

Kensington Market Heritage Conservation District Study
City of Toronto
August 2017

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THA

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TABLE OF CONTENTS

PAGE		
XIII		EXECUTIVE SUMMARY
3	1.0	INTRODUCTION
13	2.0	HISTORY & EVOLUTION
13	2.1	NATURAL LANDSCAPE
14	2.2	INDIGENOUS PRESENCE (1600-1700)
14	2.3	TORONTO'S PARK LOTS (1790-1850)
18	2.4	RESIDENTIAL DEVELOPMENT (1850-1900)
20	2.5	JEWISH MARKET (1900-1950)
25	2.6	URBAN RENEWAL ATTEMPTS (1950-1960)
26	2.7	CONTINUING IMMIGRATION (1950-PRESENT)
27	2.8	KENSINGTON COMMUNITY (1960-PRESENT)
33	3.0	ARCHAEOLOGICAL POTENTIAL
37	4.0	POLICY CONTEXT
37	4.1	PLANNING POLICY
53	4.2	HERITAGE POLICY
57	5.0	BUILT FORM & LANDSCAPE SURVEY
57	5.1	INTRODUCTION
57	5.2	METHODOLOGY
57	5.3	LIMITATIONS
61	6.0	COMMUNITY & STAKEHOLDER CONSULTATION
61	6.1	STAKEHOLDER CONSULTATION
63	6.2	COMMUNITY CONSULTATION
67	7.0	CHARACTER ANALYSIS
67	7.1	BLOCK & STREET PATTERNS

TABLE OF CONTENTS (CONTINUED)

PAGE	
71	7.2 PROPERTY FRONTAGES & PATTERNS
71	7.3 ARCHITECTURAL STYLES
76	7.4 TYPOLOGIES
80	7.5 BUILT FORM SCALE
80	7.6 STREETSCAPES
83	7.7 VIEWS & VISTAS
88	7.8 COMMUNITY LIFE & ARTISTIC EXPRESSION
89	7.9 RESILIENCY
93 ≡	8.0 EVALUATION OF SIGNIFICANCE
101 ≡	9.0 RECOMMENDATIONS
101	9.1 GENERAL RECOMMENDATIONS
101	9.2 STATEMENT OF DISTRICT SIGNIFICANCE
104	9.3 PERIODS OF SIGNIFICANCE
105	9.4 PROPOSED BOUNDARY
105	9.5 OBJECTIVES FOR THE HCD PLAN
107	9.6 CONTRIBUTING & NON-CONTRIBUTING RESOURCES
107	9.7 RECOMMENDATIONS FOR INCLUSION ON THE HERITAGE REGISTER
113 ≡	10.0 BIBLIOGRAPHY
117 ≡	11.0 STUDY TEAM
	APPENDIX A: HISTORICAL TIMELINE
	APPENDIX B: COMMUNITY & STAKEHOLDER CONSULTATION
	APPENDIX C: ARCHITECTURAL STYLES GUIDE

LIST OF FIGURES

PAGE	
15	FIG. 2-1 VILLAGES OF THE IROQUOIS, 1675 (TORONTO PUBLIC LIBRARY).
15	FIG. 2-2 MAP OF THE TORONTO PURCHASE, 1792, FOLLOWING NEGOTIATIONS BETWEEN THE BRITISH AUTHORITIES AND THE MISSISSAUGAS IN SEPTEMBER 1787 FOR LANDS BETWEEN TORONTO AND LAKE HURON (CITY OF TORONTO ARCHIVES: FONDS 1231, ITEM 174).
15	FIG. 2-3 THE 'CHEQUERED PLAN' IN WHICH TOWNSHIPS WERE 14.4 KM (9 MILES) WIDE AND 19.2 KM (12 MILES) DEEP. EACH TOWNSHIP WAS FURTHER SUBDIVIDED INTO 14 CONCESSIONS CONTAINING 24 80-HECTARE (200 ACRE) LOTS. WITHIN EACH CONCESSION, SEVEN LOTS WERE RESERVED FOR THE CROWN AND CLERGY (THA 2017).
16	FIG. 2-4 THE TOWN OF YORK'S ORIGINAL 'TEN SQUARE' PLAN (SHOWN IN RED), AND EXPANSION SURVEYED BY AIKEN, 1797 (TORONTO PUBLIC LIBRARY: MS1889.1.2).
16	FIG. 2-5 DISPOSITION OF CROWN LANDS, SHOWING PARK LOTS AND HIGHLIGHTED LOCATION OF STUDY AREA IN RED, 1976 (UNIVERSITY OF TORONTO MAP AND DATA LIBRARY: G3524 .T6 G463 31 1793- 1976).
16	FIG. 2-6 PHILPOTTS MAP OF YORK, 1818, SHOWING THE BELLE VUE ESTATE WITHIN THE HIGHLIGHTED STUDY AREA IN RED. (LAC: NMC 17026).
18	FIG. 2-7 THE DENISON ESTATE MAP, 1854, SHOWING THE TOWN LOTS ON BELLEVUE FOR SALE BY THE TRUSTEES FOR THE DENISON ESTATE AND DEPICTING THE LACK OF STREET CONTINUITY BETWEEN THE STUDY AREA AND ITS SURROUNDINGS (TORONTO PUBLIC LIBRARY: T1854/4MSM).
18	FIG. 2-8 BLOCK PATTERNS SHOWING THE MIXTURE OF NORTH-SOUTH (GREEN) AND EAST-WEST (RED) ORIENTED BLOCKS IN THE STUDY AREA (1924 FIRE INSURANCE PLAN / THA 2016).
19	FIG. 2-9 WORKER COTTAGES IN GLEN BAILLIE PLACE (THA 2016).
19	FIG. 2-10 WORKER COTTAGES IN FITZROY TERRACE (THA 2016).
19	FIG. 2-11 WORKER COTTAGES IN KENSINGTON PLACE (THA 2016).
20	FIG. 2-12 MCDONALD ESTATE C1899 AFTER ITS PURCHASE BY TORONTO WESTERN HOSPITAL (TORONTO WESTERN HOSPITAL FONDS, PHOTOGRAPHS OF BUILDINGS AND FACILITIES, TW 11-4-1. UNIVERSITY HEALTH NETWORK ARCHIVES, TORONTO).

