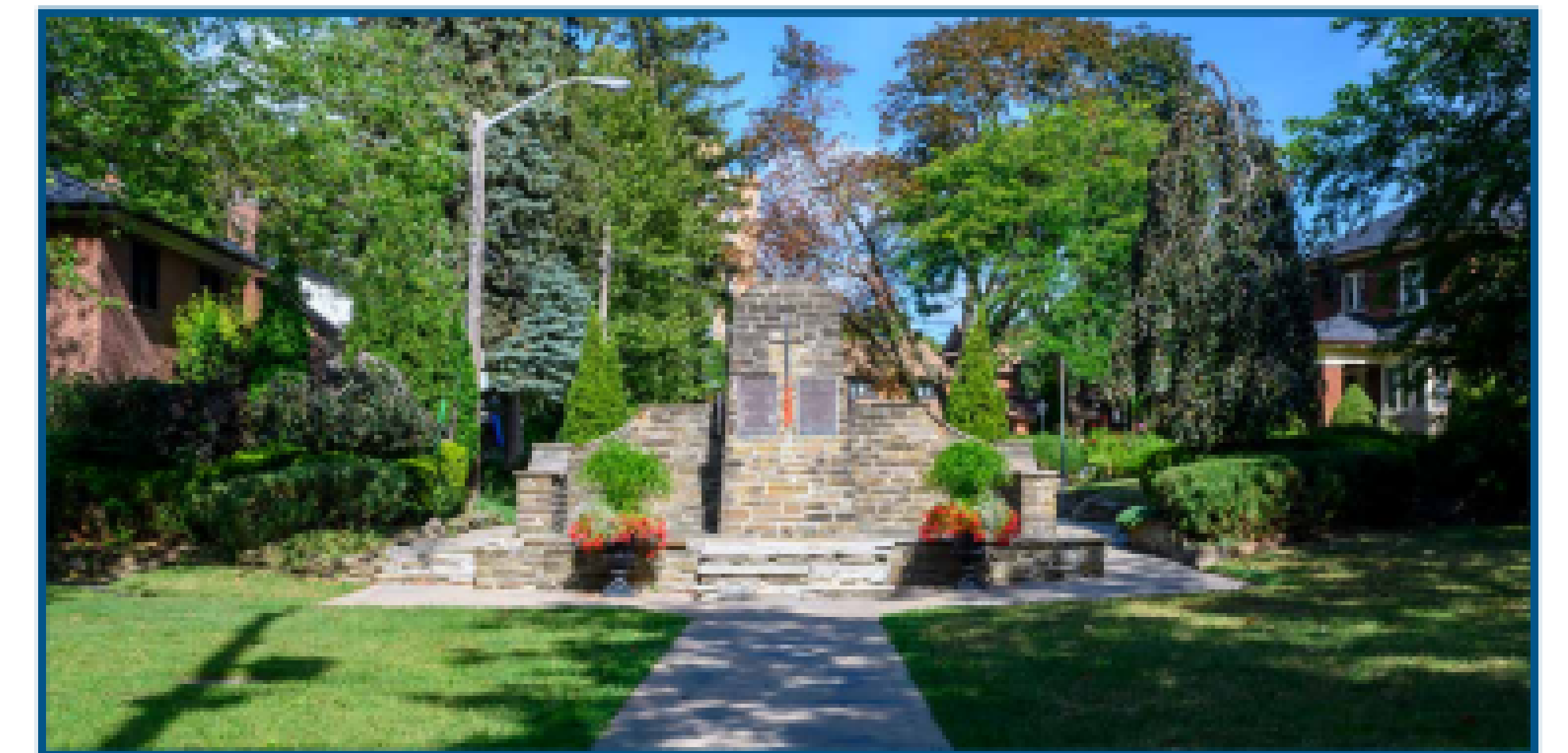


Neighbourhood of Harbord Village | Late 19th century houses on Willcocks Street, in the Harbord Village Phase I HCD.

Contributing & Non-Contributing Properties

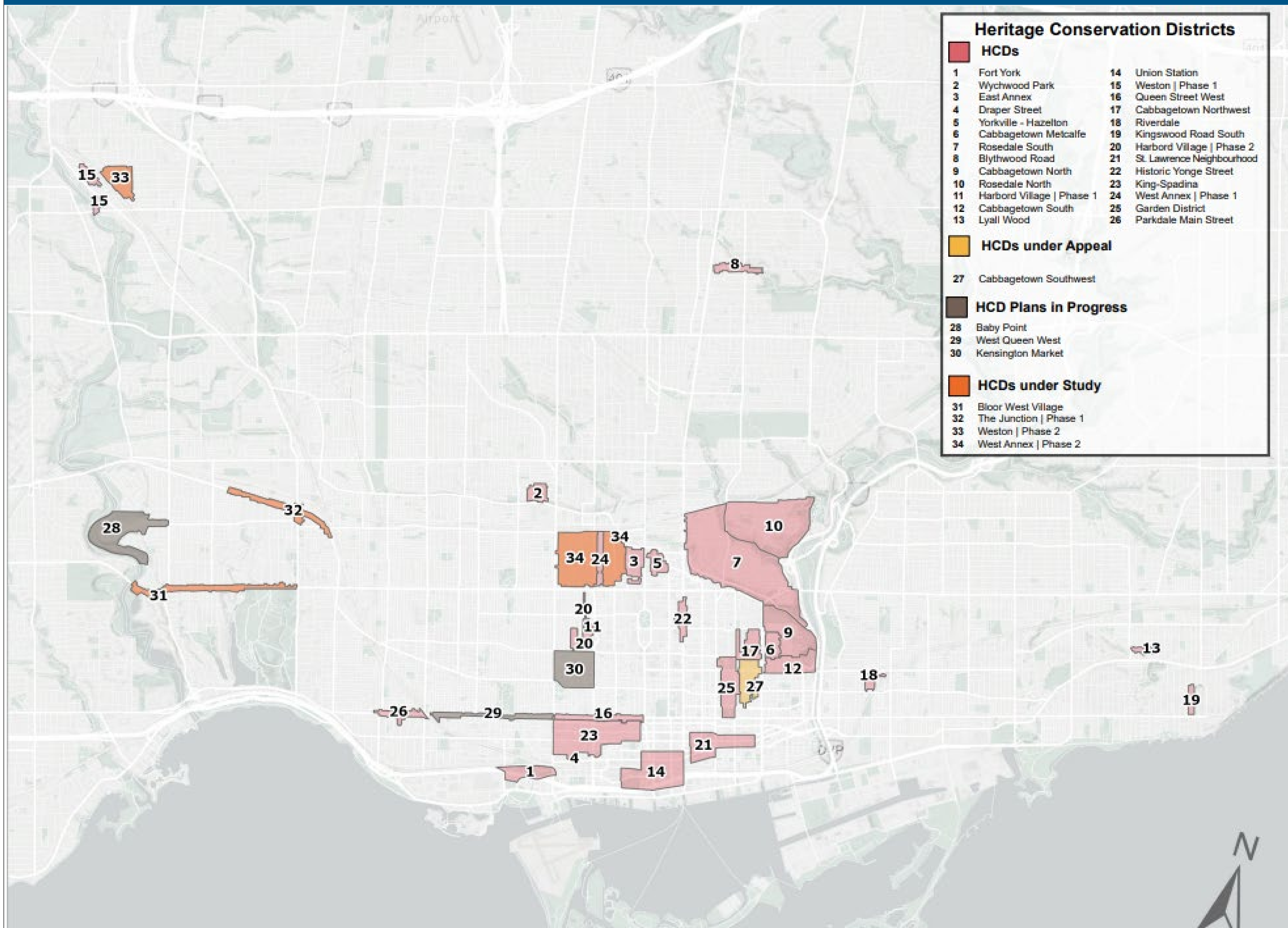
Heritage Conservation District Plans group the properties in an HCD into two categories: contributing and non-contributing. Both contributing and non-contributing properties help to create a coherent sense of place and time in different ways. The identification of what aspects make a property contributing is defined in each HCD Plan.

Without the conservation of its resources, the district's special character would be lost. HCD Plans include separate policies for each category of property and will contain a list of contributing and non-contributing properties so that they can be easily identified. Policies for Contributing and Non-Contributing properties seek to protect the coherent sense of time and place, maintaining the character and integrity of the district.



Neighbourhood of Weston | The Weston Phase 1 HCD includes portions of the former Town of Weston and is located on the banks of the Humber River.

Heritage Conservation Districts (HCDs) in Toronto



About Toronto's Heritage Conservation Districts

Heritage Conservation Districts (HCDs) are designated under Part V of the Ontario Heritage Act and protected through municipal by-laws.

There are 26 HCDs in effect in Toronto, with an additional 1 under appeal, 3 plans in progress, and 4 being studied.

The nomination, study and planning of HCDs is guided by the City Council-adopted document *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*.



Heritage Conservation Districts in Toronto
Procedures, Policies and Terms of Reference

In addition to identifying and designating HCDs, City Planning is undertaking a number of planning studies that include heritage components, such as Cultural Heritage Resource Assessments (CHRAs), which provide an opportunity to identify heritage resources and inform the development of area-specific policies and guidelines. For more information on HCDs, visit the City's webpage by scanning the QR Code below.



SCAN HERE



West Queen West HCD Plan

Project Timeline

Project Timeline (June - December 2024)

Parkdale Main Street HCD:

- Adopted by Council in **July 2022**
- Came into effect in **June 2024**

Sept. 10th:
Community Consultation Meeting

Report to Toronto Preservation Board: **Nov. 28th**

Report to TEYCC: **Dec. 4th**

June

Jul

Aug

Sept

Oct

Nov

Dec

Jun. 24th: Local Advisory Committee (LAC) #1

Aug. 1st: LAC #2

Aug. 12th: WQW BIA Board

Report to Council: **Dec. 17-19th**

How the HCD Plan Builds on Recent and Related Studies

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

Built Form and Public Realm Review

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

Sept. 2020: City Council adopted Site & Area Specific Policy 566 (OPA 445), including policies to ensure future change and development is compatible with emerging HCD Plans.

Nov. 2023: SASP 566 (OPA 445), as amended, was adopted by the Ontario Land Tribunal, and it is currently in force.

Heritage Conservation District Study

Two distinct districts are legible along Queen Street West between Bathurst and MacDonnell Avenue:

1. Parkdale Main Street HCD
2. West Queen West HCD

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

An HCD Plan will help conserve, maintain, and enhance the historic main street character, built form, and public realm of the District. It will include policies and guidelines that are intended to manage change within the District in order to conserve the District's cultural heritage values and heritage attributes.

Parkdale Main Street HCD Plan

Parkdale MS HCD Plan is currently in force

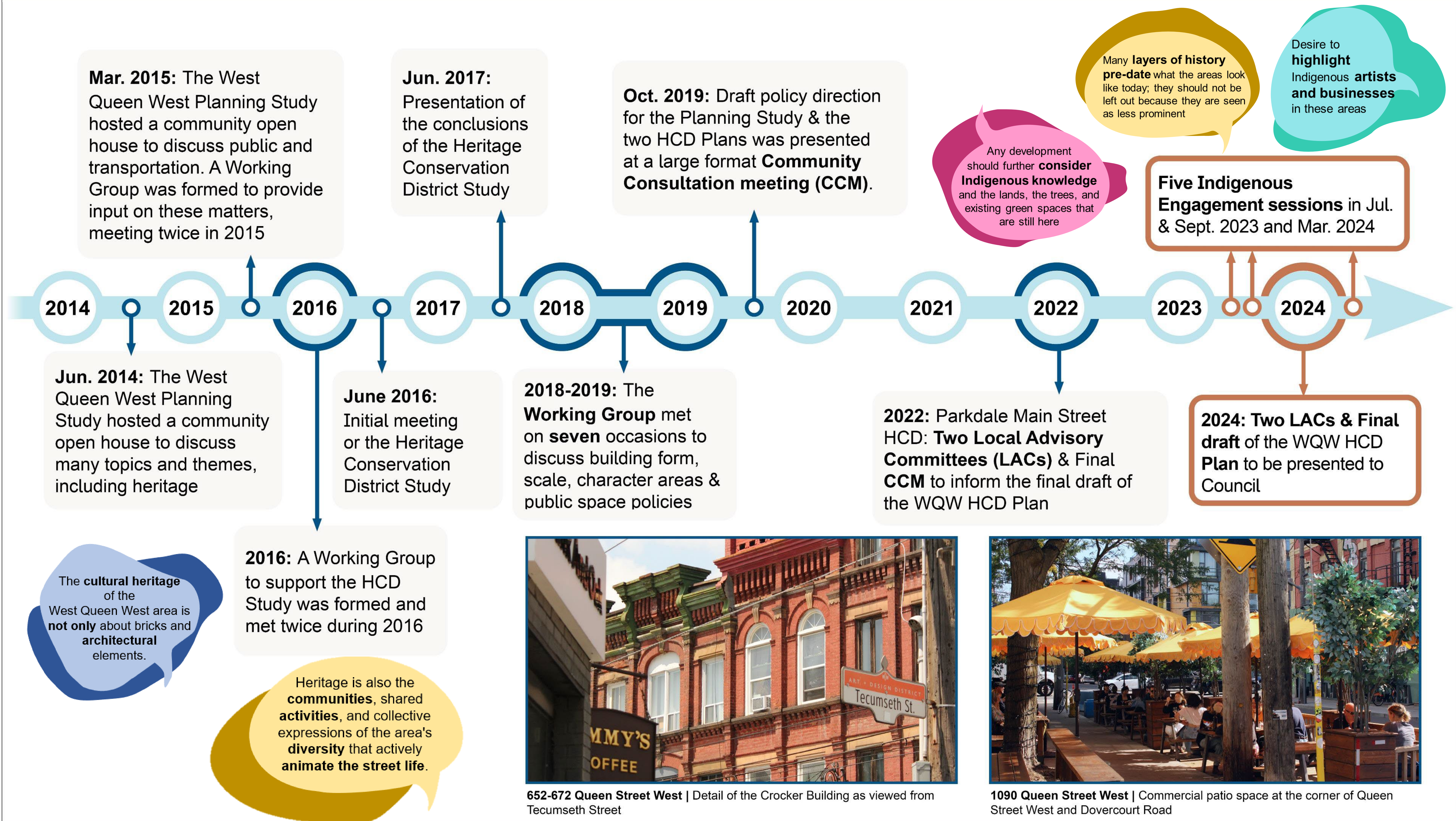
West Queen West HCD Plan



For engagement purposes only; subject to further change and review.

West Queen West HCD Plan

Community Consultation Timeline



District Significance

Statement of Cultural Heritage Value (Highlights)

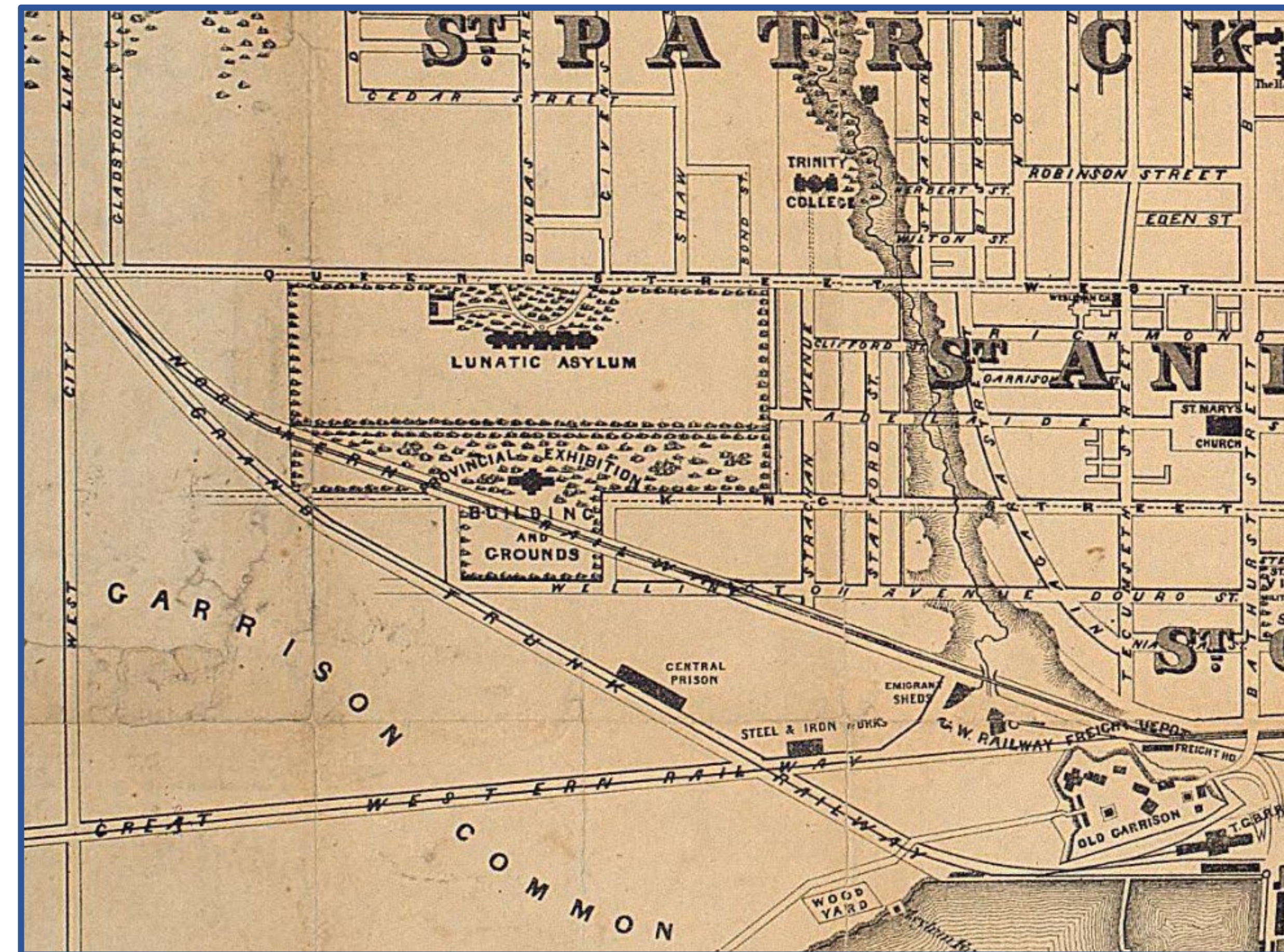
Historical and Associative Value

The District has historic and associative value as part of the ancestral lands of the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples. The District is intersected by the **historic route of Garrison Creek**, which was an important Indigenous waterway that provided fresh water and sources of food. Garrison Creek historically flowed through today's Trinity Bellwoods Park and continued adjacent to Niagara Street.

