

Dean Goodman, Principal  
Levitt Goodman Architects Ltd  
572 King Street West #300  
Toronto, Ontario M5V 1M3

## Evidence Summary

1. I am a professional Architect and have had an architectural practice in Toronto for 17 years. Some notable projects by our firm are: Strachan House, which was the recipient of the Governor Generals Medal of Excellence; Renovations and Additions to Trinity Bellwoods Community Centre; Renovations to the School of Architecture at the University of Waterloo; as well as a number of renovations to local art galleries in the west end of the city.
2. My partner, Janna Levitt and I have worked closely on this file. It was her study on Queen Street, and how it has fostered creative businesses and the value of this creative culture to the city, that brought us together with Active 18.
3. Our firm, Levitt Goodman Architects has been architectural advisor to Active 18 since approximately the beginning of 2006. As such we participated in the *charrette* in March 2005 as presenter on architectural and community design issues. We have produced a number of massing diagrams and figure ground layouts showing different building configurations and park layouts for the area of the Queen West Triangle.
4. We have followed the various design issues raised by the Queen West projects under discussion and I have been asked to put my opinion in writing as a guide to my evidence on this subject.

## ***QUEEN STREET***

### **A - Building Fabric & Historic Buildings**

5. With few exceptions, the building fabric, texture and facades of Queen Street, running from approximately University Avenue to almost 40 blocks west, presents a classic and distinct Queen Street Façade. Generally it is characterized by buildings of 3 to 4 stories in height, small scale commercial uses on the ground floor, and 'fine grain' street facades. These common characteristics permit a great variety of building articulation.

The consistency of this street pattern is unusual in Toronto and of considerable historical and design significance. Large monolithic structures which vary this pattern will severely damage this in an irreparable way. The notable

architectural buildings of the Queen West Triangle area are - Great Hall, Carnegie Library, and the Gladstone Hotel. These are designated historic buildings.

The attached photos illustrate the nature of Queen Street.

6. In my opinion, in considering the nature and scale of new development along Queen Street, great weight should be placed on enhancing the quality of the existing street. This means that buildings in this four block strip should not be allowed to dominate in height or scale of development. As well, facades of new buildings should be complementary to the Queen Street Façade..

### **B - Building Height & Shadows**

7. Shadows which could be cast onto Queen Street because of the heights of the proposed new buildings are an important issue to consider in evaluating what is the appropriate height for the new buildings. This issue is well defined in the existing pattern of development, which allows a maximum amount of sunlight on the south side of Queen Street. This has had a direct impact on the quality of street life and how stores and businesses thrive because of adequate sun light. This is especially so for restaurants and retail establishments.
8. As one can see in the attached photos, the majority of buildings on the south side of Queen Street are approximately 3 stories. Where this pattern is altered it is either because of old existing conditions or when new developments have occurred, in which case the city has often required adequate setbacks and insisted on a 45 degree angular plane.
9. Variables which will effect shadows are
  - a. Set backs from the property lines
  - b. Height
  - c. Setback at higher levels so the buildings do not pierce through the 45 degree angular plane
10. The attached diagrams show the buildings on the North side of Queen Street. They were arrived at in conjunction with Eb Zeidler, and they illustrate the problem with the proposals - and the preferable solution.
11. This situation is compounded when you consider that at the height proposed, the decision will set the precedent for how shadows effect the entire 4 block stretch of the north side of Queen Street.
12. City has recommended widening the sidewalks an extra width of 2.5 meters. My recommendation as a matter of design is that;
  - a. The buildings should be set back with even wider sidewalks; or

- b. The building height should be reduced from that recommended by the City.

I believe the existing angular plane requirements should be upheld to ensure that the existing requirements for sun on the North side of Queen Street are maintained.