LIST OF FIGURES (CONTINUED)

PAGE	
23	FIG. 2-13 NEWSPAPER HEADLINES FROM THE GLOBE AND MAIL, 1931-1955 (GLOBE AND MAIL).
23	FIG. 2-14 KENSINGTON MARKET, 1925, SHOWING THE JEWISH CURB MARKET THAT EMERGED ALONG KENSINGTON AVENUE (CITY OF TORONTO ARCHIVES: FONDS 1266, ITEM 8243).
25	FIG. 2-15 THE SUBURBAN MIDDLE CLASS AND CITY PLANNERS ARE CHARMED BY KENSINGTON MARKET, 1955 (LIBRARY AND ARCHIVES CANADA: 4313861).
25	FIG. 2-16 AUGUSTA AND NASSAU INTERSECTION, 1971, SHOWING DETAIL OF JOE'S FRUIT MARKET (YORK UNIVERSITY ARCHIVES: 93641).
26	FIG. 2-17 KENSINGTON MARKET 1955 (MICHAEL LAMBETH, LAC, MIKAN 4305985).
27	FIG. 2-18 GREATER CULTURAL DIVERSITY IN KENSINGTON MARKET, CA 1970 (CITY OF TORONTO ARCHIVES: FONDS 124, FILE 7, ID 9).
28	FIG. 2-19 "KENSINGTON IS A FESTIVAL," KENSINGTON MARKET SUMMER FESTIVAL ADVERTISEMENT, AUGUST 1997 (DRUM).
57	FIG. 5-1 A FIELD SURVEYOR SITS RECORDING A BUILDING IN THE STUDY AREA, AUGUSTA AVENUE (THA 2016).
61	FIG. 6-1 STAKEHOLDER ADVISORY COMMITTEE MEETING NO.3 (THA 2016).
62	FIG. 6-2 A VISUAL REPRESENTATION OF FEEDBACK FROM COMMUNITY CONSULTATION NO.1 AND THE STAKEHOLDER ADVISORY COMMITTEE MEETINGS, INCLUDING ITS FEATURES, PLACES, DISTINCT EXPERIENCES, EVENTS AND TRADITIONS. THE LARGER THE WORDS APPEAR, THE MORE FREQUENTLY THEY WERE HEARD (THA 2017).
63	FIG. 6-3 COMMUNITY CONSULTATION MEETING NO.2 (CITY OF TORONTO 2017).
68	FIG. 7-1 LIPPINCOTT STREET (THA 2016).
68	FIG. 7-2 KENSINGTON AVENUE (THA 2016).
68	FIG. 7-3 BALDWIN STREET (THA 2016).
68	FIG. 7-4 AUGUSTA AVENUE (THA 2016).
71	FIG. 7-5 BALDWIN STREET AND AUGUSTA AVENUE, 1932 (CITY OF TORONTO ARCHIVES: FONDS 1266, ITEM 62172).

LIST OF FIGURES (CONTINUED)

PAGE	
71	FIG. 7-6 BALDWIN STREET AND KENSINGTON AVENUE, 1980 (CITY OF TORONTO ARCHIVES: SERIES 1465, FILE 343, ITEM 9).
71	FIG. 7-7 OXFORD STREET AND AUGUSTA AVENUE, 2016 (THA 2016).
73	FIG. 7-8 RESIDENTIAL VERNACULAR VICTORIAN, BATHURST STREET (THA 2016).
73	FIG. 7-9 RESIDENTIAL VERNACULAR, EARLY 20TH-CENTURY, NASSAU STREET (THA 2016).
73	FIG. 7-10 RESIDENTIAL VERNACULAR, 1930-1945, DENISON STREET (THA 2016).
74	FIG. 7-11 RESIDENTIAL VERNACULAR, POSTWAR, NASSAU STREET (THA 2016).
74	FIG. 7-12 COMMERCIAL VERNACULAR, EARLY 20TH-CENTURY, BALDWIN STREET (THA 2016).
74	FIG. 7-13 RESIDENTIAL VERNACULAR, POST-1980 TRADITIONAL (THA 2016).
74	FIG. 7-14 COMMERCIAL VERNACULAR, POSTWAR, AUGUSTA AVENUE (THA 2016).
74	FIG. 7-15 MODIFIED, ST. ANDREW STREET (THA 2016).
75	FIG. 7-16 ARCHITECTURAL STYLES IN THE STUDY AREA (THA 2017).
77	FIG. 7-17 RESIDENTIAL TYPOLOGY, OXFORD STREET (THA 2016).
77	FIG. 7-18 COMMERCIAL TYPOLOGY, SPADINA AVENUE (THA 2016).
77	FIG. 7-19 CONVERTED RESIDENTIAL TYPOLOGY, DUNDAS STREET WEST (THA 2016).
77	FIG. 7-20 MODIFIED COMMERCIAL TYPOLOGY, AUGUSTA AVENUE (THA 2016).
77	FIG. 7-21 INSTITUTIONAL TYPOLOGY, DENISON SQUARE (THA 2016).
77	FIG. 7-22 OPEN SPACE TYPOLOGY, BELLEVUE SQUARE PARK (THA 2016).
78	FIG. 7-23 COMMERCIAL CONVERSIONS, KENSINGTON AVENUE (THA 2016).
78	FIG. 7-24 COMMERCIAL CONVERSIONS, KENSINGTON AVENUE (THA 2016).
78	FIG. 7-25 STOREFRONT ADDITIONS, KENSINGTON AVENUE (THA 2016).
78	FIG. 7-26 STOREFRONT ADDITIONS, KENSINGTON AVENUE (THA 2016).
78	FIG. 7-27 AUGUSTA ENCLOSURES, AUGUSTA AVENUE (THA 2016).