The District is representative of the **western expansion** of the City of Toronto in the **19th century**. The historic foundation of Queen Street West was the concession line between the government-owned **Garrison Reserve** on the south side, and the privately owned Park Lots on the north side. This divide was a determining factor for the area's development throughout the 19th century that persisted in the 20th century and up to the present.



Queen Street West between Brookfield and Fennings Streets c.2017 | Showing the narrow lot frontages typical of the north side of Queen Street West in the District

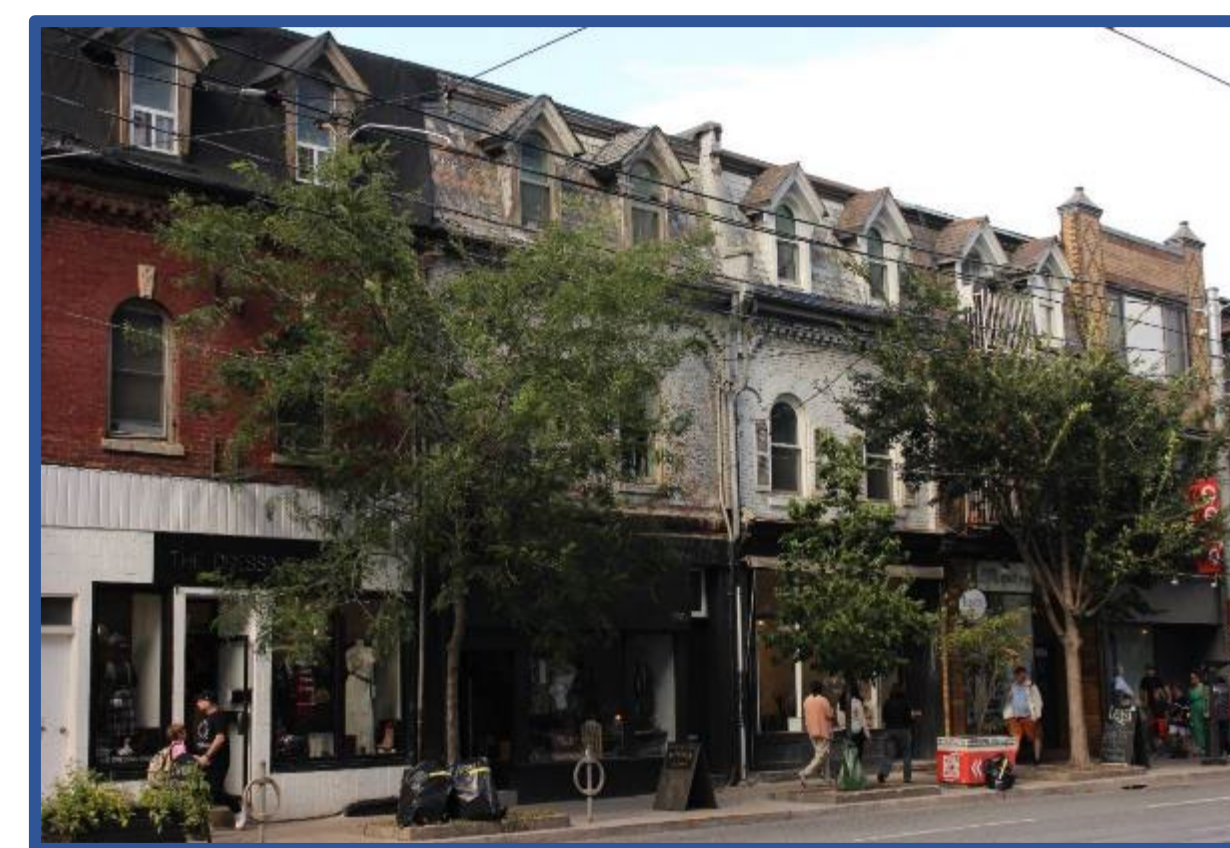


1874 Historical Map | Hart & Rawlinson City of Toronto with Fire Limits showing the historic route of Garrison Creek, and the early street layout

The pattern of **fine-grained blocks** with **narrow lot frontages** on the north side of the street are reflective of the ad hoc subdivision of Park Lot properties, while the wide lot frontages to the south are reflective of the District's association with the Garrison Reserve lands. The **lack of north-south street alignments** reflects these variances in historical development of the north and south sides of the street.



990 Queen Street West | Views of the same commercial streetscape in 1919 and 2024, showing retention of the fine-grain blocks and narrow lot frontages



Contextual Value

The District has contextual value as an early example of **main street commercial development** in Toronto. The District conveys a defined sense of place with most of the buildings in the District **constructed from the 1880s to 1920s**. This was a significant period of growth within the District (the "**Period of Significance**"), which was driven by several transportation and infrastructure projects in the mid- to late-19th century.



Queen Street West near Manning Avenue | Example of a continuous streetwall

The **historic buildings** along Queen Street West comprise collections of rows of low buildings, interspersed by large commercial block buildings. Collectively, they form a **continuous commercial streetwall**.

District Significance

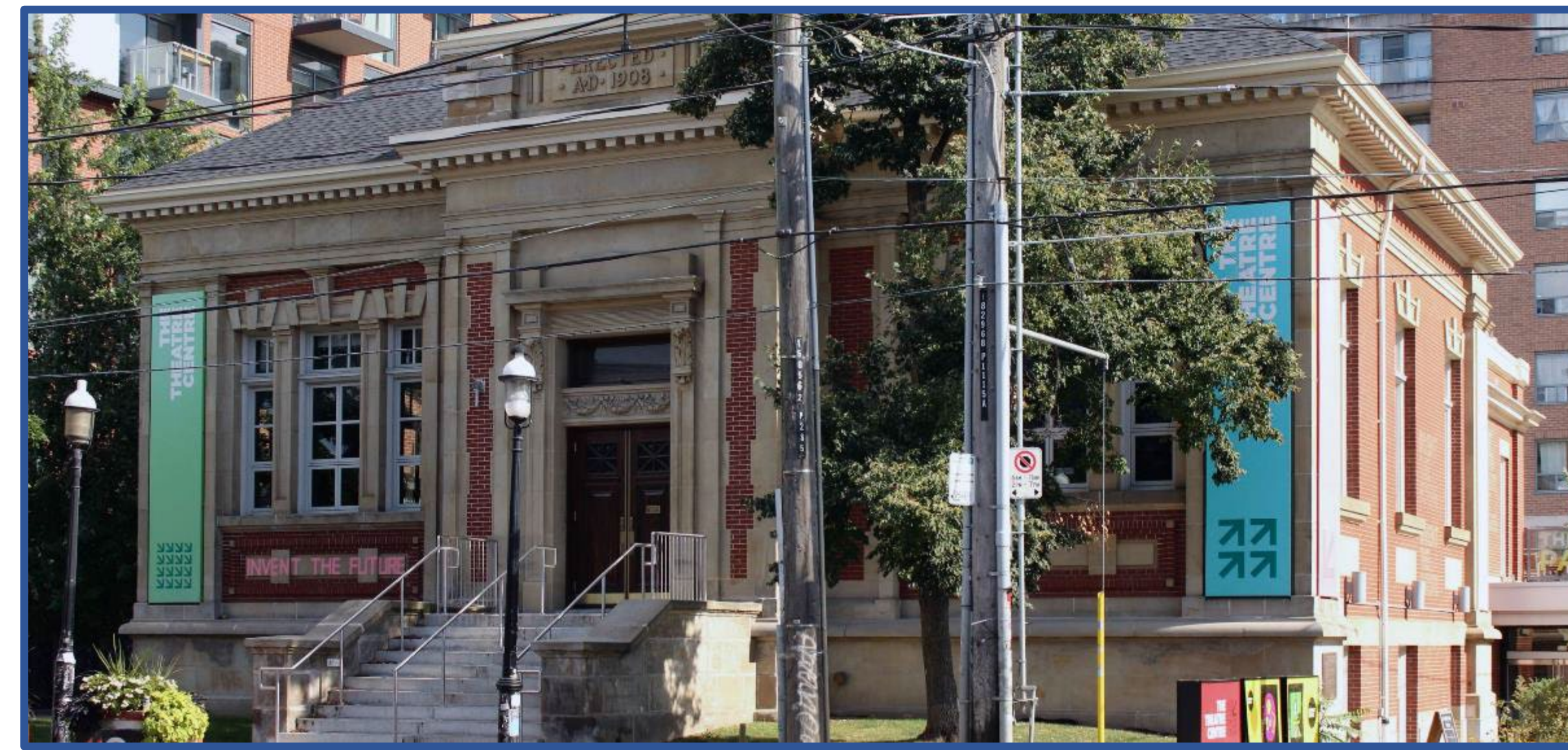
Statement of Cultural Heritage Value (Highlights – Continued)

Design and Physical Value

The District's design and 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. 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. The buildings also share materiality and detailing, with an abundant use of red brick cladding applied to the upper storeys. At the lower levels, **ground floor storefronts** display a variety of designs, from historic to contemporary, that remain unified through similar patterns of recessed entrances, display windows, and sign bands that create a distinctive rhythm and articulation along the street.



1166-1174 Queen Street West | Examples of roof profiles, narrow lot frontages, and ground floor storefronts



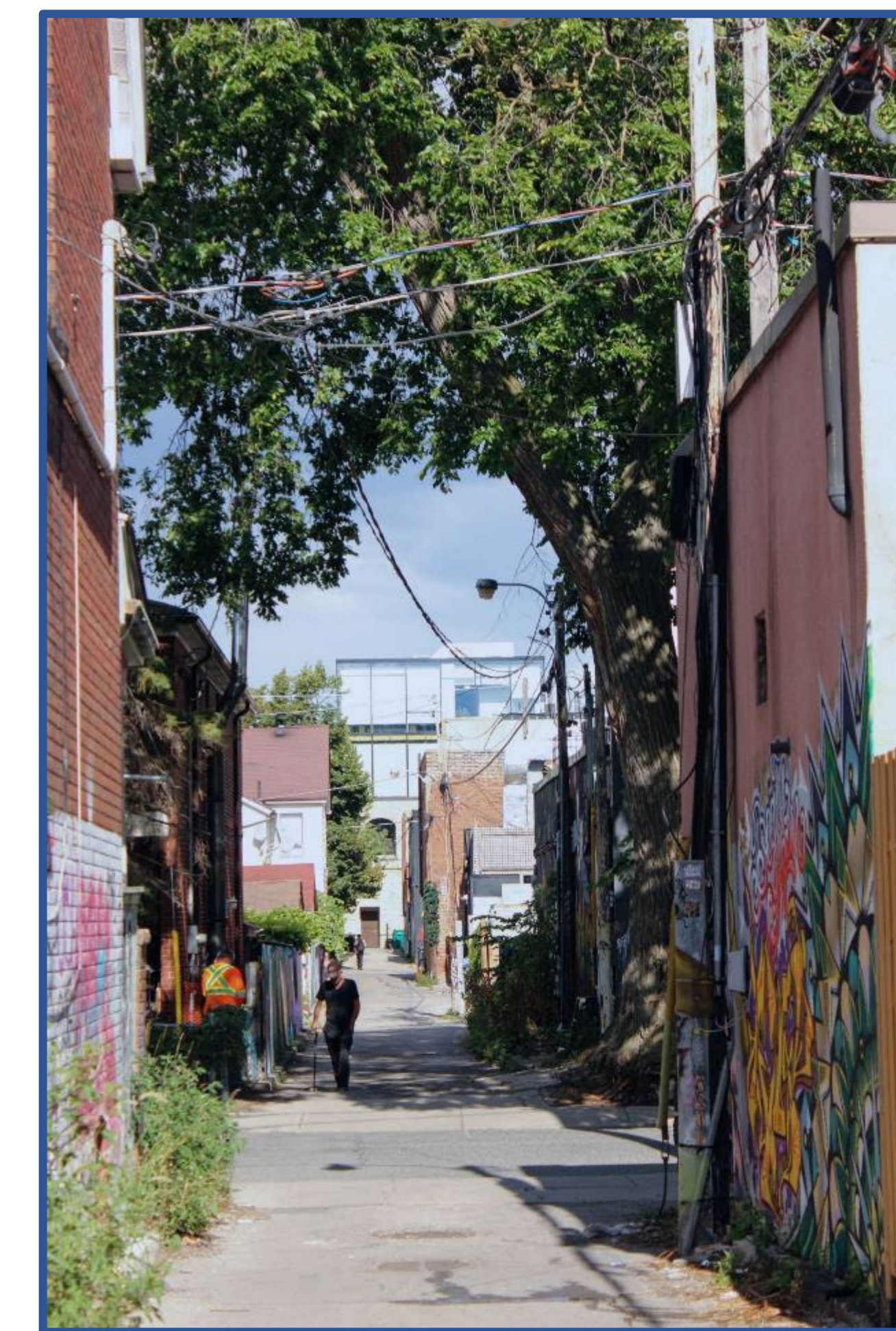
1115 Queen Street West | The Theatre Centre, a hub for artistic and community activity, and a landmark building in the District

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.

The neighbourhoods adjacent to the District have been home to **diverse and multicultural communities**, including historic waves of immigration during the postwar period that continues to present day, such that the District remains an area characterized by its **receptiveness to a variety of cultures** over the years. With the deinstitutionalization of the Provincial Asylum, beginning in the 1960s and subsequent influx of patients into the neighbourhood's residential areas, the community has a history of tolerance, **accepting, and embracing mental illness**. This openness continues today and has influenced the general social culture of the District.

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.