### **C - Public Access Through the Queen Street Triangle & Parks.**

13. The city is proposing that two public parks be established: one at the end of Gladstone & Queen; and the other at Lisgar and Queen. These parks need to be in place prior to the designs of the adjacent buildings being completed, or they will become 'leftover' spaces rather than the important public infrastructure they are intended to be.
14. The design of the new building at 1171 Queen Street on its west side is of critical importance. If the adjoining property to the west is to be a public plaza or park, this public space must be secured by the City prior to the design of 1171 being complete. Without this park being enshrined, the west face of 1171 will be a blank elevation fire wall and completely out of character with the public face of Queen Street. The same situation will occur at the proposed Lisgar Street Park. These public places must be secured by the City prior to the design of the adjacent buildings.
15. Public access through 1171 Queen into the centre of the block has been proposed through an archway beneath a private condominium building. I believe this will never be truly public space nor will it offer public access into the block. Without true public access and appropriate structures and uses facing onto these public routes, we may simply duplicate other bad examples in the city. For instance it's widely acknowledged that the failures of both St James Town and Regent Park have a lot to do with the lack of truly public streets and the inappropriate definition of public and private space. In fact in the case of Regent Park, we are now demolishing these structures and constructing streets with new buildings which face onto them.
16. In the Queen West Triangle There are proposals for seven tall buildings within one super-block. This is too large of an area to design without defined public access both from a personal safety point of view and as a matter of good design. Without a clear definition of public and private space we have the real likelihood of repeating past errors. If I were the designer of any one of these projects I would want to know about the design of other buildings close at hand prior to designing my own project.

17. Access through the interior of the super-block does not have to be via standard streets. Like small streets and lived-on lanes in the city, these offer opportunities for more flexibility in design and a different character for the neighbourhood.

The attached photos illustrate the nature of different streetscapes.

18. I have reviewed various plans submitted by the developers, and have produced massing diagrams of the buildings and then diagrams re various park configurations.

The attached illustration shows the various proposals assembled together

19. I have the following specific comments regarding this layout.
- a) Parks and open space including their size and design have major impact on how one designs adjacent buildings. These should be designated and purchased prior to the design of neighbouring sites which border on these.
  - b) A series of public streets or laneways should cross through the site ensuring that this entire parcel of land is not one super-block of large buildings. The building designs need to address these access routes, and face onto them with front doors and access points to ensure safety and liveability with a variety of uses.
  - c) The height of buildings on Queen Street should be designed to ensure adequate sunlight on the north side of Queen with taller buildings being located closer to the southern portion of the triangle.
  - d) The entire Queen West Triangle can accommodate a number of tall buildings. These need to be spaced adequately apart to allow sunlight and view.
  - e) 48 Abell is an existing building of significance. This site can accommodate a tall building located at the south west side corner of the site so the major portion of the existing building can be retained.

Dean Goodman,  
July, 28, 2006.



**Dean Goodman, B.Arch., OAA**

**PROFESSIONAL ASSOCIATIONS**

Ontario Association of Architects

**PROFESSIONAL EXPERIENCE**

- 1996 Partner, Levitt Goodman Architects Ltd.
- 1989 Partner, Public Work Architects Ltd.
- 1984 Architect, The Klein McInnis Group

**SELECT PUBLICATIONS AND EXHIBITIONS**

- 2005 Design Effectiveness Award, School of Architecture, University of Waterloo
- 2005 Azure 20th anniversary issue- School of Architecture, University of Waterloo
- 2004 Master Builders Exhibition featuring public sector projects by Ontario Architects
- 2000 2 Design Effectiveness Awards for To Go & Eva's Phoenix
- 1999 Governor General's Award of Excellence.  
The Globe and Mail, The Toronto Star, Canadian Architect
- 1998 Form Magazine, Azure Magazine  
Canadian Architect Globe and Mail Newspaper
- 1997 Canadian Architect, Azure Magazine, HGTV Highlights  
Globe and Mail Newspaper
- 1996 Canadian Architect, Insite Magazine, Canadian Architect Magazine  
Globe and Mail Newspaper, Morningside Show, CBC Radio with Peter Gwsoski
- 1995 Group exhibits at the O.A.A. Gallery, and "Housing Futures" at the Maison D'etre Gallery
- 1993 A New American Green Competition Entry published.
- 1991 Toronto Life Homes Magazine, Canadian House and Home

**SELECT TEACHING, LECTURES AND MEMBERSHIPS**

- 2005 Guest Lecturer, CMHC Best Practice Conference, London Ontario
- 2005 Guest Lecturer, CMHC Conference on Barrier Free Design, Hamilton Ontario
- 2005 Jury Selection Committee, Building Magazine, Green Architecture
- 2004 Guest Lecturer at Ryerson University, Non-Profit Housing
- 2002 Guest Lecturer at Delhousie University, Faculty of Architecture
- 2002-pres Board member, Mainstay Housing.
- 2001 Lecture and guest critic at the University of Manitoba, School of Architecture.  
Guest Lecturer at Housing Conference on adaptive re-use, in New York City.
- 1997 Lecture about the firms work: at Ryerson Polytechnic University.
- 1997-pres Guest Critic, Ryerson School of Interior Design, fourth year studio.
- 1994-96 The Open Door, Board member of the Open Door, Housing Advocacy
- 1987 Guest design critic, University of Toronto, Faculty of Architecture.
- 1986 Guest design critic and lecturer, Royal Architectural Institute of Canada.

