

Figure 236 (Map of the Significant Views, Vistas, and Gateways in the Study Area)

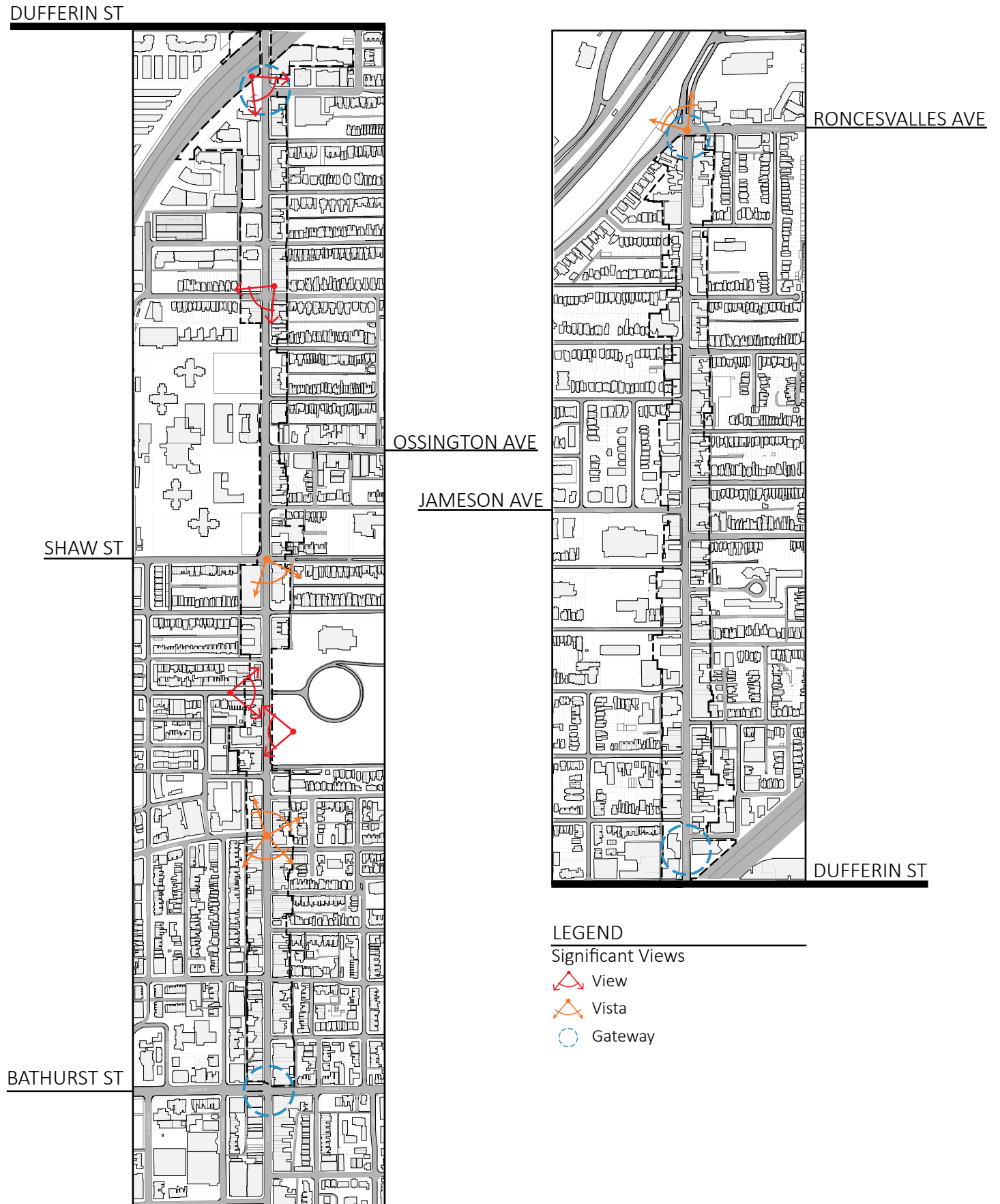




Figure 237 (View of Turret, The Great Hall, 1089 Queen St. W.)



Figure 238 (Vistas of Trinity Bellwoods Park)



Figure 239 (Gateway at Queen St. W and Dufferin St.)