Laneways | One of the series of rear laneways that run parallel to Queen Street West; these spaces provide opportunities for artistic expression as well as important rear access for commercial deliveries



1089 Queen Street West | The Great Hall, another landmark building in the District with strong ties to the commercial, artistic, and community values of the District

District Significance

Heritage Attributes (Highlights)



Queen Street West near Palmerston Avenue | Example of a continuous streetwall

Heritage Attributes of the District

- ❖ The historic main street character of the District defined by a **continuous streetwall** and **fine-grained built form**
- ❖ The **human-scale** of the District defined by predominantly **two to four storey** buildings
- ❖ 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 various nodes along Queen Street West that reflect the distinct identities of communities that developed along Queen Street West as Toronto expanded westward
- ❖ The **gradual change in topography** of Queen Street West at Gore Vale Avenue marking the location of the buried Garrison Creek
- ❖ The range of commercial building typologies representative of commercial architecture in the late-19th and early 20th centuries within the District

- ❖ The District's **landmark buildings** that have historically, and continue to, **facilitate social and community activities** in the District and surrounding areas
- ❖ The collection of buildings constructed during the Period of Significance representing a diverse **range of architectural styles**
- ❖ The predominant use of brick, and the overall quality of the ornamentation and **detailing of masonry**
- ❖ The architectural details of contributing properties including: the rhythm of windows; the variety of roof profiles and details including cornices and articulated parapets; and the chamfered corners of corner buildings
- ❖ The **former warehouse buildings** that reflect the historic large-scale manufacturing uses in the District and surrounding areas



993 Queen Street West | A former warehouse building that has been converted to multi-residential use



1198 Queen Street West | Main street commercial building designed in the Italianate architectural style, featuring brick cladding and ornamentation



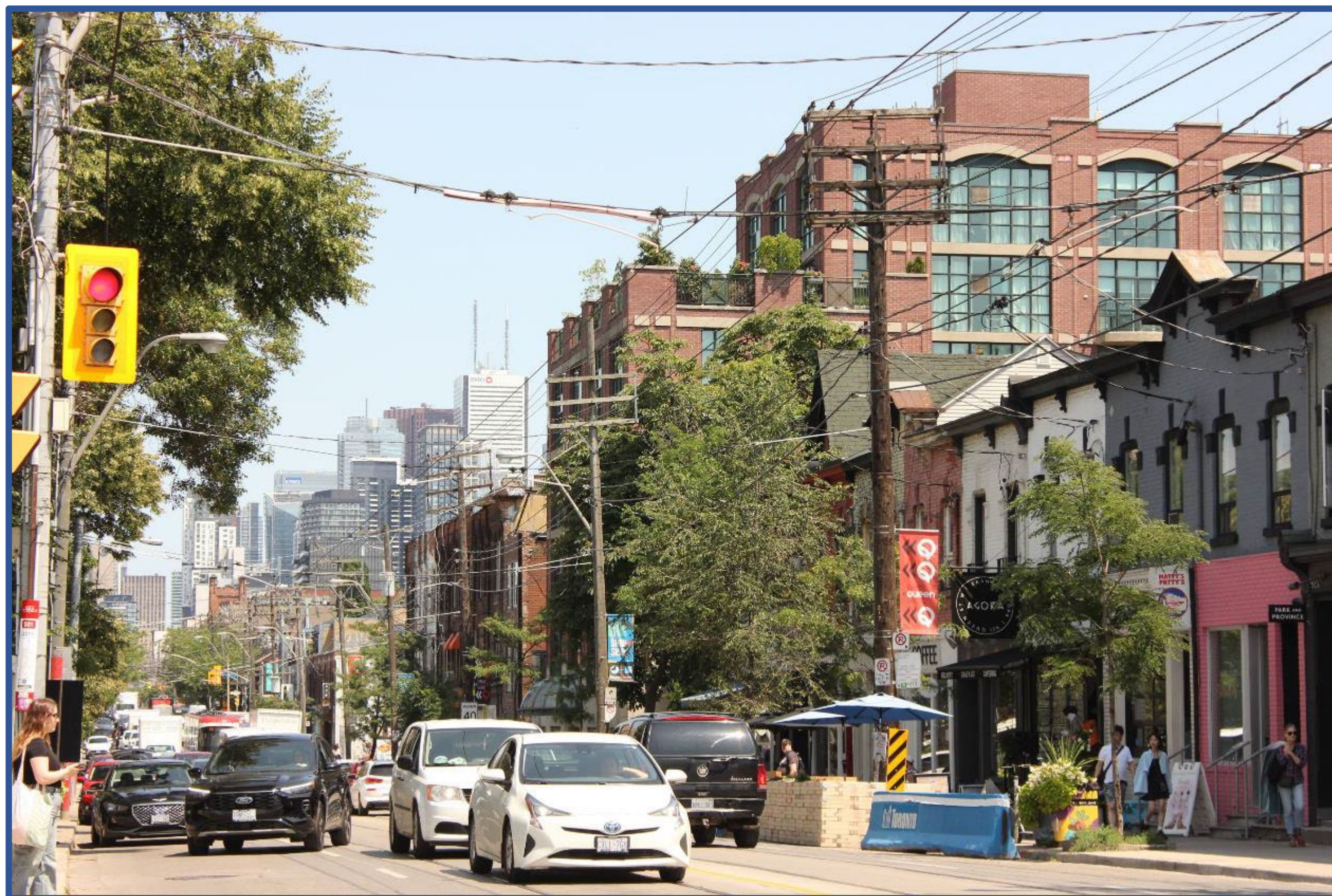
1078 Queen Street West | Continuous row of historic storefronts with recessed entrances that create a consistent rhythm along the streetscape

- ❖ The identified **historic storefronts** with their cornices and sign bands creating a datum line, their large display windows, bulkheads, raised bases, and recessed entrances
- ❖ The **gateways and identified views**, which maintain a sense of place
- ❖ The right-of-way of Queen Street West adjacent to the CAMH site and Trinity Bellwoods Park, including their historic entrances
- ❖ The District's archaeological resources.

Statement of Objectives

Objectives:

1. **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.
2. **Conserve the legibility of the District's Period of Significance** as expressed through the District's heritage attributes.
3. **Conserve and maintain the legibility of the District's historic urban fabric**, its function as an intermediary boundary between neighbourhoods to the north and south, and its relationship to the adjacent CAMH site and Trinity Bellwoods Park.
4. **Conserve and maintain the District's contributing properties**, Part IV designated properties and listed properties.

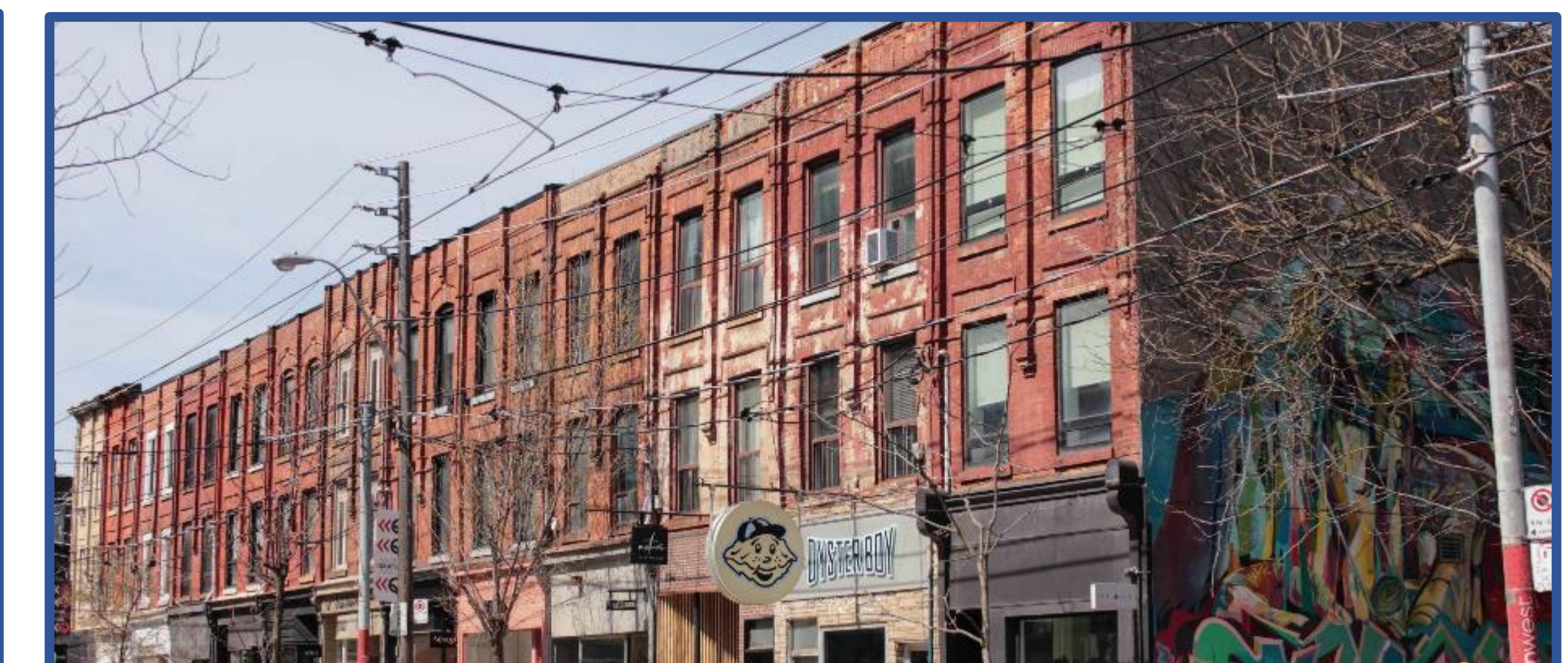
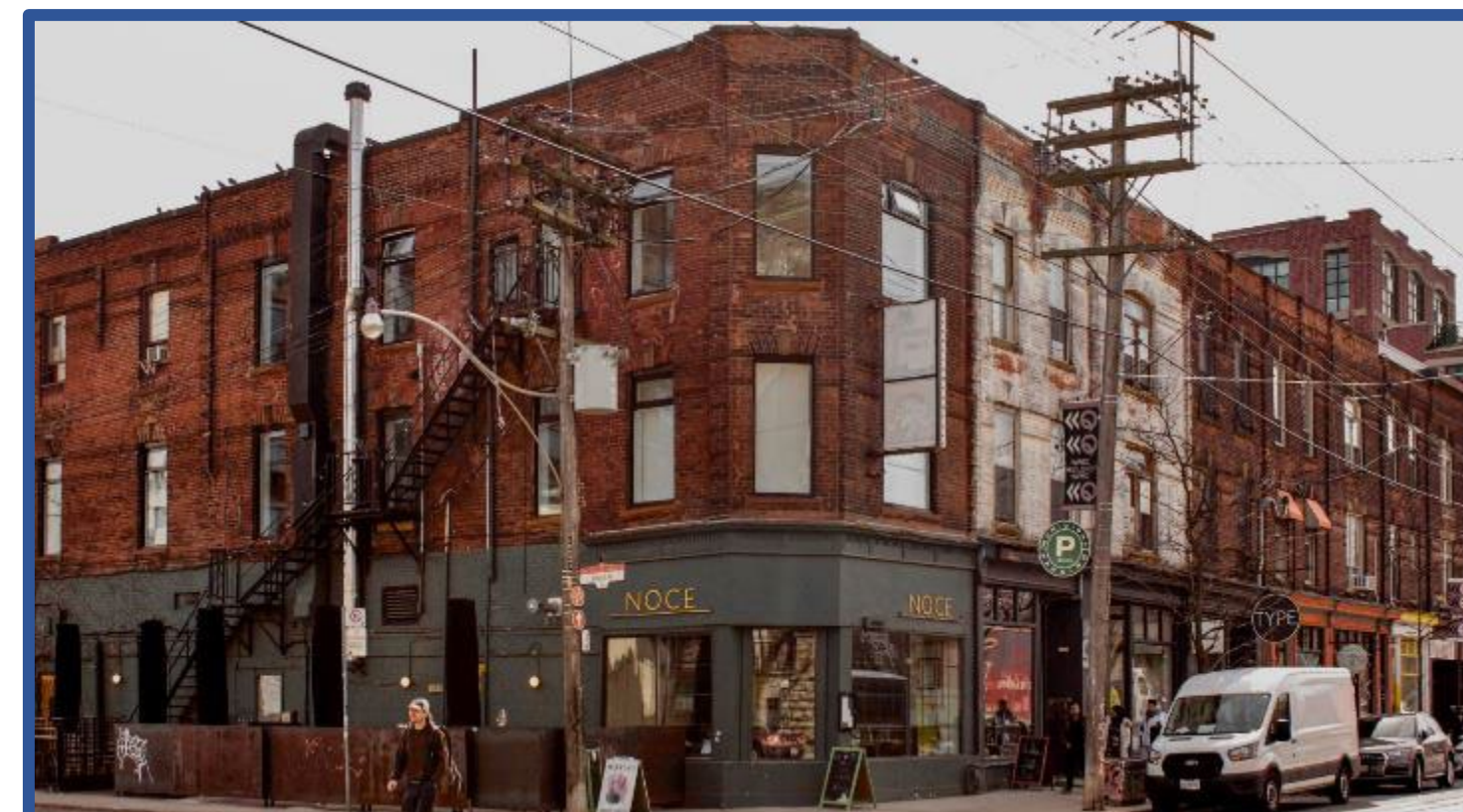
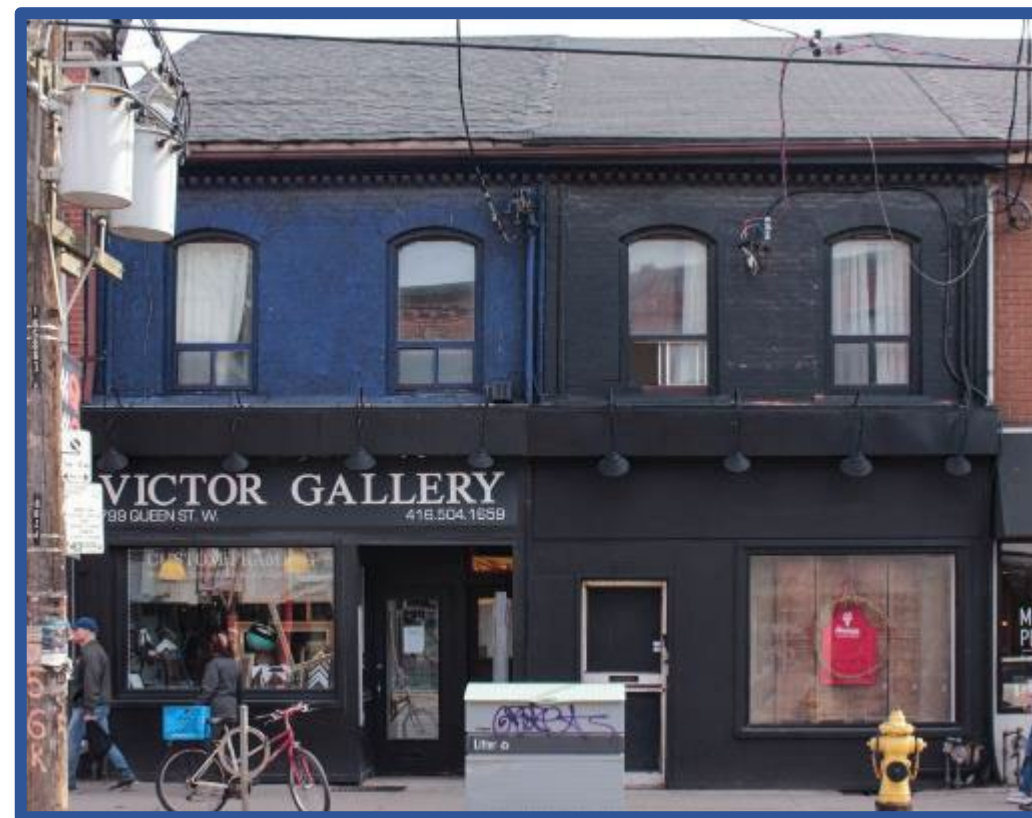


Queen Street West at Strachan Avenue | Looking southeast

5. **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.
6. **Ensure alterations to contributing properties are compatible** and conserve and maintain the heritage attributes of the District.
7. **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.
8. **Encourage high-quality architecture** in the design of new development, additions and alterations that is compatible with the District's cultural heritage value.
9. **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.
10. **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.
11. **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.
12. **Ensure compatibility of materials** between new and old, including but not limited to type, colour, scale, finish, and details.
13. **Conserve and maintain the well-defined and articulated streetwalls** of the District.
14. **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.
15. **Ensure that archaeological resources** are conserved.
16. **Acknowledge and honour both the historic and contemporary Indigenous heritage** within the District, including through visual representation in the public realm.
17. **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 landmark buildings as focal points for social and civic activities.