**EDUCATION**

- 1983 Bachelor of Architecture, School of Architecture, University of Toronto
- 1981 Liberal Arts at University of British Columbia
- 1978 Selkirk College, British Columbia





FIGURE 1: DIAGRAM OF EXISTING PROPOSAL

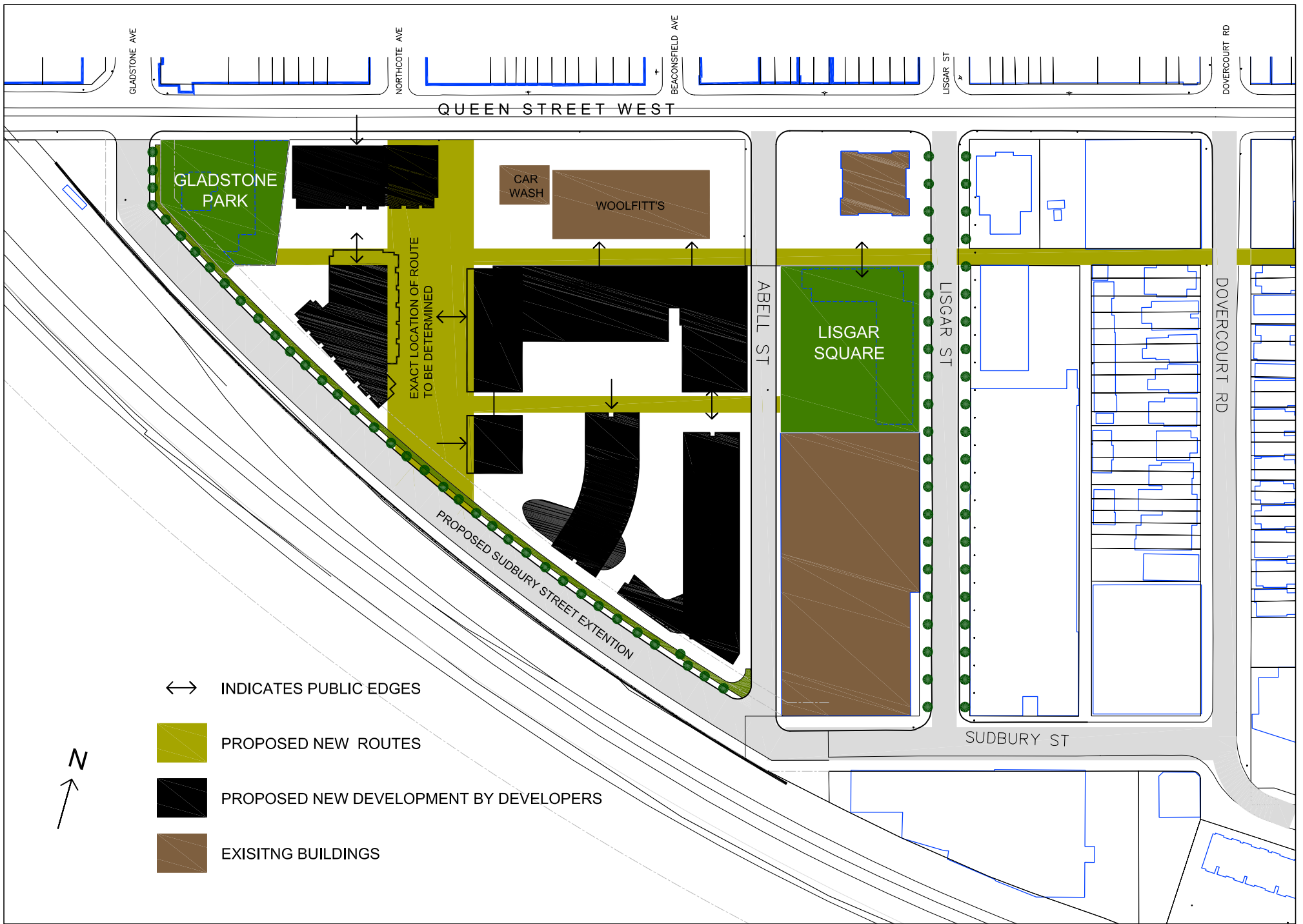


FIGURE 2: DIAGRAM OF PROPOSED PEDESTRIAN ROUTES