VIEWS, VISTAS, AND GATEWAYS

Throughout the public and Working Group engagement process, the importance of views, vistas, and gateways in the HCD Study Area were frequently mentioned. Significant views were noted and analyzed by the Study Team during the initial site visits and further reviewed after the public consultation meetings. They help define a sense of place by situating the viewer with respect to the immediate surroundings and have been categorized into three groups: views looking at particular objects, places or buildings; vistas looking at much larger landscapes of built form; and gateways that create a sense of entrance and transition from one area to another. Important views, vistas and gateways of the West Queen West HCD Study Area include:

Views:

- the view of John Farr’s Residence, a landmark building, from street view on north and south sides;
- the view towards the Great Hall, a landmark building, from the northwestern corner of Dovercourt Road;
- the view of the Gladstone Hotel, a landmark building, from the southwestern corner of Sudbury Street; and
- the view of Trinity Bellwoods Park gateway, from south on Strachan Avenue.

Vista:

- the vista looking towards the downtown core east of Bathurst Street;
- the vista of Trinity Bellwoods looking east from Crawford Street and west from Niagara Street;
- the vista looking towards the lakeshore from the western extent of Queen Street West; and
- the continuous view of the sky which acts as a backdrop to the relatively uninterrupted human-scale built environment creating a very pedestrian oriented streetscape.

Gateway:

- the gateway view(s) at the intersection of Bathurst Street and Queen Street West;
- the gateway view east of the railways on Queen Street West;
- the gateway view west of the railways on Queen Street West; and
- the gateway views where King Street West, Roncesvalles Avenue, Queen Street West, and The Queensway meet.

CHARACTER SUB-AREAS

Four Character Sub-Areas were identified within the Study Area:

A: Roncesvalles-MacDonell/Jameson

Character Sub-Area A is defined by the boundary of Roncesvalles Avenue to the west, five properties west of MacDonell Avenue to the northeast, and Jameson Avenue to the southeast. The area is defined by its predominantly residential character in relation to the other character sub-areas. The south side of the street in particular has a number of residential buildings with no storefronts at grade that contributes to the area's residential character. Typologies that dominate this area include residential buildings and a 1960s subset of Storefront Type A (two storey, flat roof) that is specific to this Character Sub-Area.

Periods of Significances

- c. 1800 – 1839: Toronto's Early Development
 - 1800 – Survey of Lot Street (Now Queen Street West)
- 1856 – 1879: Railway Development
 - 1879 – Village of Parkdale incorporated into the City of Toronto
- 1880 – 1930s: Densification and Annexation
 - 1887 – Queen Street West subway is completed
 - 1889 – Parkdale is annexed by the City of Toronto
- 1930s – 1970s: Residential and Commercial Decline
 - 1920s- 1940s – Transition of Parkdale from a wealthy suburb to an economically unstable neighbourhood
 - 1950s- 1960s – Increasing conversion of former single-family residences to multi-residential properties
 - 1950s – 1960s – large-scale demolition in Parkdale
 - 1970s – Large-scale deinstitutionalization of the Provincial Asylum
- 1980s – Present: Revitalization
 - 1994 – Parkdale Village Arts Collective (PVAC) founded

Built Form

- Distinct groupings of Residential and Civic buildings on the south side of Queen Street West
- North side buildings are built out to the front property line
- South side buildings have sporadic setbacks and empty lots
- Predominantly 2 storey buildings, with some 3-6 storey apartment buildings on the south side
- Glazed storefronts with recessed entrances
- Cluster of 2 storey storefronts built in the 1960s between Roncesvalles Avenue and Callender Street (north streetscape)
- Character Sub-Area comprised of more residential structures than other Character Sub-Areas in the study
- Discontinuous storefronts at grade
- Predominant brick building cladding
- Five properties on the south side of Queen Street are on the City of Toronto's Heritage Register
- Representative examples of historical typologies include:
 - Pockets of civic buildings
 - Historic fine grain storefronts (commercial spaces)
 - Apartment Buildings
 - Houses
- Significant properties include:
 - Scholes Hotel, Later Ocean House (1633 Queen Street West)
 - Union Bank of Canada (1730 Queen Street West)
 - Buckingham Apartments and Stores (1623 Queen Street West)
 - Parkdale Theatre (1605 Queen Street West)
 - Parkdale Mansions (1501 Queen Street West & 194 Dowling Avenue)
 - Odeon Theatre (1558 Queen Street West)
 - 1526-1528 Queen Street West
 - Parkdale Substation Toronto Hydro-Electric Commission (1437 Queen Street West)
- Significant architectural styles:
 - 20th Century Vernacular (Commercial & Residential)
 - Modern (Commercial)
 - Edwardian Classical (Residential)
 - Art Deco (Civic & Residential)
- Streetwall:
 - North fine grain
 - South medium grain with setbacks