District Resources

Contributing Properties



Contributing properties | left to right: 749, 799-801, and 669-671 Queen Street West

Contributing properties | left to right: 875-881 and 915-917 Queen Street West

870-894 Queen Street West | Contributing properties

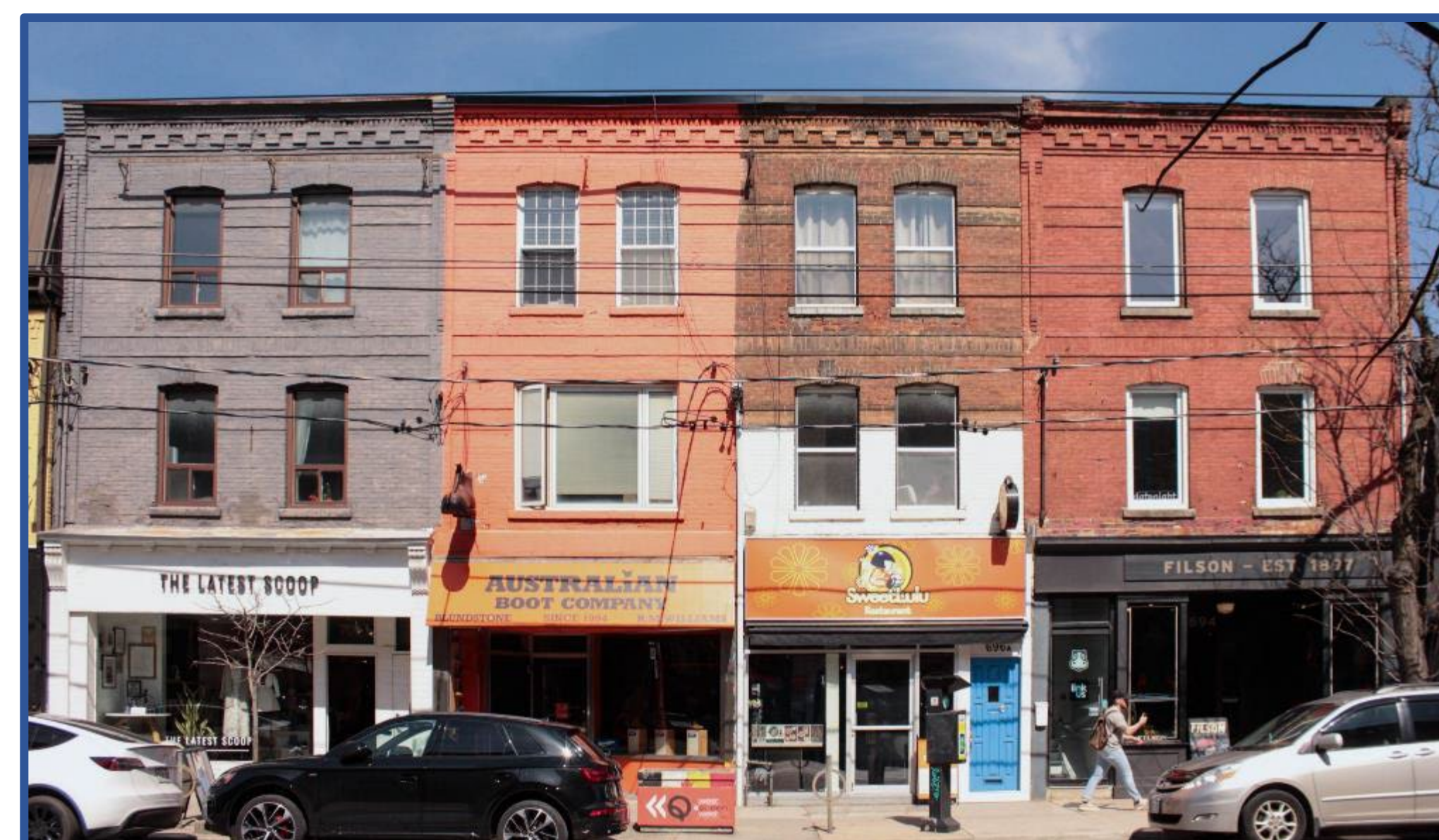


West Queen West Heritage Conservation District | Contributing properties highlighted in grey

Contributing Properties

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. The **demolition** of a contributing property is **not allowed**, except in exceptional circumstances.

Properties are typically categorised as **contributing** if they have **good architectural integrity**, and/or were built during the District's **Period of Significance (1880s-1920s)**.



694-670 Queen Street West | Contributing properties

Non-Contributing Properties

The main difference between contributing and non-contributing properties is that the **demolition of a non-contributing property** would not negatively impact the cultural heritage value of the District. Development and alterations to non-contributing properties can **create opportunities for infill construction** that supports the District's cultural heritage value, due to their proximity to and evolution alongside the District's contributing properties.



686 Queen Street West | A non-contributing property

Properties are typically categorised as **non-contributing** if they have **lost their architectural integrity**, and/or were built outside the District's Period of Significance.

District Resources

Building Typologies (Highlights)

The **Main Street Commercial Row** type reflects the predominant main street character of the District and represents the **majority** of the **District's building stock**.



1024 Queen Street West (left) and 1192 Queen Street West | Main Street Commercial Row properties

The **Main Street Commercial Block** type is closely related to the commercial row, sharing many of the same characteristics. The primary **difference** is the **scale and design** of the commercial block.



1084-1086 Queen Street West | Main Street Commercial Block properties

The key physical characteristic of a **Landmark** Building is its **prominence** within its context. Landmark buildings tend to be civic, institutional, religious, social and hospitality-related properties that contribute to an area's historic interest and character, particularly due to their historic associations, design value and rarity. There are **nine landmark buildings** in the West Queen West HCD:



1117 Queen Street West | Former Postal Station 'C'



765 Queen Street West | Former Euclid Avenue Methodist Church



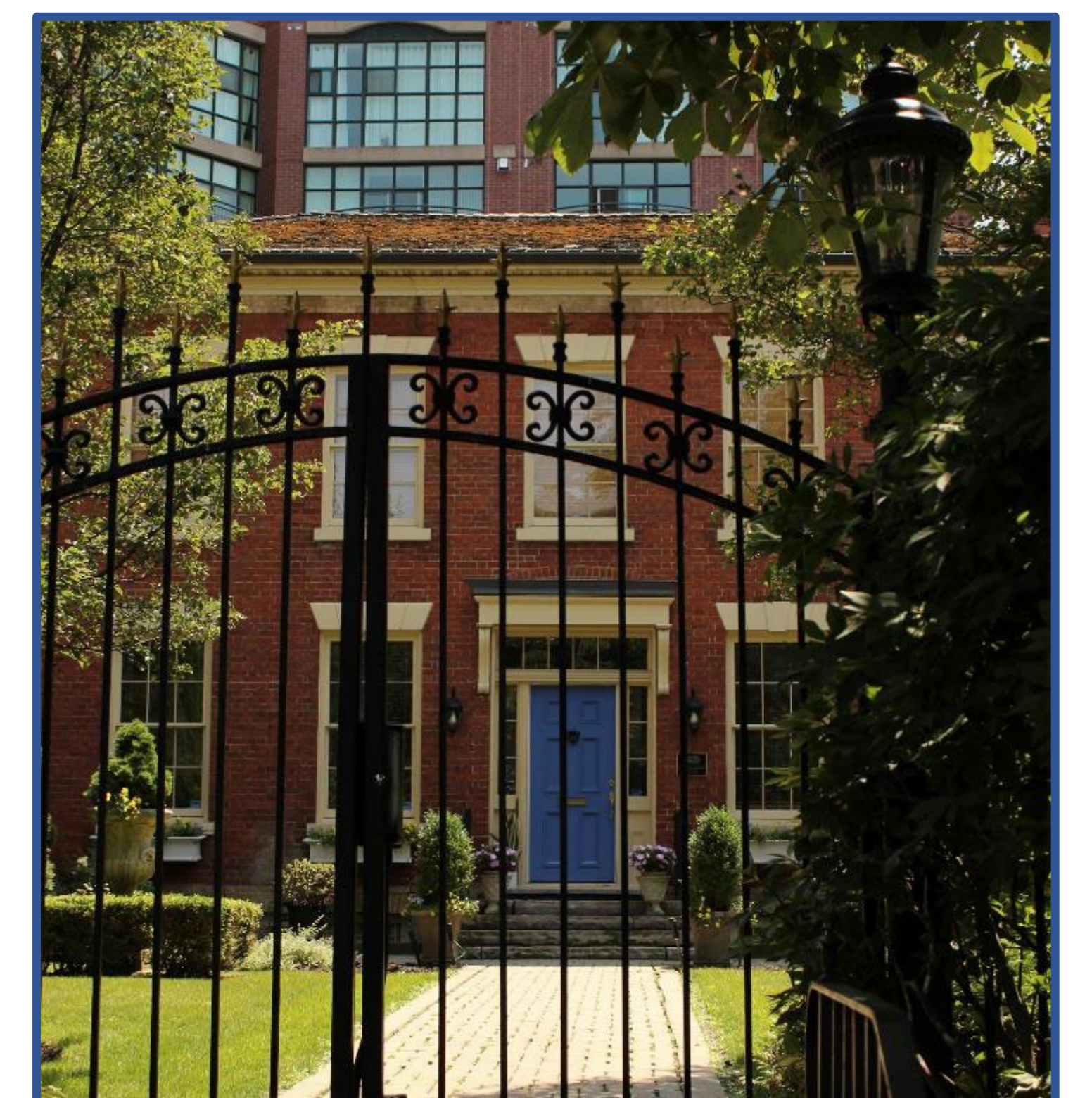
588 Queen Street West | Former Canadian Bank of Commerce



770 Queen Street West | St. Nicholas Ukrainian Catholic Church

- ❖ Other landmark properties include: the Great Hall (1089 Queen Street West), the Theatre Centre (1115 Queen Street West), the Drake Hotel (1150 Queen Street West), and the Gladstone Hotel (1204 Queen Street West).

Landmarks are often **well-known sites** in the community; they are memorable, and distinct. While they don't have many common built form characteristics, they are **categorized together due to their cultural importance**. There are specific policies and guidelines in the HCD Plan that apply to new development and additions to landmark properties.



905 Queen Street West | Former John Farr House

District Resources

Storefronts: Historic and Non-historic

The cultural heritage value of the District includes its **concentration of late-19th and early 20th century commercial buildings** along Queen Street West. A key distinguishing feature of the commercial building type is the **presence of a storefront** at street level.



1080 Queen Street West | A property with a historic storefront at street level

The ground floor storefronts within West Queen West display a **variety of designs**, from historic and contemporary, but they remain unified through **similar patterns** of recessed entrances and display windows that generate a **distinctive rhythm along the street**.



Queen Street West near Walnut Avenue | Examples of historic storefronts

The HCD Plan has identified the **contributing properties** that include **historic storefronts**. The historic components of these historic storefronts contribute to the heritage character of the West Queen West HCD.

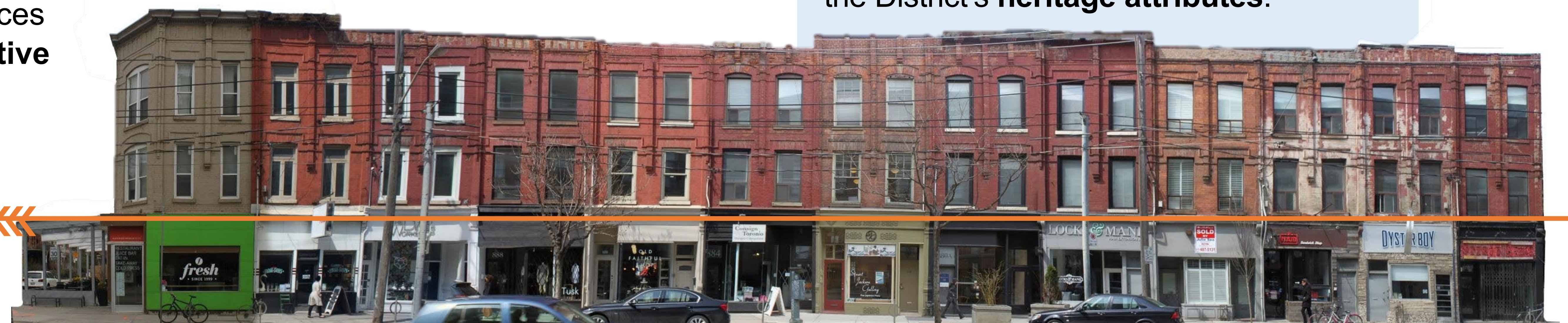
A **historic storefront** includes those that are primarily in their original condition or have been restored.



Queen Street West near Palmerston Avenue | Continuous rhythm of narrow lot frontages with storefronts

The **configuration of the ground floor storefronts** has been identified as one of the District's **heritage attributes**.

The placement and size of the **sign bands** also creates a continuous and strong **datum line**.



Queen Street West near Crawford Street, c.2017 | Showing the continuous storefronts at street level

Policies & Guidelines (Contributing Properties)

Massing



Massing Diagram | Example of a potential vertical, mid-block addition on contributing properties



676-684 Queen Street West | Showing the current massing of the contributing properties

- ❖ 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 & prominence of the low-scale streetwall**.
 - ◆ For contributing properties with **shed and gable roofs a greater stepback** may be required to maintain the roof form and profile and historic character.
- ❖ 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.
- ❖ 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.



1155-1156 Queen Street West | Contributing properties



726-730 Queen Street West | Contributing properties

Policies & Guidelines (Contributing Properties)

Massing (Continued)



Massing Diagram | Example of a potential addition on a contributing corner property

- ❖ 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.
- ❖ 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**.
- ❖ New development and additions to a **landmark 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.

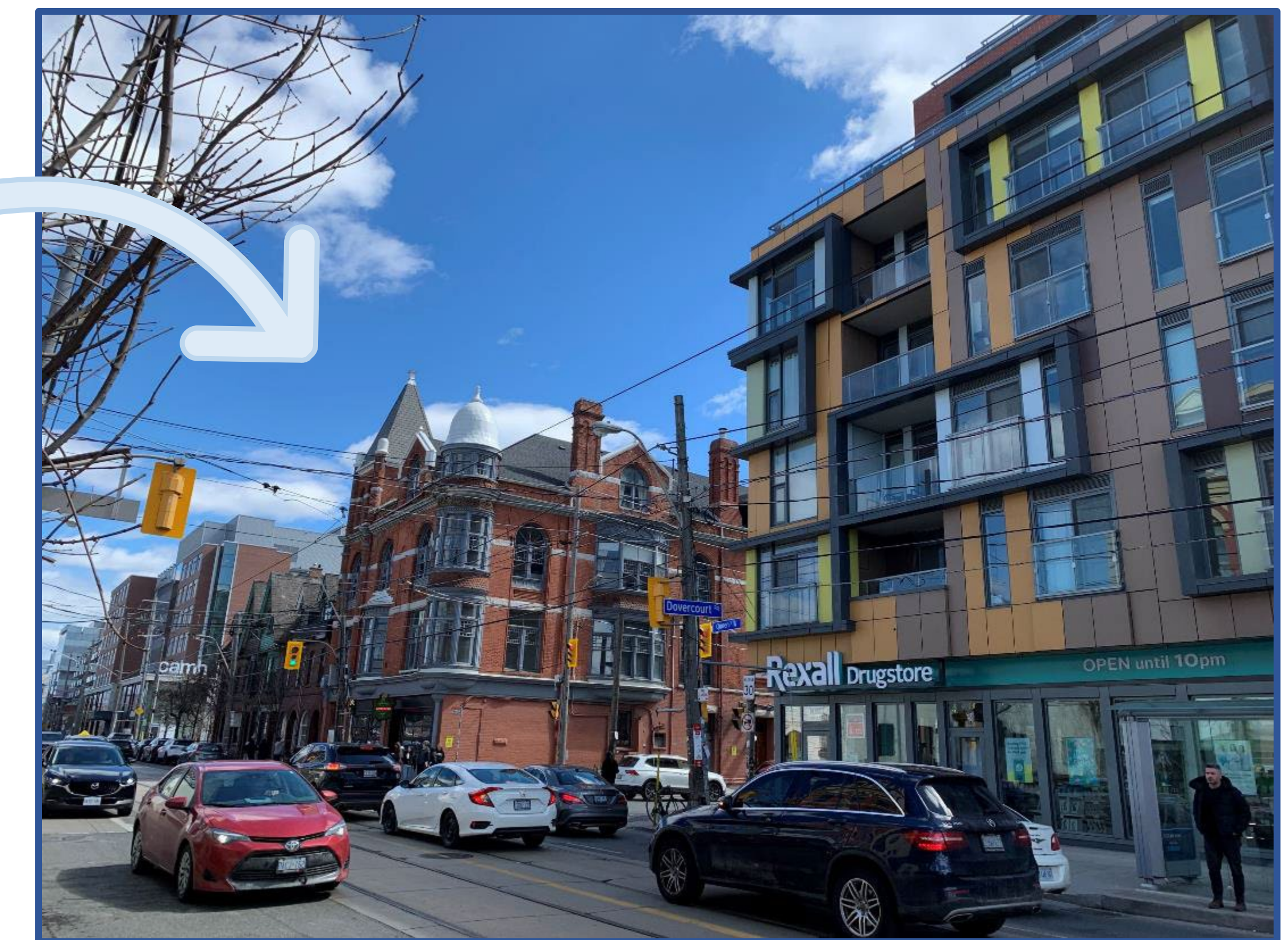
- ❖ New development and additions to a **landmark property** should be **subordinate** in terms of scale, massing, design, and materials.
 - ◆ Interventions on these properties should be undertaken with a **high standard of conservation** and should be physically and visually compatible with, subordinate to, and distinguishable from the heritage attributes of the property.
 - ◆ 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.