LIST OF FIGURES (CONTINUED)

PAGE	
78	FIG. 7-28 AUGUSTA ENCLOSURES, AUGUSTA AVENUE (THA 2016).
81	FIG. 7-29 COMMERCIAL STREET, SPADINA AVENUE (THA 2017).
81	FIG. 7-30 RESIDENTIAL STREET, NASSAU STREET (THA 2017).
81	FIG. 7-31 RESIDENTIAL STREET, LIPPINCOTT STREET (THA 2017).
81	FIG. 7-32 RESIDENTIAL STREET, BELLEVUE AVENUE (THA 2017).
82	FIG. 7-33 GLEN BAILLIE PLACE (THA 2017).
82	FIG. 7-34 BALDWIN STREET (THA 2017).
82	FIG. 7-35 KENSINGTON AVENUE NORTH OF ST. ANDREW STREET (THA 2017).
82	FIG. 7-36 KENSINGTON AVENUE BETWEEN ST. ANDREW STREET AND DUNDAS STREET WEST (THA 2017).
82	FIG. 7-37 AUGUSTA AVENUE (THA 2017).
82	FIG. 7-38 DUNDAS STREET WEST (THA 2017).
84	FIG. 7-39 VIEW A (THA 2017).
85	FIG. 7-40 VIEW B (THA 2017).
86	FIG. 7-41 VIEW C (THA 2017).
87	FIG. 7-42 VIEW D (THA 2017).
88	FIG. 7-43 PUBLIC ART, EAST OF AUGUSTA AVENUE (THA 2017).
88	FIG. 7-44 PUBLIC ART, AUGUSTA AVENUE (THA 2017).
88	FIG. 7-45 FESTIVALS (THA 2017).
88	FIG. 7-46 FESTIVALS (THA 2017).
89	FIG. 7-47 AUGUSTA AVENUE, LOOKING EAST TO BALDWIN STREET, 1932 (CITY OF TORONTO ARCHIVES) AND 2016 (THA).
89	FIG. 7-48 BALDWIN STREET, LOOKING WEST TO AUGUSTA AVENUE, 1951 (LIBRARY AND ARCHIVES CANADA) AND 2016 (THA).

LIST OF FIGURES (CONTINUED)

PAGE

90	FIG. 7-49	KENSINGTON AVENUE, LOOKING NORTH TO BALDWIN STREET, 1922 (LIBRARY AND ARCHIVES CANADA) AND 2016 (THA).
90	FIG. 7-50	BALDWIN STREET, LOOKING WEST TO AUGUSTA AVENUE, 1951 (LIBRARY AND ARCHIVES CANADA) AND 2016 (THA).
108	FIG. 9-1	96 BELLEVUE AVENUE (THA 2016).
108	FIG. 9-2	281, 283, 285, 287, 289 COLLEGE STREET (THA 2016).
108	FIG. 9-3	271 COLLEGE STREET (THA 2016).
108	FIG. 9-4	91 OXFORD STREET (THA 2016).
108	FIG. 9-5	402, 404, 406, 408, 410, 412 SPADINA AVENUE (THA 2016).
109	FIG. 9-6	357 COLLEGE STREET (THA 2016).
109	FIG. 9-7	292 SPADINA AVENUE (THA 2016).
109	FIG. 9-8	428 SPADINA AVENUE (THA 2016).
110	FIG. 9-9	5, 7, 9, 11, 13, 15 GLEN BAILLIE PLACE (THA 2016).
110	FIG. 9-10	380, 382, 384 SPADINA AVENUE (THA 2016).
110	FIG. 9-11	462 SPADINA AVENUE (THA 2016).
110	FIG. 9-12	29 WALES AVENUE (THA 2016).
110	FIG. 9-13	148 DENISON AVENUE (THA 2016).

LIST OF MAPS

PAGE		
5	MAP 1-1	KENSINGTON MARKET HCD STUDY AREA (GOOGLE 2016 / THA 2017).
6	MAP 1-2	KENSINGTON MARKET HCD STUDY AREA, SHOWING NATIONAL HISTORIC SITE BOUNDARY (GOOGLE 2016 / THA 2017).
7	MAP 1-3	KENSINGTON MARKET HCD STUDY AREA, SHOWING DESIGNATED AND LISTED PROPERTIES (GOOGLE 2016 / THA 2017).
24	MAP 2-1	JEWISH COMMERCIAL BUSINESSES IDENTIFIED IN THE 1925 DIRECTORY, OVERLAID ON THE 1924 FIRE INSURANCE PLAN (THA 2016).
34	MAP 3-1	KENSINGTON MARKET HCD STUDY AREA, SHOWING AREAS OF ARCHAEOLOGICAL POTENTIAL (DATA FROM TORONTO ARCHAEOLOGICAL MANAGEMENT PLAN, CITY OF TORONTO OPEN DATA, MAP BY ASI/THA 2017).
40	MAP 4-1	LAND USE DESIGNATIONS IN THE STUDY AREA (CITY OF TORONTO/THA 2017).
41	MAP 4-2	SITE AND AREA SPECIFIC POLICY 197 (CITY OF TORONTO 2017).
41	MAP 4-3	SITE AND AREA SPECIFIC POLICY 202 (CITY OF TORONTO 2017).
42	MAP 4-4	ZONES IN THE STUDY AREA (CITY OF TORONTO).
44	MAP 4-5	ZONING BY-LAW NO. 438-56, SECTION 12, EXCEPTIONS APPLYING TO SPECIFIC US DISTRICTS OR SPECIFIC LANDS (CITY OF TORONTO).
45	MAP 4-6	ZONING DESIGNATIONS IN KENSINGTON MARKET (CITY OF TORONTO 2017 / URBAN STRATEGIES INC 2017).
48	MAP 4-7	TOCORE STUDY AREA (CITY OF TORONTO).
50	MAP 4-8	DEVELOPMENT ACTIVITY IN AND AROUND KENSINGTON MARKET (GOOGLE 2017 / URBAN STRATEGIES INC 2017).
106	MAP 9-1	KENSINGTON NEIGHBOURHOOD HCD STUDY AREA, PROPOSED BOUNDARY (THA 2017).