Streetscape & Landscape

- Continuous views of the sky looking east and west with particular significance looking west to the lakeshore at the west end of the character area
- Includes areas of archaeological potential between Jameson and Dowling Avenues on the south side
- Large demolition post-war led to vernacular store-fronts between Roncesvalles Avenue and Callender Street
- Gradual grade change moving west (down)
- Transition area at west between High Park and Parkdale
- Roncesvalles Avenue, King Street West, The Queensway and Queen Street West act as the gateway to Queen Street West
- Street widths
 - Queen Street West 20m
 - Side Streets 10 – 20m
- Movement
 - Major traffic intersection at west end of Queen Street West
 - Less pedestrian traffic than other character sub-areas
 - Streetcar and bus (during peak hours) access
- Fewer active users at grade compared to other character sub-areas

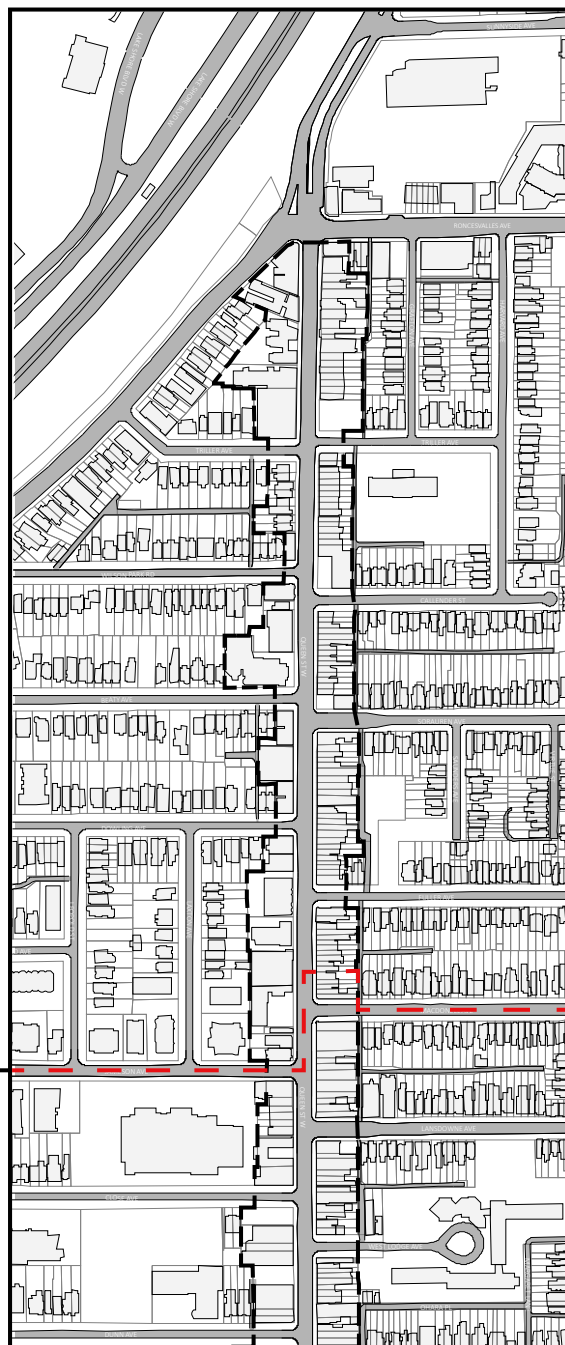


Figure 240 (Character Sub-Area A: Roncesvalles to MacDonell/Jameson)



B: MacDonell/Jameson – Dufferin

Character Sub-Area B's boundary extends from five properties west of MacDonell Avenue on the northwest corner, to Jameson Avenue at the southwest, and east to Dufferin Street. The boundary has also been extended south along Cowan Avenue down to Melbourne Avenue. The area is defined by its historic Main Street character and the civic buildings associated with the Village of Parkdale. Typologies that dominate this area include landmark buildings, and Storefront Types A (two storey, flat roof) and C (three storey, flat roof).