Queen Street West and Palmerston Avenue | Showing the current massing of the contributing properties



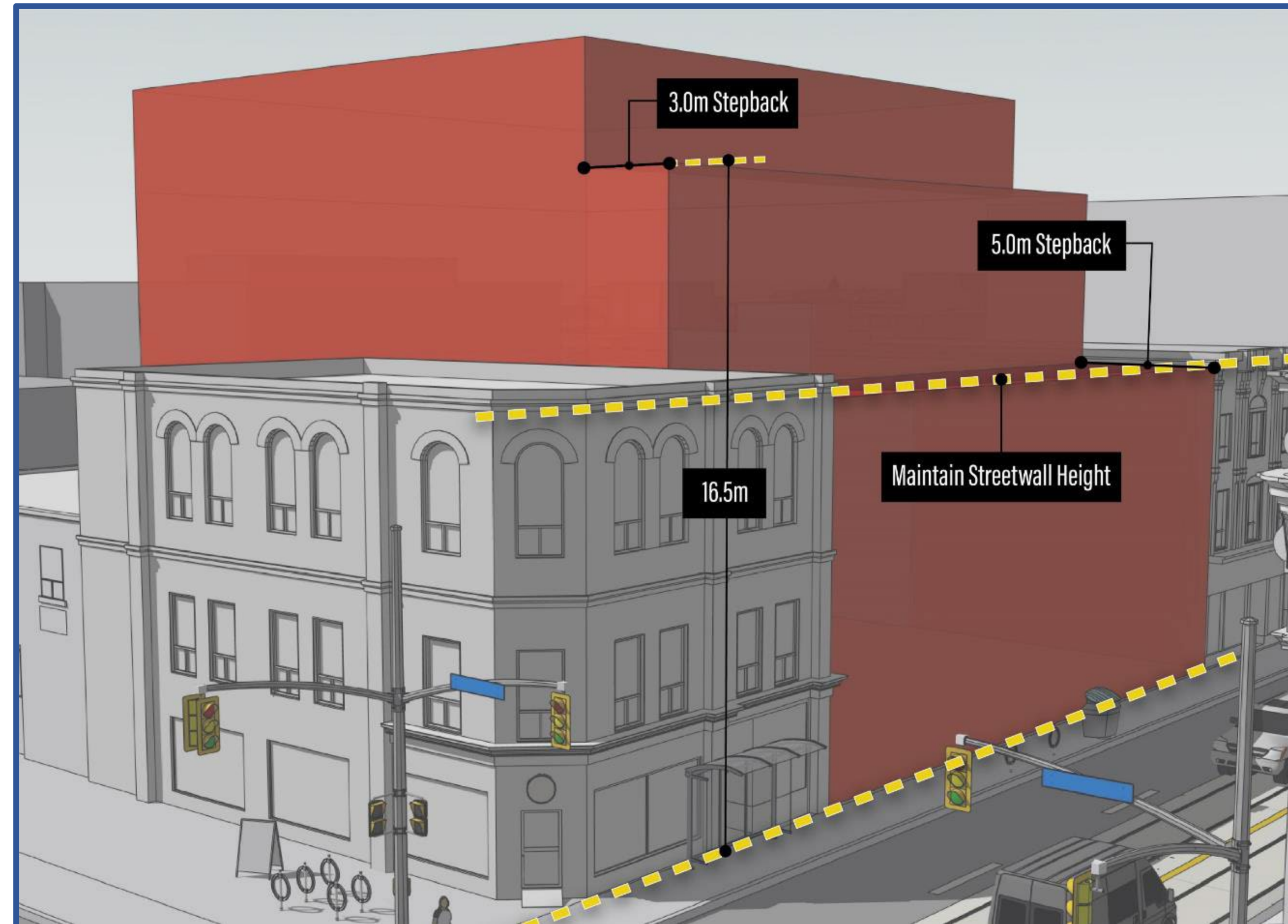
935 Queen Street West | Showing landmark properties and non-contributing infill properties together in the streetscape



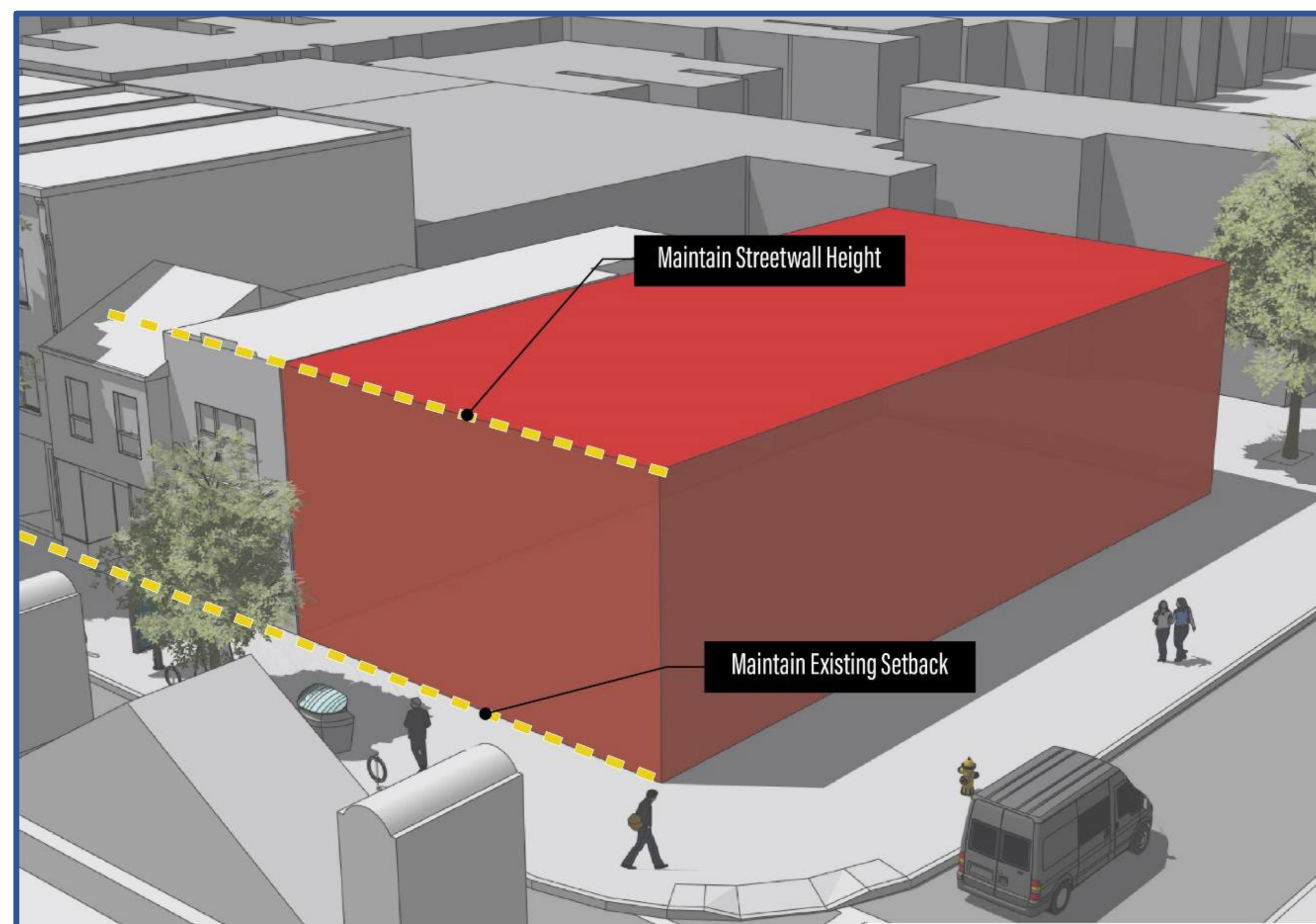
Queen Street West near Abell Avenue | Showing non-contributing infill properties next to a landmark property

Policies & Guidelines (Non-contributing Properties)

Massing

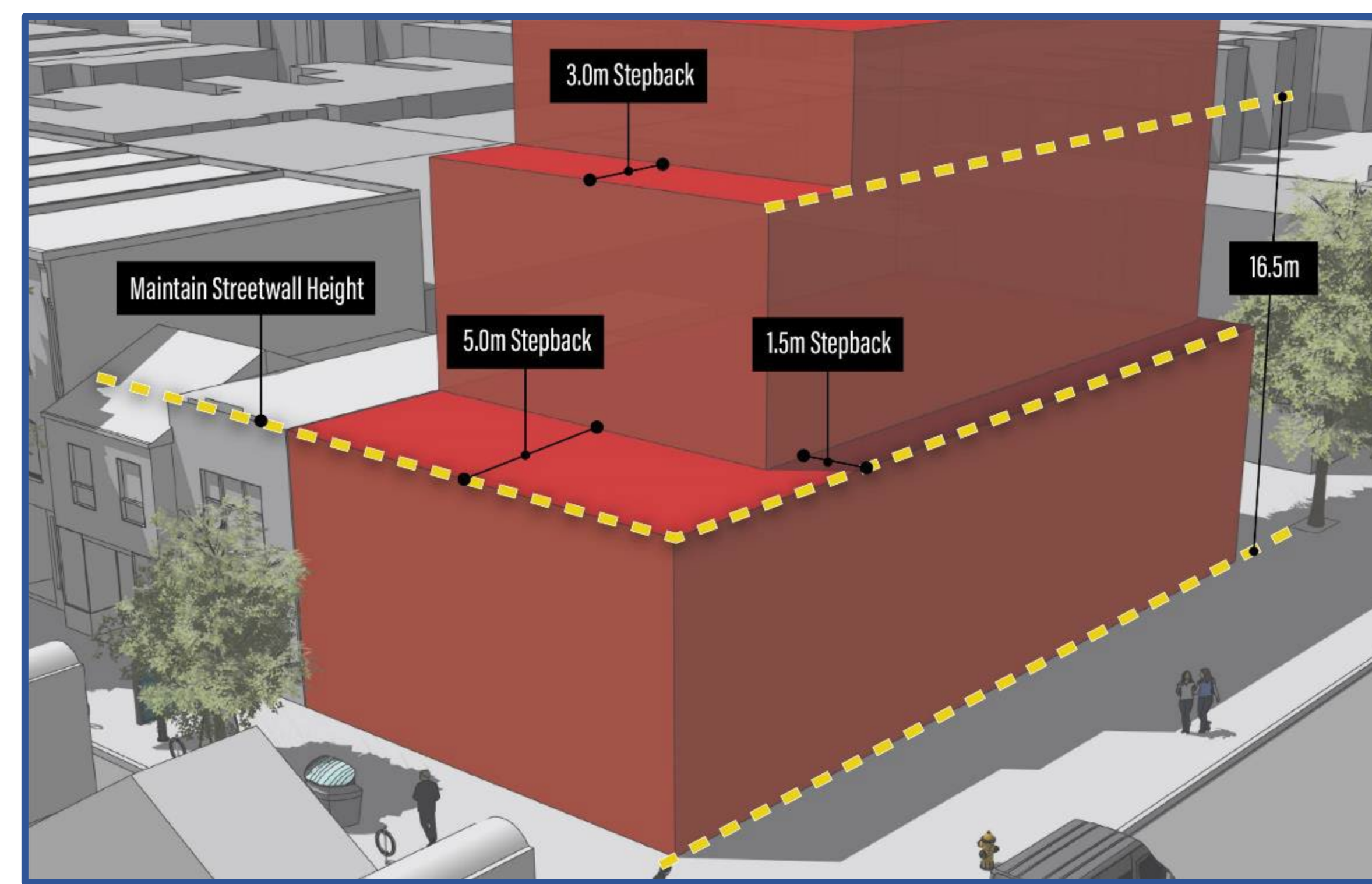


Massing Diagram | Example of a potential three-storey infill development on a mid-block, non-contributing property



Massing Diagram | Example of a potential one-storey infill development on a non-contributing corner property

- ❖ 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.
- ❖ 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**.



Massing Diagram | Example of a potential three-storey infill development on a non-contributing corner property

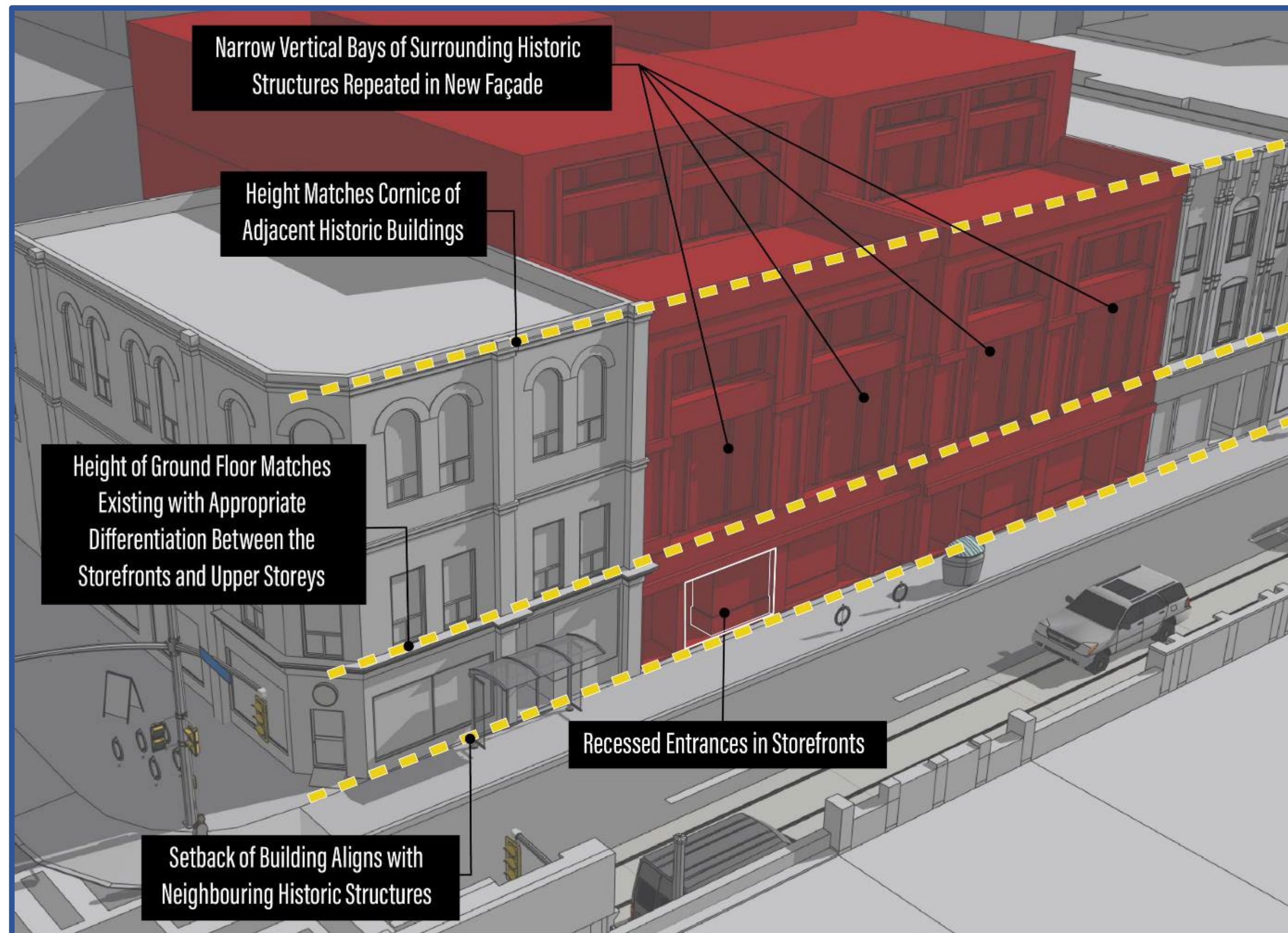


1153 Queen Street West | A row of mid-block non-contributing properties that could be subject to new development infill

- ❖ 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.
 - ♦ **not negatively impact** the cultural heritage value, heritage attributes and integrity of the District and any adjacent contributing properties.
- ❖ 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.