LIST OF DIAGRAMS

PAGE

69	DIAG. 7-1 KENSINGTON MARKET HCD STUDY AREA, SHOWING PARK LOTS (THA 2017).
69	DIAG. 7-2 KENSINGTON MARKET HCD STUDY AREA, SHOWING STREET WIDTHS (THA 2017).
70	DIAG. 7-3 KENSINGTON MARKET HCD STUDY AREA, SHOWING LANEWAYS AND EXTANT LANEWAY HOUSING (THA 2017).
70	DIAG. 7-4 KENSINGTON MARKET HCD STUDY AREA, SHOWING INTERSECTIONS (THA 2017).
72	DIAG. 7-5 KENSINGTON MARKET HCD STUDY AREA , SHOWING PROPERTY FRONTAGES (THA 2017).

EXECUTIVE
SUMMARY



SECTION COVER PHOTOGRAPH:
BUSINESSES AND HOUSING ON KENSINGTON AVENUE (THA 2016).

EXECUTIVE SUMMARY

The Kensington Market Heritage Conservation District Study (HCD Study) was commissioned by the City of Toronto in December 2015. It was conducted by Taylor Hazell Architects (THA) with Urban Strategies Inc. and Archaeological Services Inc. over a 14-month period between March 2016 and May 2017. The HCD Study was carried out in accordance with the *Heritage Conservation Districts in Toronto, Procedures, Policies and Terms of Reference* (2012) (HCD TOR).

The purpose of the HCD Study is to understand the history, evolution, built fabric and public realm (streets, sidewalks and lanes) of a place so that its character can be identified and described. The Study determines whether an area has cultural heritage values(s) that warrants protection under Section 40 (1) of the *Ontario Heritage Act* (OHA). If an area warrants protection as an HCD, the Study recommends the district boundaries, the heritage values and attributes of the area and the objectives of an HCD Plan. The Study and any recommendations must be approved by the City of Toronto's Heritage Preservation Services (HPS) and endorsed by the Toronto Preservation Board prior to initiation of an HCD Plan.

Based on historical research, field survey, archaeological review, consultation, analysis and evaluation, the HCD Study finds that the Study Area has cultural heritage values that are significant to merit designation as a Heritage Conservation District and recommends that an HCD Plan be initiated. The Study also recommends that the boundaries be the same as those of the Study Area and that the district be named Kensington Market Heritage Conservation District.

In addition, it is an area containing interrelated buildings, structures, circulation routes, and public spaces that are valued by the community. As such, the proposed district will be considered a cultural heritage landscape based on the definition in the *Provincial Policy Statement* (PPS).

INTRODUCTION



SECTION COVER PHOTOGRAPH:
KENSINGTON, C1970 (CITY OF TORONTO ARCHIVES, FONDS 124. FILE 7, ITEM 8)

1.0 INTRODUCTION

The Kensington Market HCD Study commenced in March 2016. The consulting team was led by Taylor Hazell Architects (Project Management, Field Survey, Architectural and Historical Analysis, Evaluation) with Urban Strategies Inc. (Public Consultation and Planning Analysis) and Archaeological Services Inc. (Archaeology).

The area was nominated by the Kensington Market Business Improvement Association in June 2013. The HCD Study was authorized by City Council on March 31, 2015 and identified as a high priority. On May 10, 2016 Councillor Joe Cressy presented a motion to the Toronto East York Community Council to expand the study area boundaries. The HCD Study Area encompasses approximately 35 hectares (88 acres) containing 870 properties. It is located in the northwest portion of downtown Toronto.

The Study Area is bounded by four major roads - Dundas Street West to the south, Spadina Avenue to the east, College Street to the north and Bathurst Street to the west. It is a mixed use area with residential properties located in the western portion of the Study Area and retail businesses in the eastern portion. Spadina Avenue is part of both Kensington Market and Chinatown (Map 1-1 on page 5).