Periods of Significance

- c. 1800 – 1839: Toronto's Early Development
 - 1800 – Survey of Lot Street (Now Queen Street West)
 - 1800's – Original Park Lots surveyed
- 1840 – 1855: Westward Development
 - 1851 – Village of Brockton is developed on the north side of Queen Street
- 1856 – 1879: Railway Development
 - 1856 – Grand Trunk Railway (GTR) completed
 - 1861 – The Street Railway is opened on Queen from Yonge to Ossington
 - 1871 – Toronto, Grey, and Bruce Railway (TG&B) completed
 - 1875 – Toronto House Building Association purchases and subdivides land south of Queen Street West (Parkdale) into stately residences
 - 1879 – Credit Valley Railway (CVR) completed
 - 1879 – Village of Parkdale incorporated into the City of Toronto
- 1880 – 1930s: Densification and Annexation
 - 1885 – The Parkdale Train Station is constructed at Queen and Dufferin Streets
 - 1887 – Queen Street West subway is completed
 - 1889 – Parkdale is annexed by the City of Toronto
- 1930s – 1970s: Residential and Commercial Decline
 - 1920s – 1940s – Transition of Parkdale from a wealthy suburb to an economically unstable neighbourhood
 - 1950s – 1960s – Increasing conversion of former single-family residences to multi-residential properties
 - 1950s – 1960s – large-scale demolition in Parkdale
 - 1970s – Large-scale deinstitutionalization of the Provincial Asylum
- 1980s – Present: Revitalization
 - 1994 – Parkdale Village Arts Collective (PVAC) founded

Built Form

- Character area has a representative range of all commercial building typologies noted within study boundary
- The civic buildings along the south streetscape and several buildings lining Cowan Avenue create a civic core
- Residential buildings start only appear further west in the Character Sub-Area
- Built out to front property line on north and south streetscapes with the exception of the area's civic buildings
- Sympathetic contemporary infill of streetscape north of Jameson Avenue
- Narrow vertical rhythm of facades on north streetscape
- Predominant two to three storey buildings
- Glazed storefronts with recessed entrances
- Corner properties often have chamfered corners
- New development of mid-rise condominium at the east end of the Character Sub-Area
- Predominant brick building cladding
- High concentration of listed and designated heritage buildings around Cowan Avenue (nucleus of Historic Parkdale)
- Representative examples of historical typologies include:
 - Pockets of civic buildings
 - Historic fine grain storefronts (two to three storey commercial spaces)
- Significant properties include:
 - 1500-1504 Queen Street West
 - Metropolitan School of Music (1496 Queen Street West)
 - Metropolitan Bank (1464 Queen Street West)
 - Sterling Bank of Canada (1381 Queen Street West)
 - Ernest Smith Store & F.W. Hut Store (1408-1410 Queen Street West)
 - Union Meat Market (1400 Queen Street West)
 - Police Station No. 6 (1313 Queen Street West)
 - W. Small Butcher Shop (1346 Queen Street West)
 - 1291 Queen Street West (Potentially Old Town Hall)
 - Church Building Society of Quebec (1342-1344 Queen Street West)
 - King Village Hall & Gardiner Fire Hall No. 6 (1318-1320 Queen Street West)
 - Parkdale Hotel (1302-1308 Queen Street West)
 - Elm Grove House (1249 Queen Street West)

- Parkdale Telephone Exchange building (207 Cowan Avenue)
- Anglican Church of the Epiphany St. Mark's (201 Cowan Avenue)
- St. John's Polish National Catholic Cathedral (Cowan Avenue Methodist Church) (186 Cowan Avenue)
- Masaryk Park (212 Cowan Avenue)
- Masaryk Hall (Fire Hall and Curling Club) (220 Cowan Avenue)
- Significant architectural styles:
 - 19th Century Vernacular (commercial spaces)
 - 20th Century Vernacular (commercial spaces)
 - Queen Anne Revival (commercial spaces)
 - Edwardian Classical (commercial spaces)
 - Second Empire (commercial spaces)
 - Italianate (commercial spaces)
- Streetwall:
 - North fine grain
 - South fine to coarse grain