Policies & Guidelines (Non-contributing Properties)

Articulation and Proportions



Massing Diagram | Example of possible design for new infill development that considers the existing streetwall articulation



Queen Street West from Tecumseth Street to Niagara Street, c.2017 | Showing the existing articulation of narrow lot frontages and fine-grain built form that should inform the design of new, non-contributing infill construction

The form, detail, and materiality of exterior walls of contributing properties in the District establish **horizontal and vertical articulations** that are important to the integrity and historic character of each contributing property and to the District overall. Collectively, the horizontal and vertical articulations established by contributing properties reinforce the scale of Queen Street West and create a **fine-grain rhythm** along the historic streetscape.

- ❖ New development & additions on non-contributing properties shall conserve:
 - ◆ the **horizontal rhythm** articulated in the façades of adjacent contributing properties.
 - ◆ the **vertical rhythm** articulated in the façades of adjacent contributing properties.

- ❖ New development and additions on non-contributing properties shall:
 - ◆ reference **existing proportions** and **solid-to-void ratios** found prevailing in the District.
 - ◆ **not include blank walls** facing the public realm, excluding laneways.



1006-1010 Queen Street West | An example of non-contributing infill that does not exhibit streetwall articulation



619 Queen Street West | Infill development property within the Queen Street West HCD that references historic articulations in its new façade

Policies & Guidelines (Contributing Properties)

Conservation and Restoration

- ❖ 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.
- ❖ 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.
 - ◆ Restore, where possible, deteriorated original or restored features or heritage attributes based upon thorough supporting historic research.
 - ◆ Repair rather than replace damaged or deteriorated heritage attributes.
 - ◆ 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.
- ❖ 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**.



1026 Street West | Example of a restored upper façade



660-664 Queen Street West | Examples of unsympathetic and uneven restoration of the building's parapet

- ❖ 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.

- ◆ 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.
- ◆ Maintain contributing properties on an ongoing and regular basis. Adopt a sustainable maintenance plan and regular scheduled inspections to identify necessary maintenance work.
- ◆ 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.



1162-1164 Queen Street West | Example of a restored historic storefront

Policies & Guidelines (Contributing Properties)

Roofs, Windows, and Doors

- ❖ Alterations shall conserve the **roof form and profile** of contributing properties.
- ❖ **Restore**, where possible, **deteriorated roof features** of a contributing property based upon supporting historic research, paying particular attention to form, design, material, and detail.
- ❖ **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, skylights, metal chimneys, flues and decks shall **be located out of view of the public realm**, excluding laneways, where technically possible.
- ❖ **Form, placement, rhythm, and style** of original or restored **windows and doors** of contributing properties shall be conserved.
 - ◆ Minor alterations may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle.



789 Queen Street West | Features decorative wood details on its bay windows



1092 Queen Street West | Features a variety of window types and dormer windows on the mansard roof

- ❖ **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.
 - ◆ Window awnings should span the full width of the window opening and within the width of the storefront, respecting the rhythm of the bays.



720 Queen Street West | Example of an awning installed on a storefront

- ❖ **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.
 - ◆ 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.



708 Queen Street West | A building that features a flat roofline with prominent cornice detail and pointed arch windows across its façades

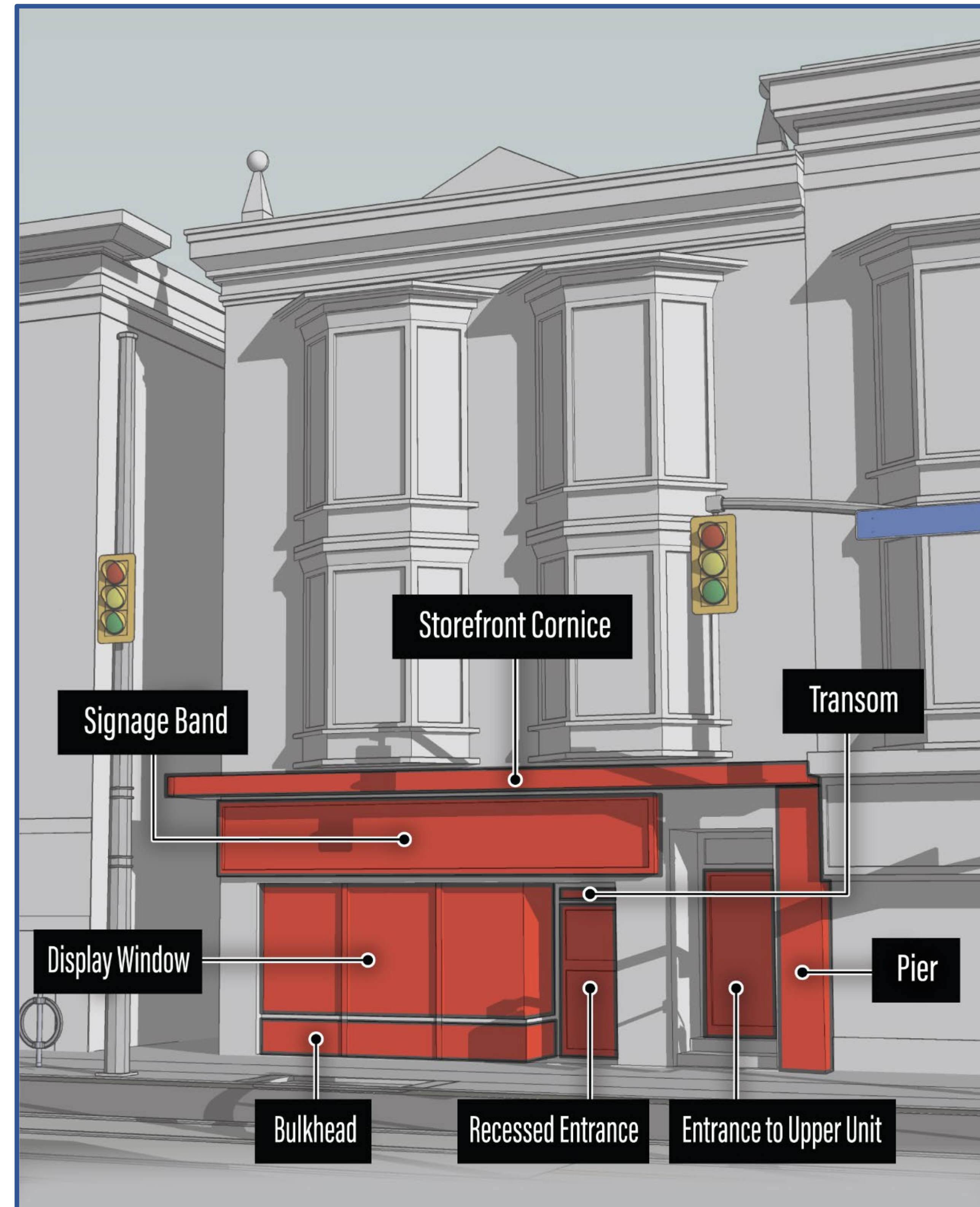
Policies & Guidelines (Contributing Properties)

Storefronts

- ❖ Alterations and additions to a **non-historic storefront** or new storefronts on a contributing property shall conserve any remaining original or restored components and be **physically & 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.
- ❖ The **restoration of a storefront** on a contributing property may be appropriate. Restoration projects shall be based on supporting historic documentation of the earlier forms and materials being recovered.
- ❖ 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.



Historic Storefront | Example of wood deterioration in the cornice

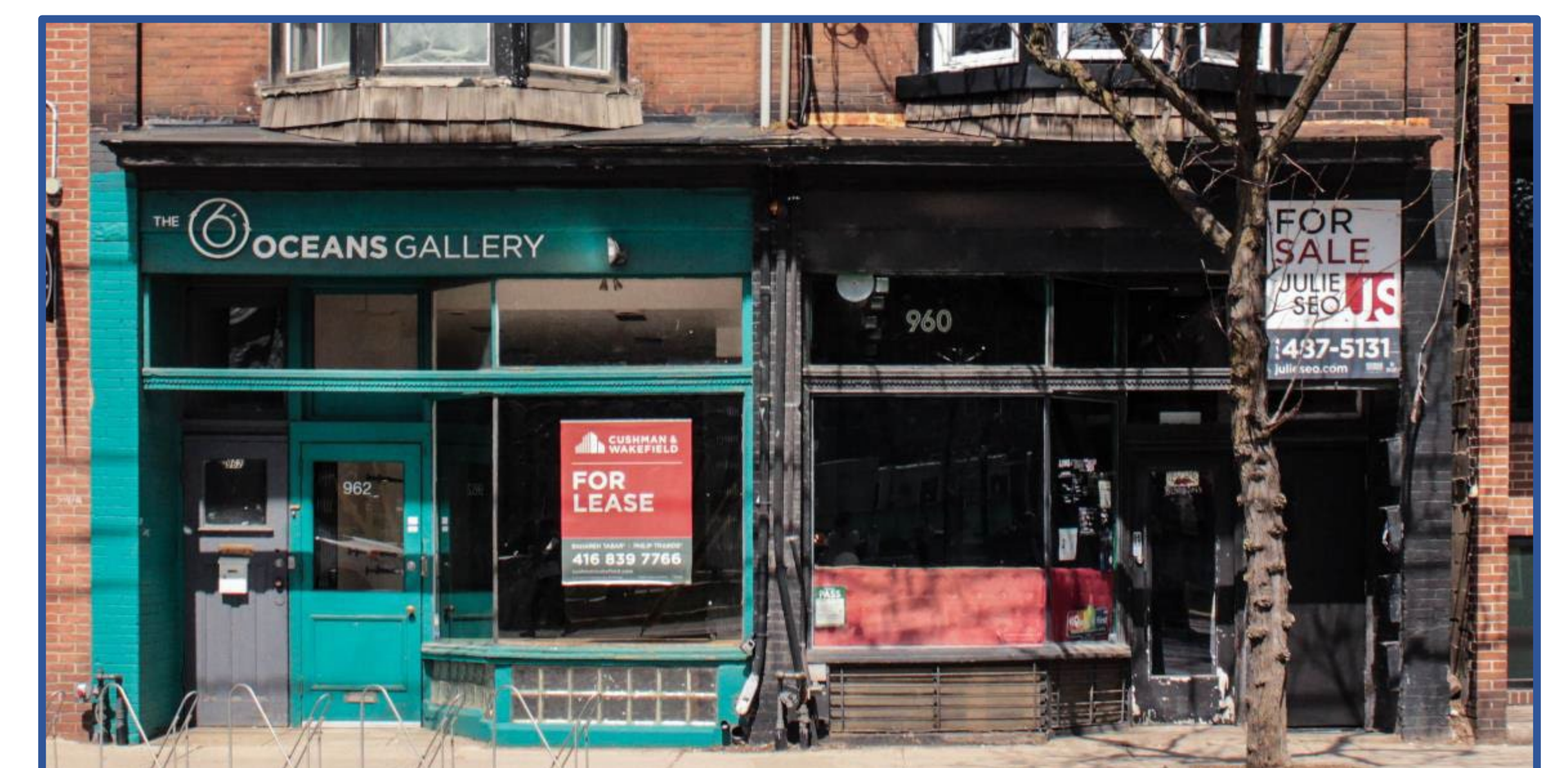


Storefront Diagram | Showing the typical elements and configuration

- ❖ 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.



988 Queen Street West | Historic storefront



960-962 Queen Street West | Two storefronts that feature historic elements and general configuration

- ❖ 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.

Policies & Guidelines

Signage



887 Queen Street West | Signage example

❖ Signage types that are **permitted**:

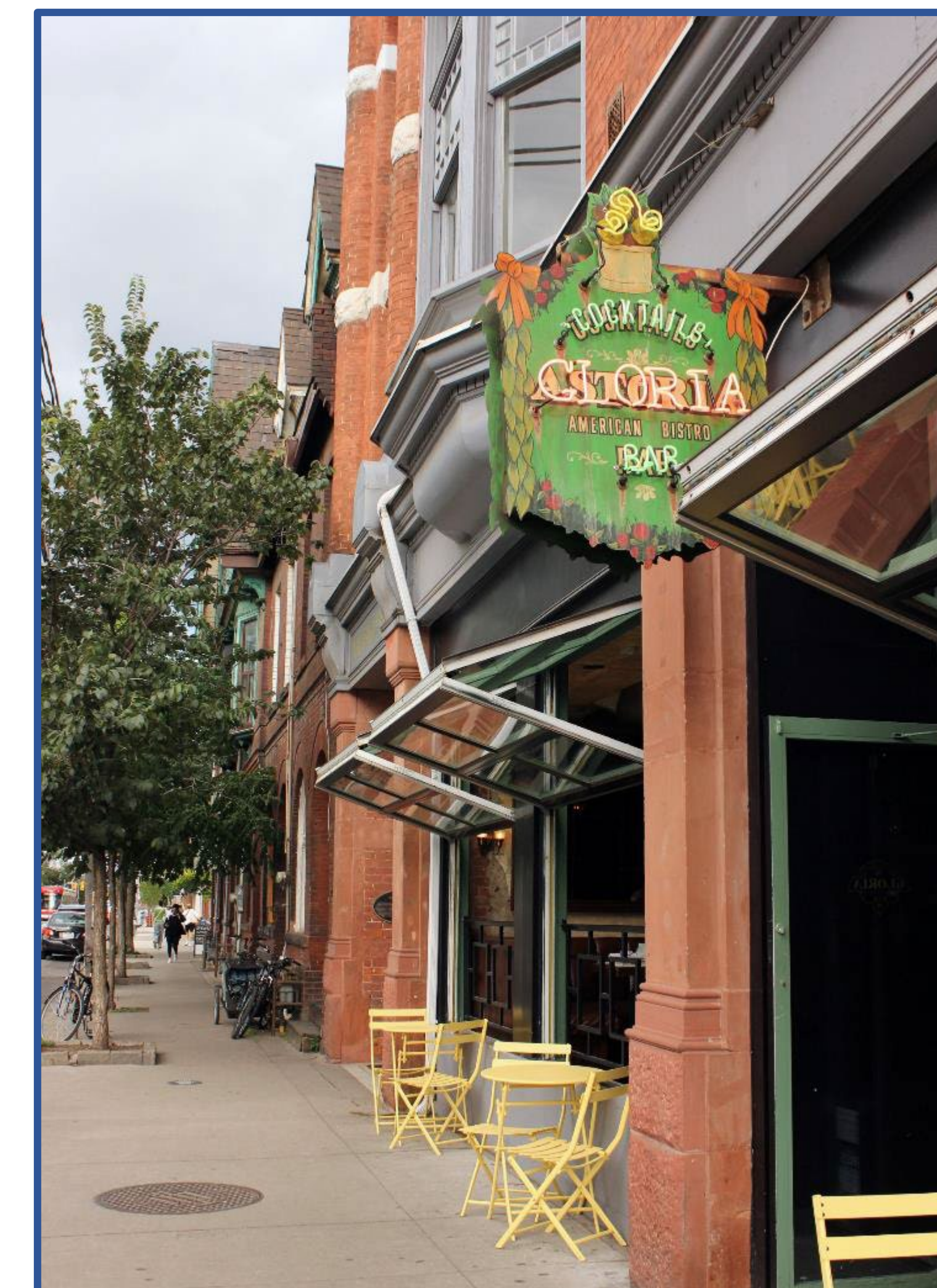
- ◆ Window signs attached, painted, etched or inscribed onto the interior of a display window, not including temporary window displays
- ◆ Fascia signs within the signage band
- ◆ Projecting signs within proximity to a storefront entrance
- ◆ Externally illuminated signs

❖ Signage types that are **not permitted**:

- ◆ 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



720-728 Queen Street West | Signage examples



1087 Queen Street West | Signage example

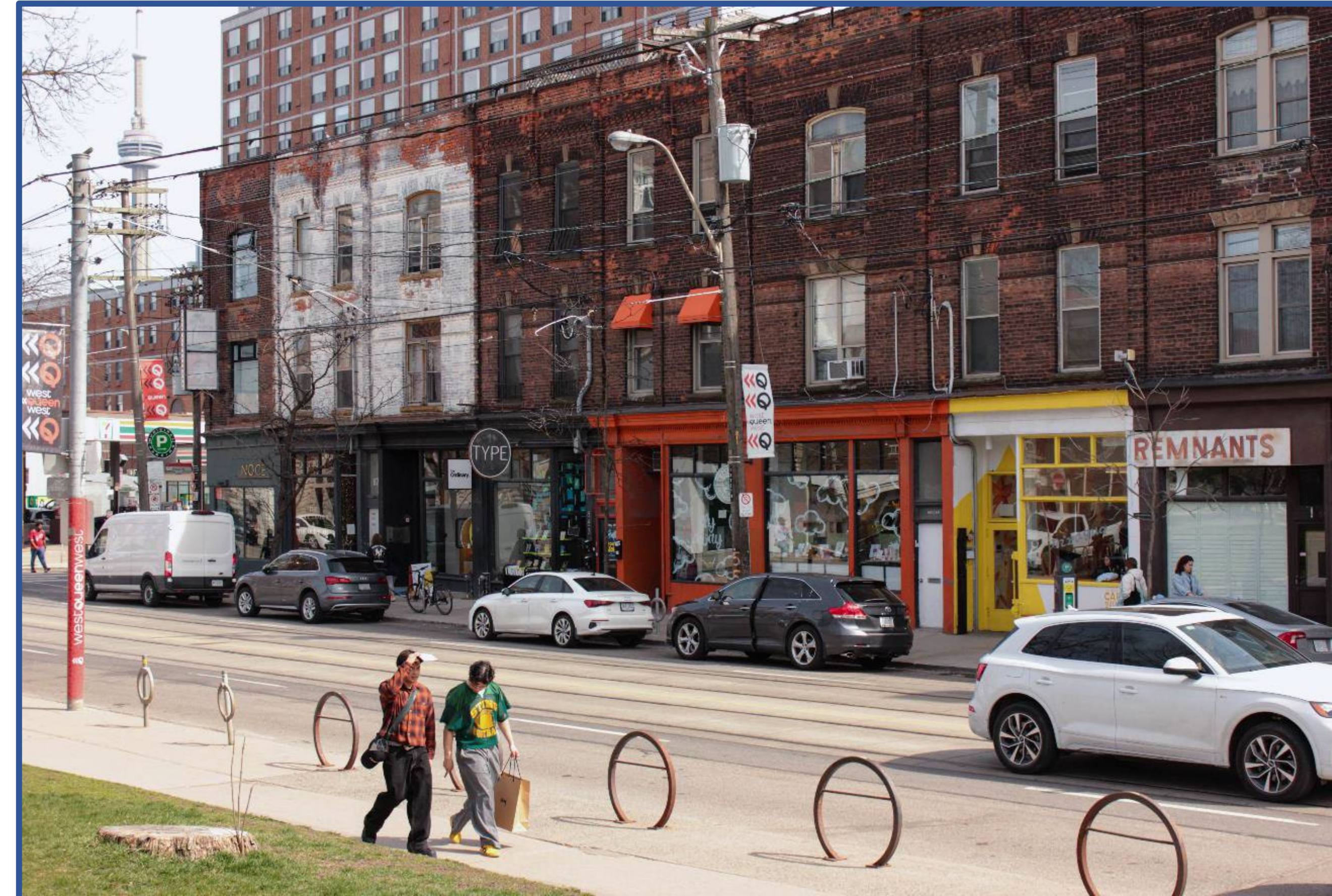


650 Queen Street West | Signage example

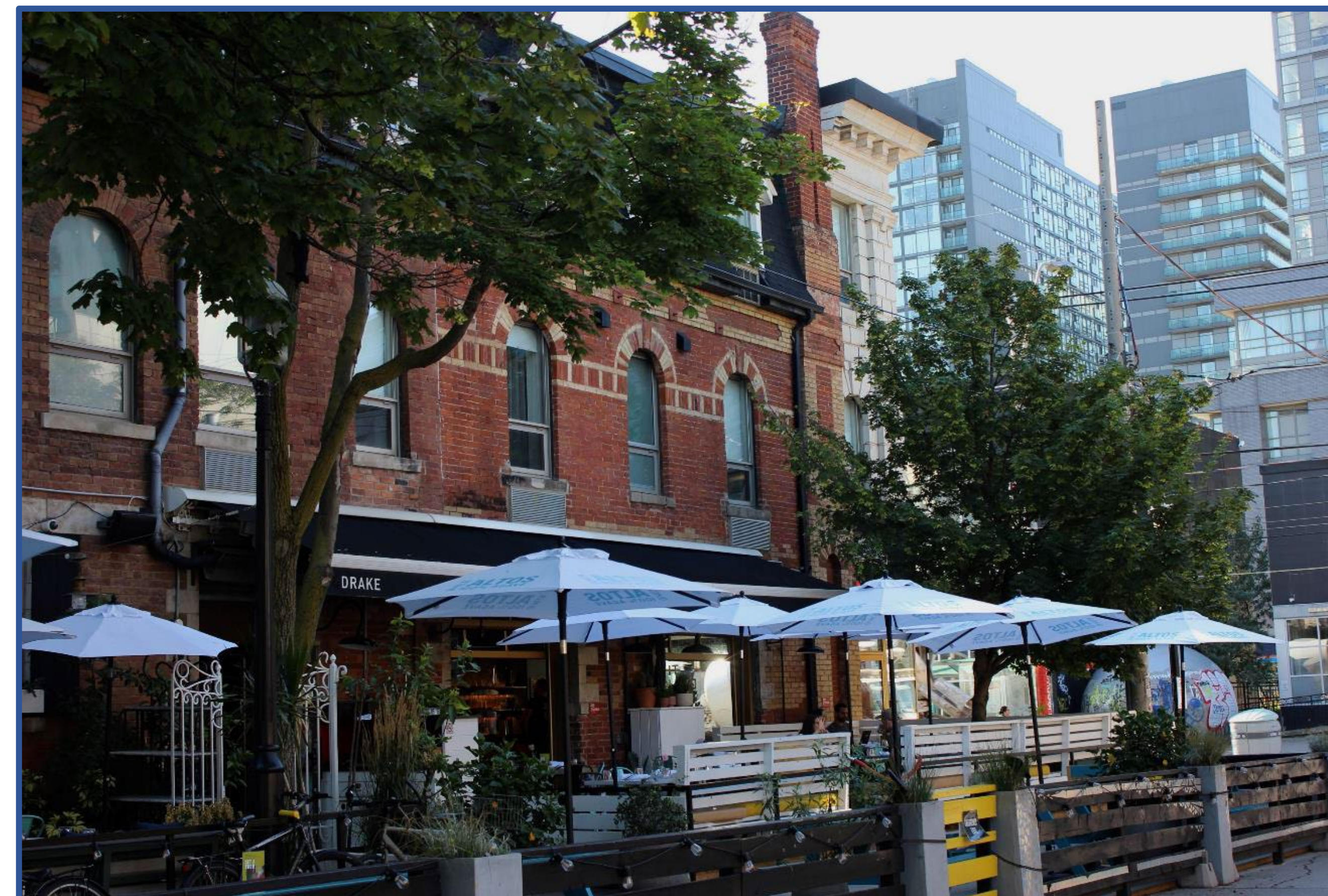
Policies & Guidelines

Public Realm (Streetscape, Laneways, and Public Art)

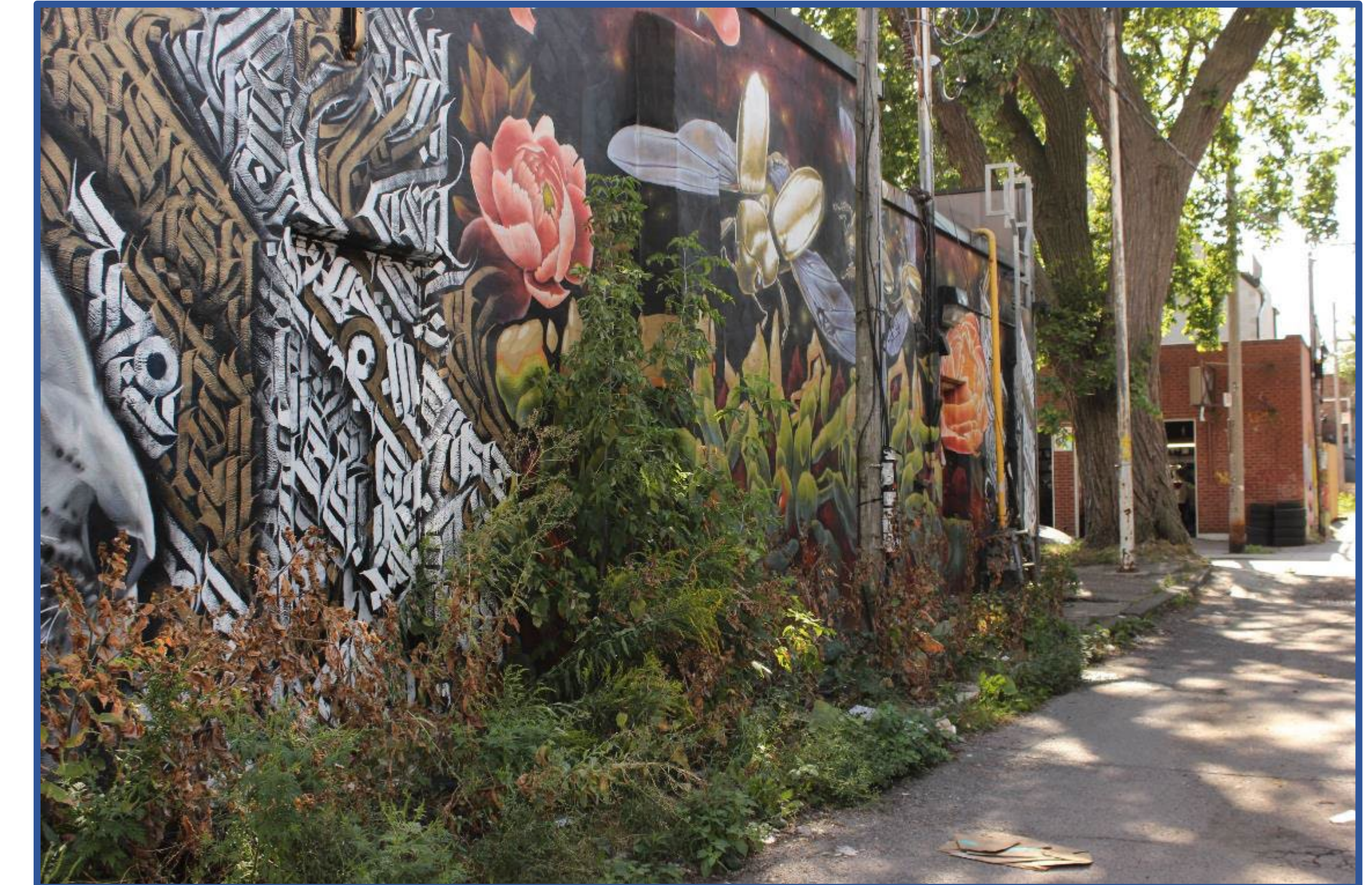
- ❖ The **street & laneway network** should be conserved and, where appropriate, extended and/or enhanced.
 - ◆ A variety of uses should be facilitated, including but not limited to pedestrian and bicycle use, service access, active uses at-grade, and **creative and cultural activities**.
 - ◆ Encourage the **interpretation of the laneway network**, including their historic use and evolution over time.
 - ◆ In consultation with Indigenous communities and nations and Aboriginal Affairs Advisory Committee, honour and celebrate Indigenous heritage & languages through the naming of streets, laneways, and public spaces.
- ❖ 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.
- ❖ 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.



Pedestrian Scaled Environment | Queen Street West between Walnut Avenue and Strachan Avenue



Commercial Patio Space | Along Beaconsfield Avenue



Public Art and Laneways | One of the rear laneway systems that run parallel to Queen Street West

- ❖ **Public art** should be added and enhanced through site-specific development applications, West Queen West BIA initiatives and streetscape upgrades to support the District's rich history and its distinctive characteristics, identity, and sense of place.
 - ◆ In consultation with Indigenous communities and nations and Aboriginal Affairs Advisory Committee, enhance the public realm by public art or other art installations that reference Indigenous heritage
 - ◆ Enhance 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

Policies & Guidelines

Public Realm (Views, Gateways, and Historic Nodes)



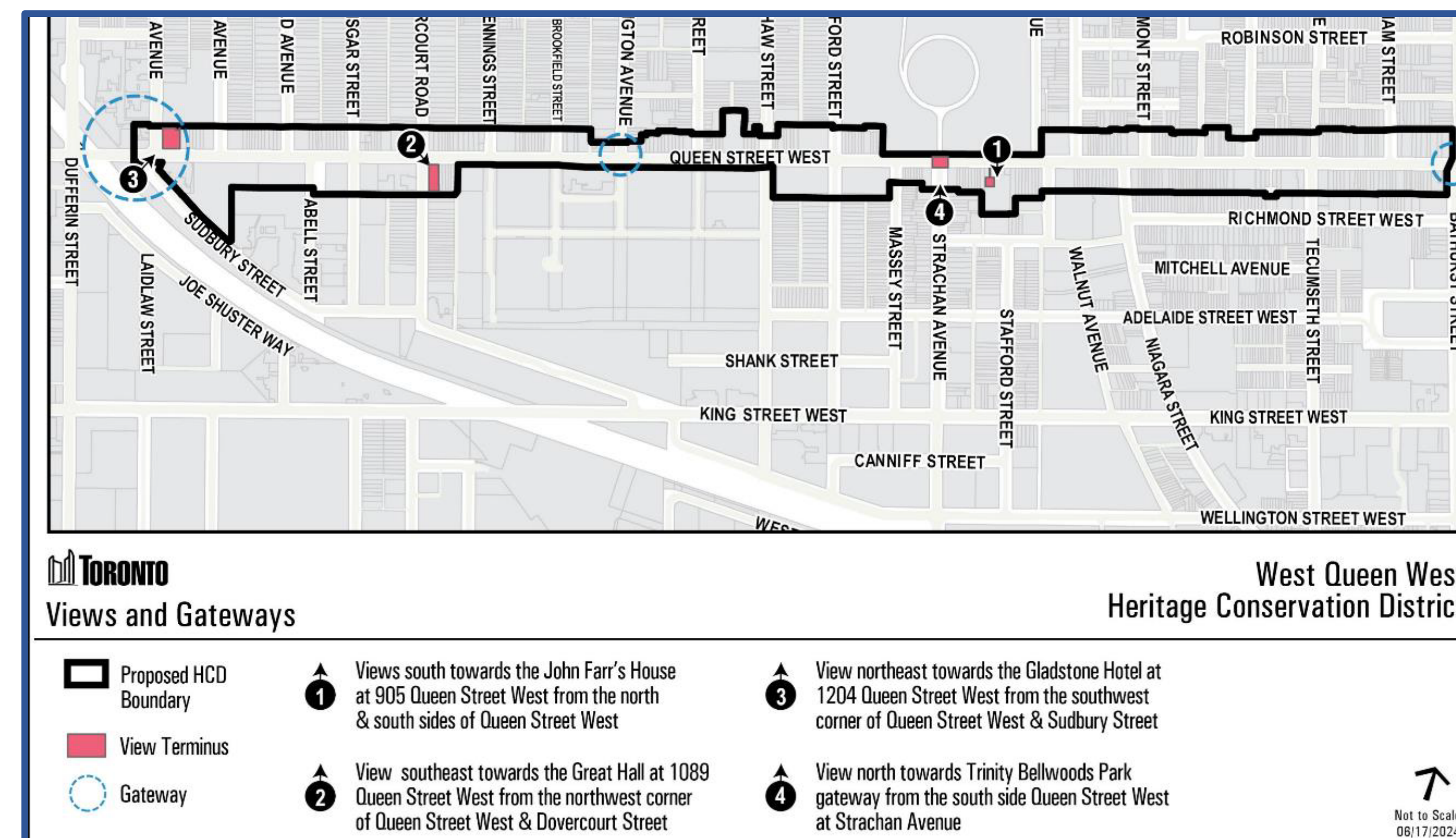
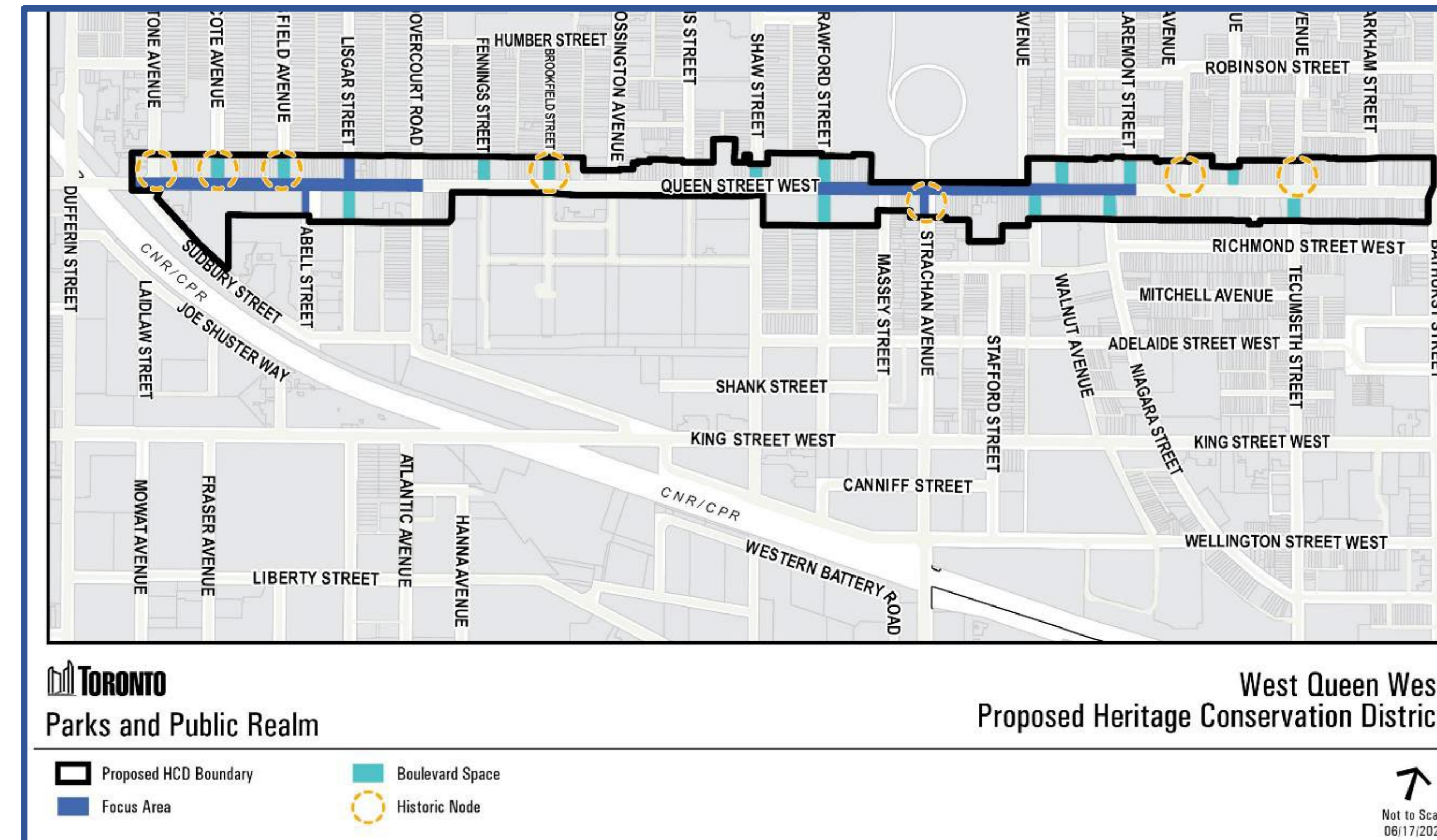
T-Intersection and Historic Node | At Strachan Avenue