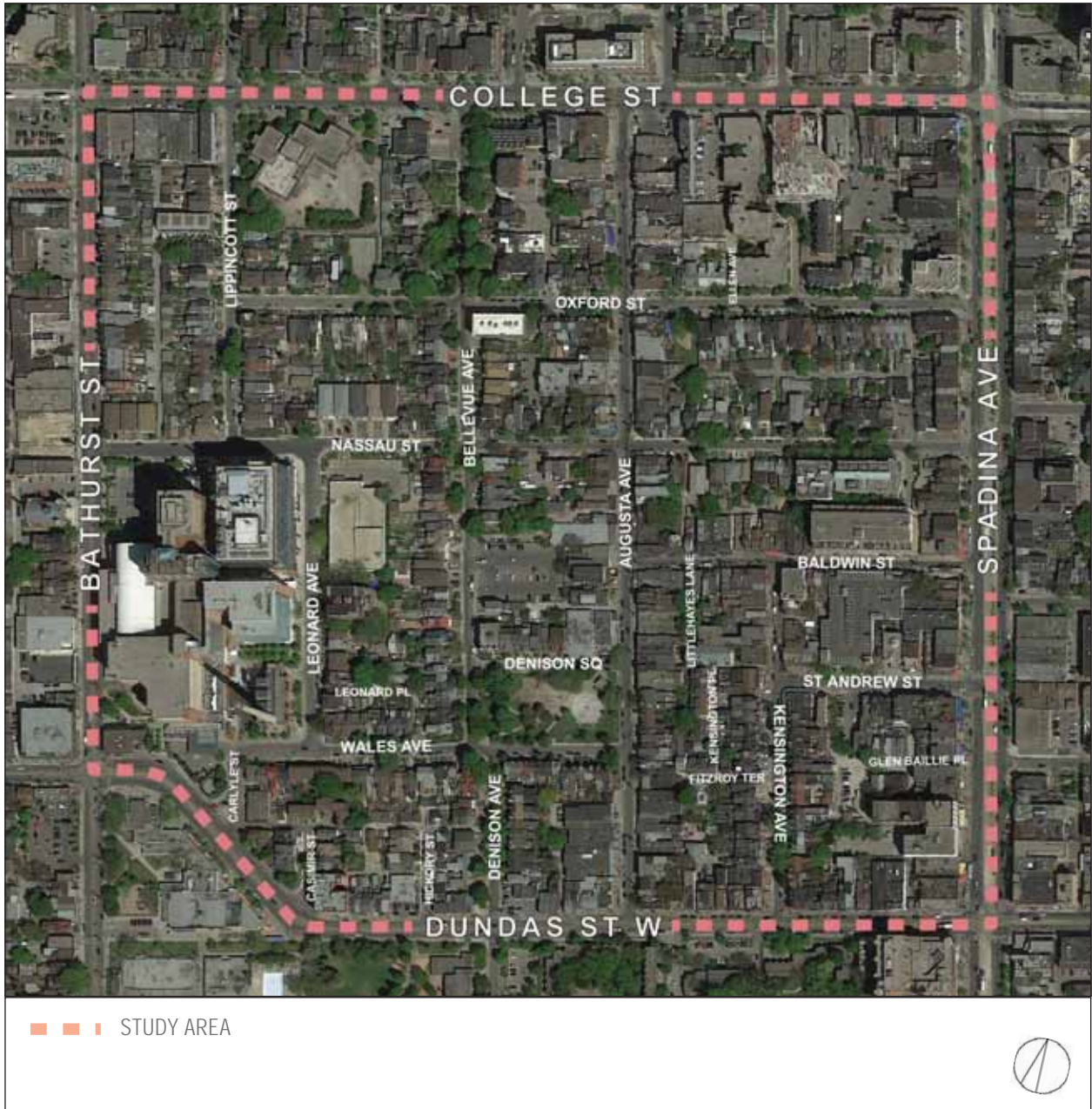
Known for its diversity of ethnicities and eclectic built forms, the Study Area combines the predominantly commercial streets of Augusta Avenue, Nassau Street, Kensington Avenue and St. Andrew Street with adjacent residential areas to the north and west. However, one of the area's characteristics is a blending of residential and commercial uses, to a point where distinctions between the two are difficult to discern. The area also lacks the typical urban distinction between public and private space. The Study Area is the result of years of small and incremental change that transformed the area from one of a residential nature to one characterized by a variety of commercial and residential forms and uses.

The Study Area also contains the Kensington Market National Historic Site of Canada (NHS) which was designated in 2006 (Map 1-2 on page 6). Its designation as a NHS was based on the successive waves of ethno-cultural communities who have immigrated to Toronto since the beginning of the 20th-century and made Kensington home. As such, it is a microcosm of Canada's ethnic mosaic, with different ethno-cultural communities continuously adding to the Study Area's

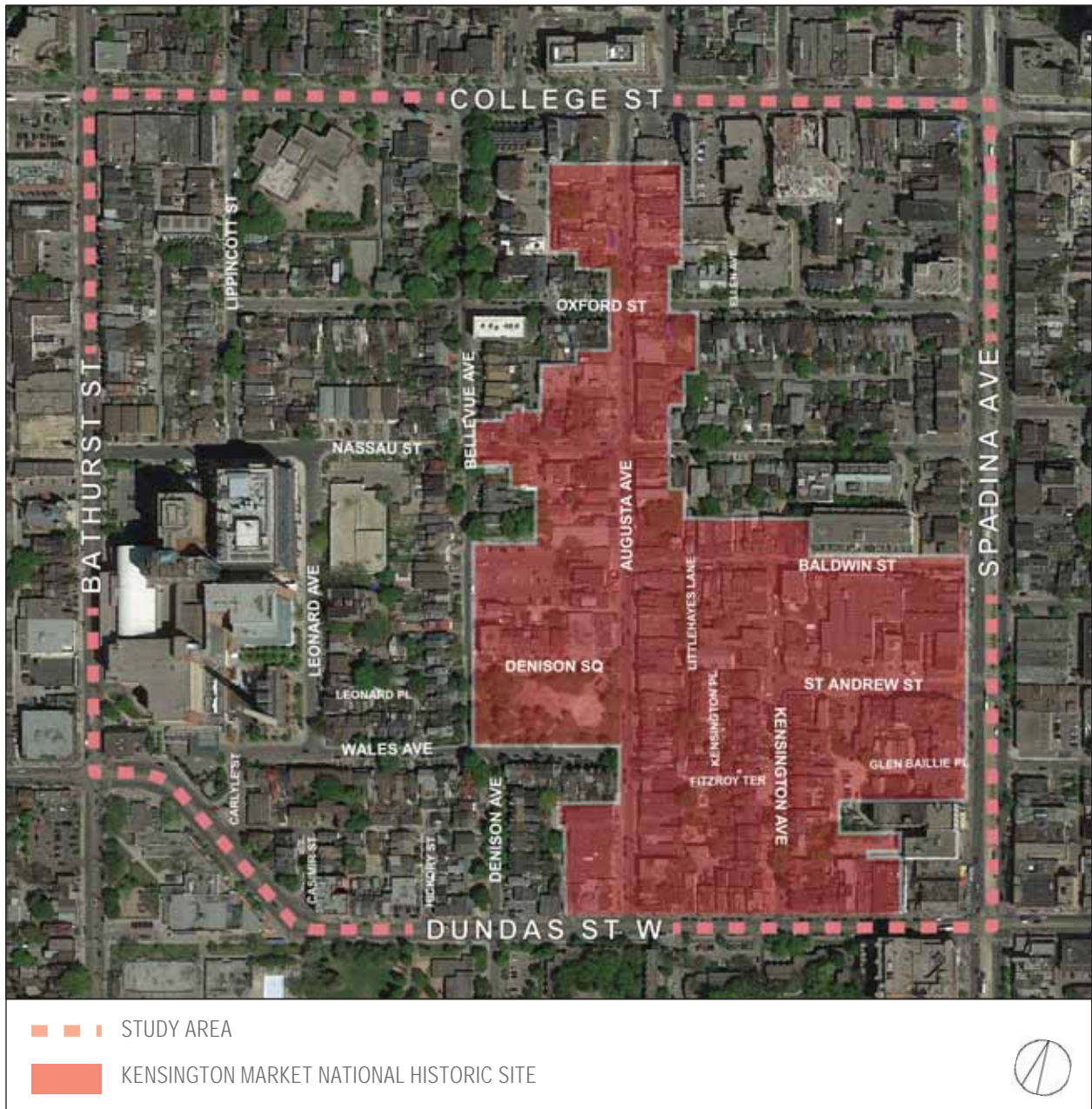
cultural variety. There are currently two designated properties and 18 properties included on the City of Toronto's heritage register (Map 1-3 on page 7).¹