Streetscape and Landscape

- Human scale allows for continuous views of the sky in both east and west directions
- The Queen Street subway (underpass east of Dufferin Street) frames the view of the other half of Queen Street West
- Areas of archaeological potential include the property just east of Dufferin Street (95 Joe Shuster Way)
- Fabricated grade change down at Queen Street West and Dufferin Street to facilitate vehicular transit
- Transition area at the east end where Parkdale's boundary stopped before being annexed by the City of Toronto
- Street widths
 - Queen Street West 20m
 - Side Streets 10 – 20m
- Movement
 - Major traffic intersection at Dufferin Street and Queen Street West
 - Less pedestrian traffic
 - Streetcar and bus (during peak hours) access with additional bus transfers north and south at Dufferin Street
 - Pedestrian connections
- Active users at grade – restaurants, retail, and services
- Reflects traits of a traditional main street

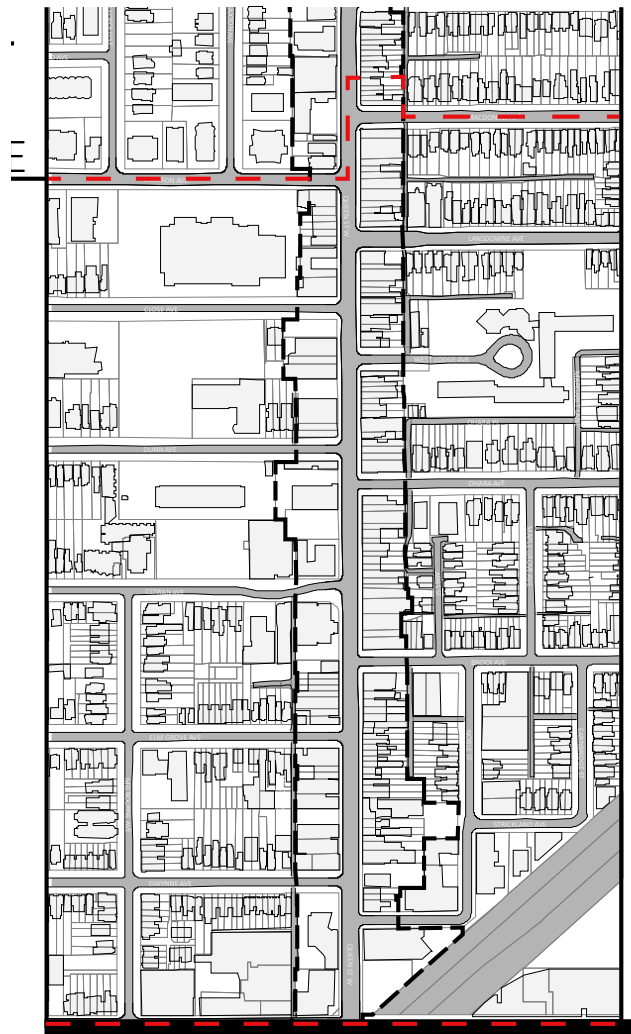


Figure 241 (Character Sub-Area B: MacDonell/Jameson to Dufferin)



C: Dufferin – Shaw

Character Sub-Area C is defined by the boundary of Dufferin Street to the west to Shaw Street to the east. The character of the area is associated with the development of the railways, its commercial buildings, its adjacency to the historic Provincial Lunatic Asylum and the contrasting north and south streetscapes. Typologies that dominate this area include Landmark buildings, and Storefront Types A (two storey, flat roof) and D (three storey, Mansard roof).