- ❖ **Historic T-Intersections** in West Queen West reflect the historic street layout resulting from the ad hoc subdivision of Park Lots and farm lots by various property owners. These T-intersections have been identified as important **historic nodes** and **focus areas** that 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.

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

- ◆ **North side:** Gladstone Avenue, Northcote Avenue, Beaconsfield Avenue, Brookfield Street, Manning Avenue, and Palmerston Avenue
- ◆ **South side:** Strachan Avenue



- ❖ **Views** 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.



Historic Node and Boulevard Space | At Brookfield Street

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



Gateway | At Gladstone Avenue

Heritage Permit Process

When is a Heritage Permit Not Required?

The following types of alterations are considered minor in nature and do not change the heritage character of the District:

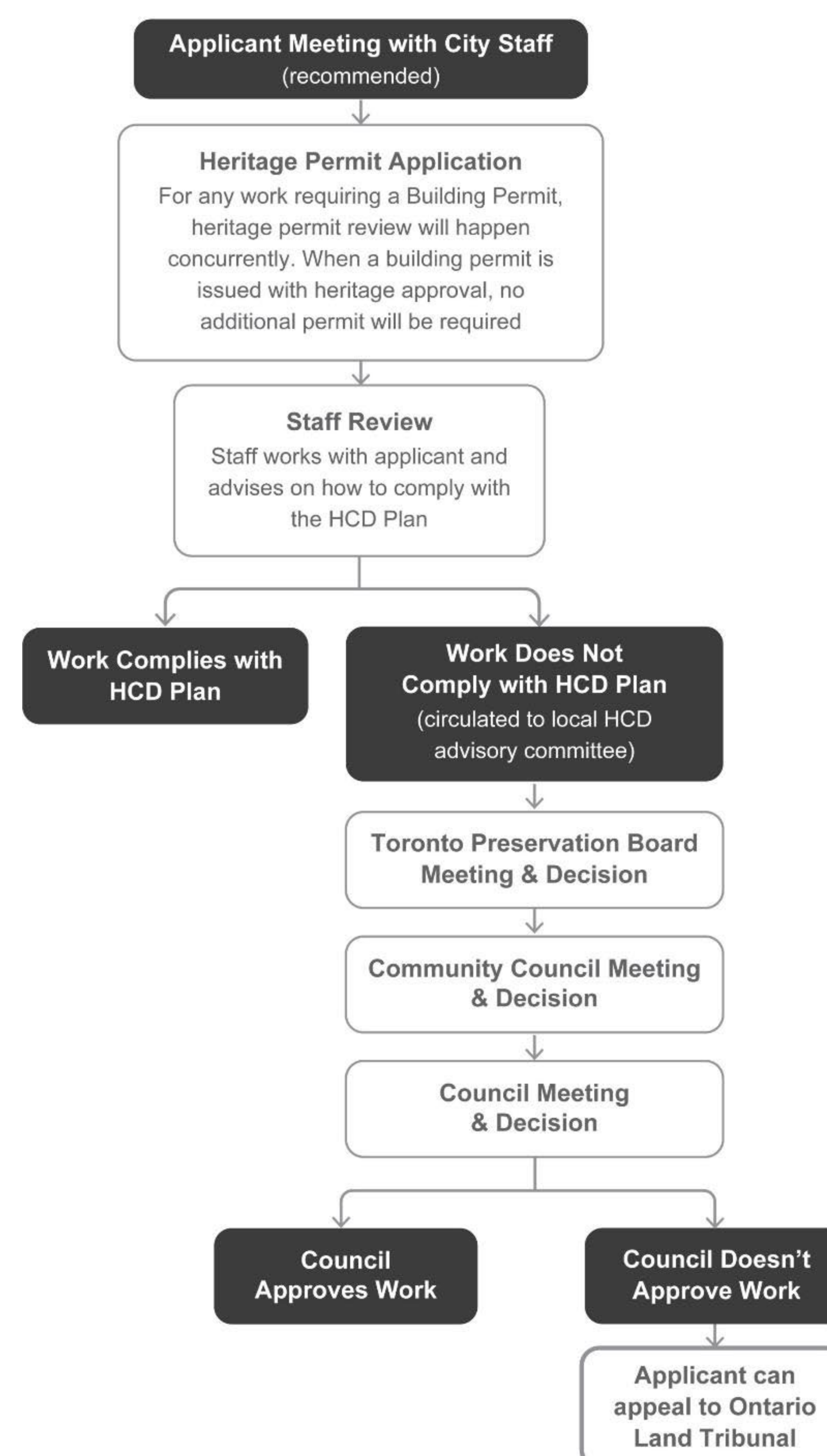
- **Painting** of wood, stucco, or metal finishes
- **Repair of existing features** (roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone, or terra cotta, **provided that they are repaired in-kind**)
- **Repair** of existing utilities or public works
- Installation of eavestroughs, or exterior lights
- **Weatherproofing**, including installation of removable storm windows and doors, caulking, and weatherstripping
- Temporary commercial signage (i.e. 'sale' sign in a window display)
- Maintenance of existing features
- **Landscaping** (hard and soft) that does not require subsurface excavation/grade changes



1150 Queen Street West | The Drake Hotel, a landmark building within the District

When is a Heritage Permit Required?

A heritage permit is required for **visible alterations** to properties within the HCD, including new construction and demolition of buildings or structures. In general, an HCD Plan only guides changes to **exterior areas** as viewed from the street. There is no additional fee for heritage permits, and most are reviewed within three days.

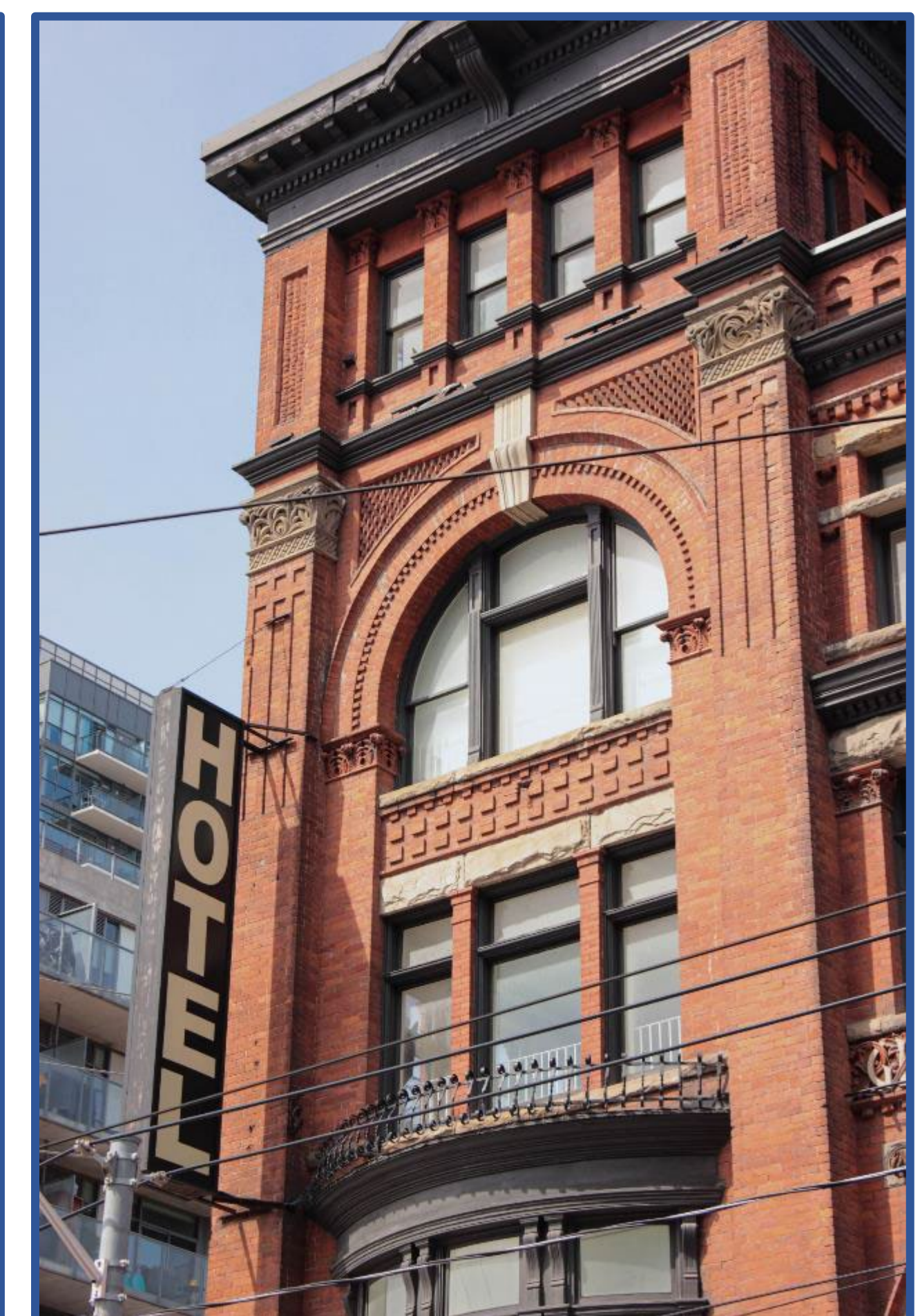


Heritage Impact Assessment

A Heritage Impact Assessment (HIA) is a document that **provides relevant information** on the nature and **significance of a heritage property**. The purpose of a Heritage Impact Assessment is to **describe and assess** the existing physical condition of a heritage resource, the potential for the restoration and reuse of the heritage resource, and how the proposed alteration or development conserves the heritage resource. A Heritage Impact Assessment will be required to accompany any applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, Consent to Sever or Site Plan Control.



The Gladstone Hotel | Detail of its façade



1214 Queen Street West | Detail of the Gladstone Hotel tower, part of the landmark building

Heritage Incentive Programs

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of conservation work. These programs provide funding support, and have assisted successful applicants in reaching the highest conservation standards possible for their project. A property's tax classification is used to determine the applicable program.

These programs are available to owners of properties that are designated either individually or as part of a Heritage Conservation District, subject to certain conditions. For full program details and eligibility criteria, visit the City's website:

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



SCAN HERE

Heritage Grant Program:

- For residential or tax-exempt properties
- Up to 50% of the estimated cost of eligible conservation work (some maximum limits apply)

The Toronto Heritage Grant Program has helped property owners repair and retain the defining heritage attributes of their properties. These attributes include, but are not limited to masonry, windows, doors, wood detailing, and slate roofs. The benefits of Heritage Conservation Districts can be observed in numerous areas, including Draper Street and Cabbagetown.



Heritage Grant Program | Funding support for masonry restoration was awarded to this property in the Cabbagetown Northwest Heritage Conservation District; Before conservation (left) and After conservation (right)

Heritage Tax Rebate Program:

- For commercial and industrial properties
- A rebate of 50% of the cost of eligible work up to 40% of annual property taxes (some rebate limits may apply)

Like the Heritage Grant Program, the Heritage Property Tax Rebate Program has helped property owners repair and retain their properties' heritage attributes, including but not limited to exterior walls and facades, roofs, foundations, chimneys, windows, and doors. On a larger scale, the Heritage Property Tax Rebate Program has assisted in the conservation of several of Toronto's landmark buildings.



Heritage Property Tax Rebate Program | A commercial property in the Queen Street West Heritage Conservation District received funding support for window conservation

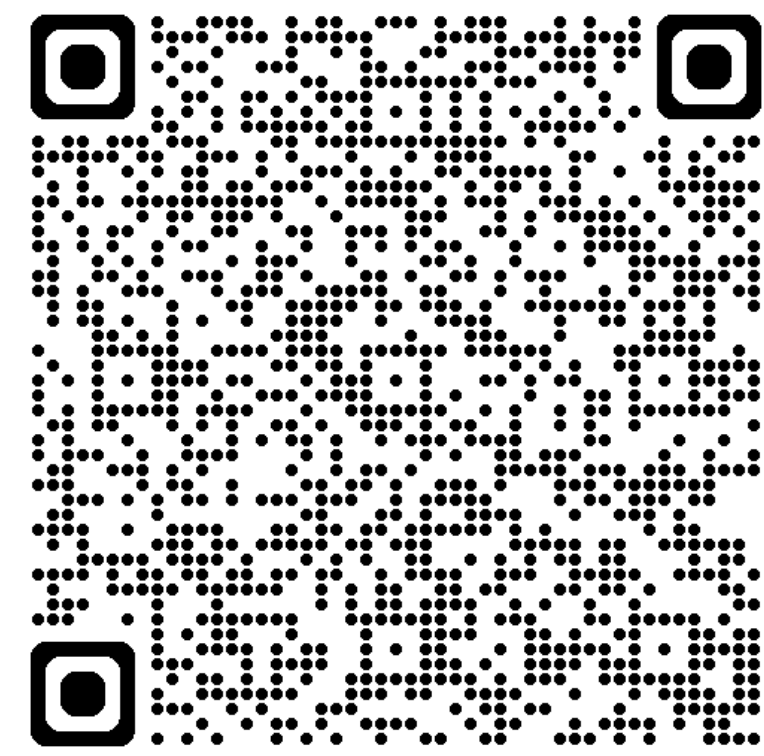
West Queen West HCD

Comments and Additional Information

Additional Information

For more information regarding the West Queen West HCD Plan, scan the QR Code below with your mobile device, or visit the webpage at:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/west-queen-west-heritage-conservation-district-hcd-plan/>



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Further Comments

For further information regarding the Heritage Conservation District for West Queen West, or to provide any additional comments, please reach out to:

Pourya Nazemi, Senior Heritage Planner
Pourya.Nazemi@toronto.ca | 416-338-5702

The **comment period** will be open until **September 24th**. All meeting materials will be posted on the webpage following the Open House.



Queen Street West across from Trinity Bellwoods Park | Various storefronts



913 Queen Street West | Commercial storefront display adding to the general streetscape

Thank you for your participation this evening!

West Queen West HCD

Contributing Properties



Contributing Properties

-  HCD Boundary
-  Contributing Properties

West Queen West
Heritage Conservation District



Not to Scale
05/17/2022



For engagement purposes only; subject to further change and review.