Together, the history and character of the area forms the basis for evaluation. Based on criteria set out the *Heritage Conservation Districts in Toronto, Procedures, Policies and Terms of Reference* (2012) (HCD TOR), the evaluation provides the rationale for the significance of the area as a place of cultural heritage value. A Statement of Cultural Heritage Value describes these values - historical/associative, design/physical, contextual and social/community — as well as the heritage attributes that embody those values (see “9.0 Recommendations” on page 9).

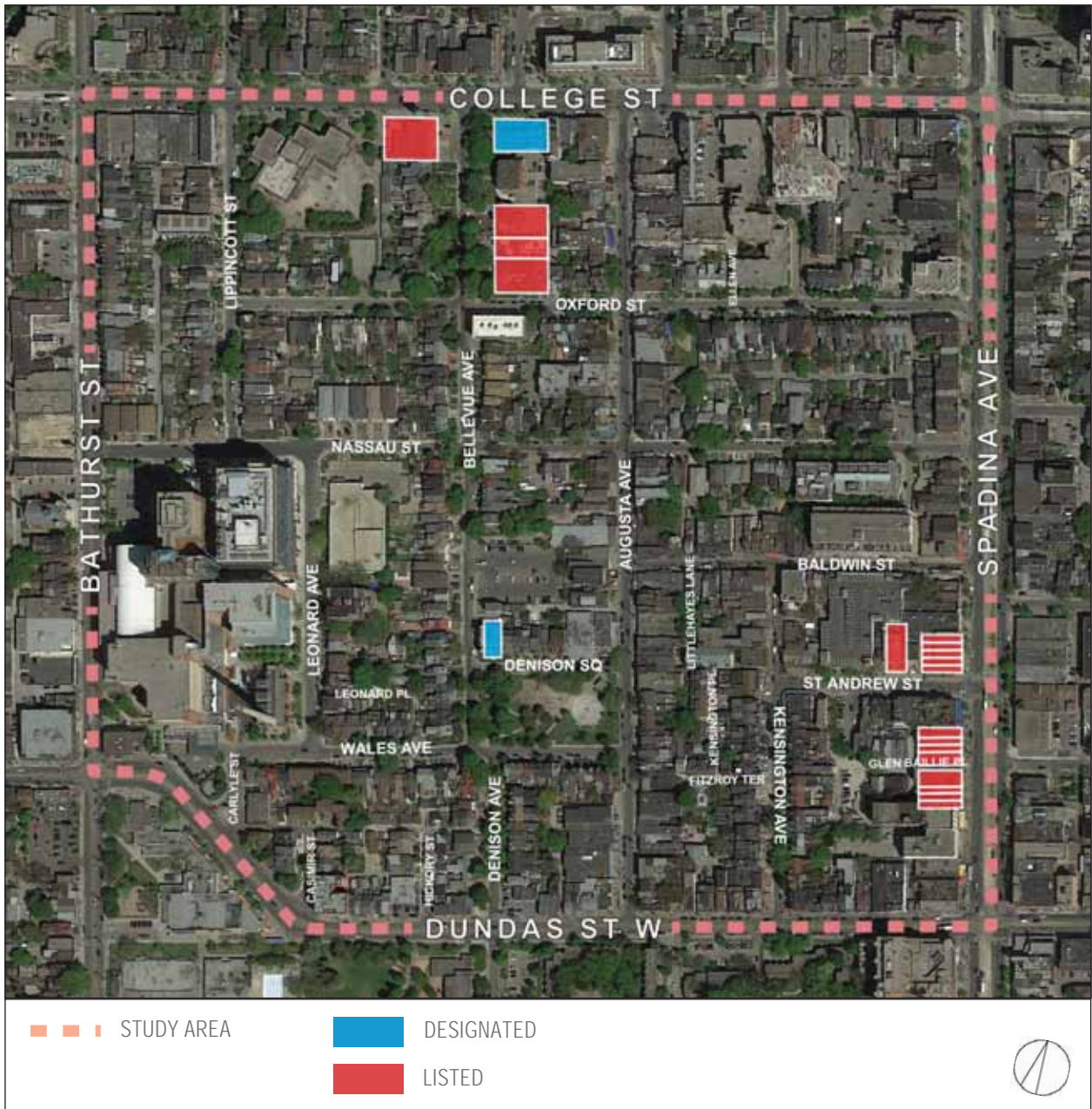
¹ These are 87, 91, 95 and 132 Bellevue Avenue, 10 St. Andrew Street, 318, 322, 324, 326, 332, 336, 338, 340, 350, 352, 354, 356 and 358 Spadina Avenue. City of Toronto Open Data, “Heritage Register,” April 2017.