Periods of Significance

- c. 1800 – 1839: Toronto’s Early Development
 - 1800 – Construction of Lot Street (Now Queen Street West)
 - 1800’s – Garrison Reserve
 - 1800’s – Original Park Lots surveyed
 - 1814 – Construction of a Block House fortification on the north side of Queen Street
 - 1833 – Approval of the sales of land in the Garrison Reserve
 - 1837 – Approval of final survey of the Garrison Reserve for property sales with the City’s western expansion
- 1840 – 1855: Westward Development
 - 1839 – Garrison Reserve lands sold off
 - 1839 – Authorization for the construction of the Provincial Lunatic Asylum on 50 acres of former Garrison Reserve land
 - 1840-1850 – Provincial Lunatic Asylum Built
- 1856 – 1879: Railway Development
 - 1856 – Grand Trunk Railway (GTR) completed
 - 1858 – Historical blocks surveyed (Goats Maps)
 - 1861 – The Street Railway is opened on Queen from Yonge to Ossington
 - 1871 – Toronto, Grey, and Bruce Railway (TG&B) completed
 - 1875 – Toronto House Building Association purchases and subdivides land south of Queen Street West (Parkdale) into stately residences
 - 1879 – Credit Valley Railway (CVR) completed
- 1880 – 1930s: Densification and Annexation
 - 1885 – The Parkdale Train Station is constructed at Queen and Dufferin Streets
 - 1887 – Queen Street West Subway is completed
 - 1889 – Twenty-three acres of the Provincial Lunatic Asylum property are sold for development
- 1930s – 1970s: Residential and Commercial Decline
 - 1970s – Large-scale deinstitutionalization of the Provincial Asylum
- 1980s – Present: Revitalization
 - 2004 – Drake Hotel opens after extensive renovations
 - 2014 – The Theatre Centre moves into the Old Carnegie Library at Queen Street West and Lisgar Street
 - 2016 – The Great Hall completes renovation to modernize

Built Form

- Distinct grouping of Storefront A (two storey, flat roof) and Storefront D (Three storey, mansard roof) on the north side of Queen Street West
- North streetscape built out to front property line and is predominantly constructed of buildings from the 19th century
- South streetscape is composed of primarily contemporary structures with good set-backs for pedestrians
- Large-scale development completed between Sudbury Street – Dovercourt Road on the south streetscape with only a few heritage properties remaining
- Narrow vertical rhythm of facades on the north side of Queen Street West
- Predominantly two to three storey buildings
- Glazed storefronts with recessed entrances
- Corner properties often have chamfered corners near the west end of the sub-area
- Predominant brick building cladding
- Low number of properties on the City of Toronto’s Heritage Register for north streetscape. All remaining historical buildings on the south side are on the list
- Representative examples of historical typologies include:
 - Historic fine grain storefronts (two to three storey commercial spaces)
 - Individual civic buildings (hotels, post office, and the former library)

- Significant properties include:
 - 1199 Queen Street West (former location of Parkdale Train Station)
 - Gladstone Hotel (1214 Queen Street West)
 - 1180 Queen Street West
 - 1170 Queen Street West
 - The Drake Hotel (1150 Queen Street West)
 - Postal Station C (1117 Queen Street West)
 - The Queen and Lisgar Library (1115 Queen Street West)
 - 1092 Queen Street West
 - The Great Hall and The Great Hall Houses (1075-1087 Queen Street West)
 - 1032 Queen Street West
- Contributing architectural styles:
 - 20th Century Vernacular (commercial spaces)
 - Romanesque Revival (commercial spaces)
 - Edwardian Classical (commercial spaces and civic buildings)
 - Second Empire (commercial spaces)
 - Italianate (commercial spaces)
- Streetwall:
 - North fine grain
 - South coarse grain

Streetscape & Landscape

- Continuous views of the sky looking east and west, specifically west (under the Queen Street Subway) framing the historical Village of Parkdale. Continuous view of the sky looking south in front of CAMH grounds
- Areas of archaeological potential include 1199 Queen Street West (now Sudbury Street) and the former location of the Parkdale train station
- Demolition of 48 Abell Street, the John Abell Factory, to make way for new mid-rise mixed-use buildings
- Fabricated grade change down at Queen Street West and Sudbury Street/Gladstone Avenue to facilitate vehicular transit
- Transition area at the west end where Parkdale’s boundary stopped before being annexed by the City of Toronto
- Transition area at the east end where the wide boulevard north of Shaw Street and end of CAMH grounds south of Queen Street West illustrate the divide of the old Asylum grounds and the industrial factories to its east

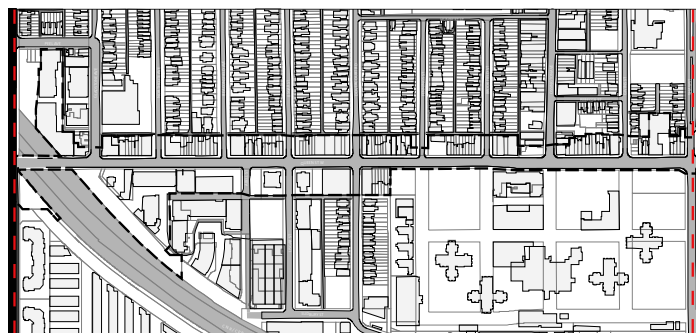


Figure 242 (Character Sub-Area C: Dufferin to Shaw)



- Street widths
 - Queen Street West 20m
 - Side Streets 10 – 20m
- Movement
 - Major traffic intersection
 - High pedestrian traffic on peak hours and weekends
 - Streetcar and bus (during peak hours) access
 - Pedestrian connections
- Green Space (in periphery):
 - CAMH grounds
- Active users at grade – north streetscape has restaurants and retail
- The north streetscape is uniformly 200m for every two blocks, reflecting the original survey of Park Lots

D: Shaw – Bathurst

Character Sub-Area D is defined by the boundary of Shaw Street to the west to Bathurst Street to the east. The character of the area is associated with the western expansion of the City and the strong relationship between the north and south streetscapes between Bathurst and Niagara Streets, its commercial buildings, the clusters of Storefront Type B (two and a half storeys, side gable pitched roof), its adjacency to Trinity Bellwoods Park, and the discontinuity between the north and south street grid. Typologies that dominate this area include the only remaining warehouses, and Storefront Types B (two and a half storeys, side gable pitched roof), C (three storey, flat roof) and D (three storey, mansard roof).

Periods of Significance

- c. 1800 – 1839: Toronto’s Early Development
 - 1800 – Construction of Lot Street (Now Queen Street West)
 - 1800’s – Garrison Reserve
 - 1800’s – Original Park Lots surveyed
 - 1814 – Construction of a Block House fortification on the north side of Queen Street
 - 1833 – Approval of the sales of land in the Garrison Reserve
 - 1833 – Farr Brewery Opened
 - 1834 – Bathurst Street established as western city limit
 - 1835 – Construction of a tollgate on Queen Street, just east of Niagara Street
 - 1837 – Approval of final survey of the Garrison Reserve for property sales with the City’s western expansion
- 1840 – 1855: Westward Development
 - 1839 – Garrison Reserve lands sold off
 - 1839 – Authorization for the construction of the Provincial Lunatic Asylum on 50 acres of former Garrison Reserve land
 - 1842 – City develops up to Niagara Street on the south side of Queen Street
 - 1840-1850 – Provincial Lunatic Asylum Built
 - 1852 – Trinity College Opens
- 1856 – 1879: Railway Development
 - 1856 – Grand Trunk Railway (GTR) completed
 - 1858 – Historical blocks surveyed (Goads Maps)
 - 1861 – The Street Railway is opened on Queen from Yonge to Ossington
 - 1871 – Toronto, Grey, and Bruce Railway (TG&B) completed
 - 1879 – Credit Valley Railway (CVR) completed
- 1880 – 1930s: Densification and Annexation
 - 1885 – 1912: Burying of Garrison Creek and filling Garrison Creek Ravine
 - 1889 – Twenty-three acres of the Provincial Lunatic Asylum property are sold for development
- 1930s – 1970s: Residential and Commercial Decline
 - 1970s – Large-scale deinstitutionalization of the Provincial Asylum

Built Form

- Distinct grouping of Storefront A (two storey, flat roof), Storefront B (two and a half storey, side gable roof), Storefront C (three storey, flat roof), Storefront D (Three storey, mansard roof), and Warehouses in the character area
- Cohesive relationship between the north and south streetscapes
- Predominantly commercial spaces
- Majority of structures built up to property line and are predominately built in the 19th century
- Contains one of the oldest remaining buildings in the study boundary (905 Queen Street West – John Farr Residence)
- Sporadic contemporary development among the north and south including the midrise building surrounding the Farr Residence and the townhouses in front of Trinity Bellwoods Park entrance
- Narrow vertical rhythm of facades on the north and south side of Queen Street West
- Predominantly two to three storey buildings with the exception of the two six storey warehouses between Shaw and Massey Streets
- Glazed storefronts with recessed entrances
- Prominent corner lots
- Predominant brick building cladding
- Low number of properties on the City of Toronto’s Heritage Register
- Representative examples of historical typologies include:
 - Historic fine grain storefronts (two to three storey commercial spaces)
 - Individual civic buildings (religious structures)
 - Warehouse buildings
- Significant properties include:
 - York Knitting Mills (993 Queen Street West)
 - Patterson Chocolate Factory (955 Queen Street West)