MAP 1-1 KENSINGTON MARKET HCD STUDY AREA
(GOOGLE 2016 / THA 2017).



MAP 1-2 KENSINGTON MARKET HCD STUDY AREA, SHOWING NATIONAL HISTORIC SITE BOUNDARY (GOOGLE 2016 / THA 2017).



MAP 1-3 KENSINGTON MARKET HCD STUDY AREA, SHOWING DESIGNATED AND LISTED PROPERTIES (GOOGLE 2016 / THA 2017).

||||| HISTORY &
EVOLUTION



SECTION COVER PHOTOGRAPH:
STREET SCENE IN KENSINGTON MARKET, 1957
(PHOTOGRAPHER MICHEL LAMBETH, LIBRARY AND ARCHIVES CANADA, MIKAN 4306016)

2.0 HISTORY & EVOLUTION

This history and evolution of the Study Area uses a chronological approach to understanding how natural and physical forces have shaped the Study Area (see “Appendix A: Historical Timeline”). It is structured around the following subjects:

- Natural Landscape
- Indigenous Presence (1600 to 1700)
- Toronto’s Park Lot System (1790 to 1850)
- Residential Development (1850 to 1900)
- Jewish Market (1900 to 1950)
- Urban Renewal Attempts (1950 to 1960)
- Continuing Immigration (1950 to present)
- Kensington Community (1960 to present)

2.1 NATURAL LANDSCAPE

The Study Area lies within the Iroquois Plains physiographic region which is the former bed of glacial Lake Iroquois. It is about 4.5 km inland (north) from Lake Ontario’s current shore. Glacial Lake Iroquois came into existence by about 12,000 B.P.,¹ as the Ontario lobe of the Wisconsin glacier retreated from the Lake Ontario basin. Following this retreat, the earliest Lake Ontario shoreline was about 5 km south of its present location and gradually moved north over the following millennia. The present shoreline was established roughly 3,000 years ago.

The topography of the Study Area is generally flat, but rises gradually at its northern edge. Russell Creek crossed through the Study Area from Bathurst Street to Spadina Avenue in a southeast direction. Beginning as a narrow creek near present-day Palmerston Avenue and Bloor Street, Russell Creek became increasingly broad as it approached the lakeshore at Front and Simcoe streets before emptying into Lake Ontario. This is illustrated on the 1818 Philpott map (Fig. 2-6 on page 16) and to a lesser extent the Cane’s 1842 Topographic Plan. The creek and a small pond are shown on the 1853 subdivision map, but are not evident in plans from the early 20th-century – having been gradually filled over as land subdivision and building construction accelerated.

1 Before Present.



2.2 INDIGENOUS PRESENCE (1600-1700)

Before recorded history, the area around Toronto was part of a convergence of land and water routes with trails running north from the shore along the Don and Humber rivers to areas further north linking the lower and upper Great Lakes. By the late 17th-century the Five Nations Iroquois were using the Toronto area for hunting and fishing with their main settlements near the mouths of the Humber and Rouge rivers, but much of the area was unoccupied.

During the late-17th and early-18th centuries, the region was occupied by the Mississaugas, an Algonquian people whose subsistence economy was based on garden farming, as well as hunting, fishing and gathering wild plants. Due to their role in the fur trade, the Mississaugas occupied lands on the north shore of Lake Huron when they first encountered Europeans in the early 17th-century. The Mississaugas provided furs to the Huron, who in turn traded them with the French. Competition in the fur trade led to conflict and the Iroquois Confederacy began invading Huron territory around 1640, completely displacing them by 1650 (Fig. 2-1 on page 15).

However, the Iroquois Confederacy was weakened by continual conflicts with the French and impacts of western disease. Peace between the Confederacy and the French brought stability to the area and benefited the Mississaugas. When the Ojibwas' of the Great Lakes started raids against the Iroquois Confederacy the Mississaugas were able to penetrate into southern Ontario and, by the turn-of-the-century, had taken control of the north shore of Lake Ontario. The Mississaugas secured control of their territory between Lake Huron and Lake Ontario in 1700.² This includes the area along the Humber River which was known as the 'Carrying Place', an important portage route between Lake Ontario and Lake Simcoe.

The Mississaugas continued to occupy these lands until the late 18th and early 19th centuries, when land cessions diminished their territory and confined them to a portion of their former territory. The Seven Years' War between imperial rivals Great Britain and France ended in 1763 and with it came the *Royal Proclamation* issued by King George III to establish the basis of government administration in the territories formally ceded by France to Britain. The *Royal Proclamation*

included provisions for managing lands occupied by Indigenous People including the Mississaugas.

The end of the American Revolution and the ensuing Treaty of Paris in 1783 created a boundary which divided the Mississaugas territory through the middle of the Great Lakes. The end of the Revolution also created a wave of Loyalist settlers into southern Ontario. In 1784 the Mississaugas' surrendered a large tract of land in the Niagara peninsula. The British authorities, under direction of Sir John Johnson, Superintendent General of Indian Affairs, met with the Mississaugas in September 1787 to negotiate the lands between Toronto and Lake Huron (Fig. 2-2 on page 15).

As a result of conflicting and contradictory accounts and documents, an attempt was made in 1805 to formalize the Toronto Purchase, but it was almost another two hundred years before some resolution was reached between the Mississaugas and the Government of Canada. In 1986, the Mississauga Tribal Claims Council submitted the Toronto Purchase claim to the Department of Indian Affairs and Northern Development. The claim alleged that the land had never been properly surrendered and that the First Toronto Purchase and 1805 negotiations were breached by the duty of the Crown. In 2002, the Government of Canada recognized that an "outstanding lawful obligation is owed to the Mississaugas of the New Credit First Nation based on a breach agreement in relation to the 1805 Toronto Purchase surrender. The Mississaugas of New Credit and the Government of Canada settled the claim in 2010.

2.3 TORONTO'S PARK LOTS (1790-1850)

Following negotiation of the Toronto Purchase in 1787, British Parliament created Upper and Lower Canada with the passing of the *Constitutional Act* in 1791. John Graves Simcoe was appointed Lieutenant-Governor of Upper Canada and commenced creating government institutions and preparing the land for settlement. The government divided the province into a series of Districts and Counties which provided the basis for land surveys and the creation of townships.³ York County was created in 1792 and was part of the larger Home District.

³ The townships of York, Whitby, Pickering, Scarborough, Etobicoke, Markham, Vaughan, King, Whitchurch, Uxbridge, Gwillimbury were part of York County. York County originally comprised the entirety of what are now the regional municipalities of York, Peel, and Halton, the

² Indian Claims Commission: *Mississaugas of the New Credit First Nation Inquiry Toronto Purchase Claim* (June 2003), pp. 236-8.



FIG. 2-1 VILLAGES OF THE IROQUOIS, 1675 (TORONTO PUBLIC LIBRARY).

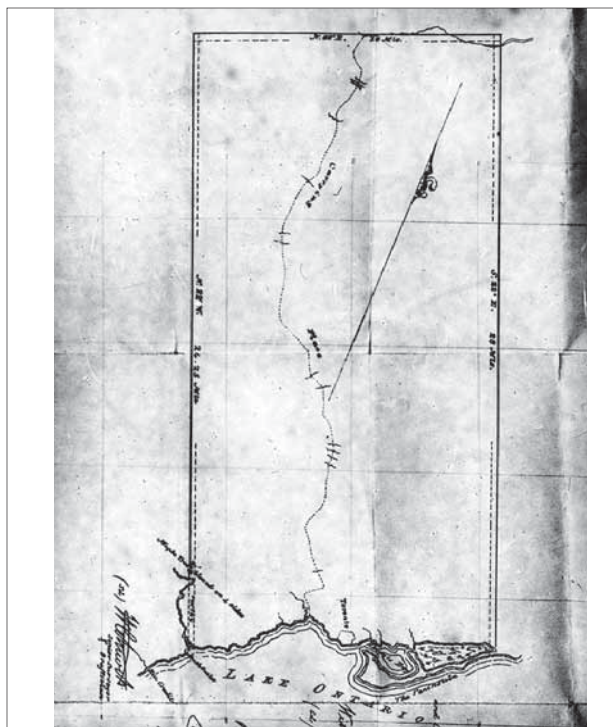


FIG. 2-2 MAP OF THE TORONTO PURCHASE, 1792, FOLLOWING NEGOTIATIONS BETWEEN THE BRITISH AUTHORITIES AND THE MISSISSAUGAS IN SEPTEMBER 1787 FOR LANDS BETWEEN TORONTO AND LAKE HURON (CITY OF TORONTO ARCHIVES: FONDS 1231, ITEM 174).

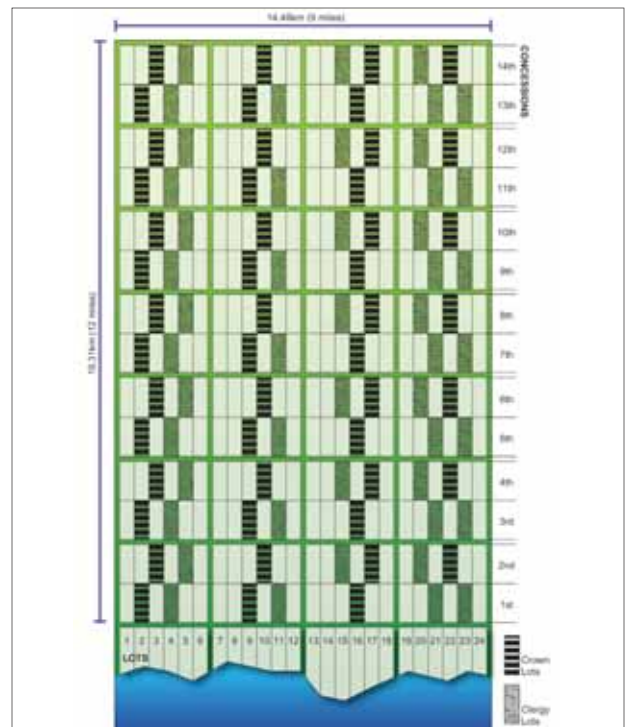


FIG. 2-3 THE 'CHEQUERED PLAN' IN WHICH TOWNSHIPS WERE 14.4 KM (9 MILES) WIDE AND 19.2 KM (12 MILES) DEEP. EACH TOWNSHIP WAS FURTHER SUBDIVIDED INTO 14 CONCESSIONS CONTAINING 24 80-HECTARE (200 ACRE) LOTS. WITHIN EACH CONCESSION, SEVEN LOTS WERE RESERVED FOR THE CROWN AND CLERGY (THA 2017).

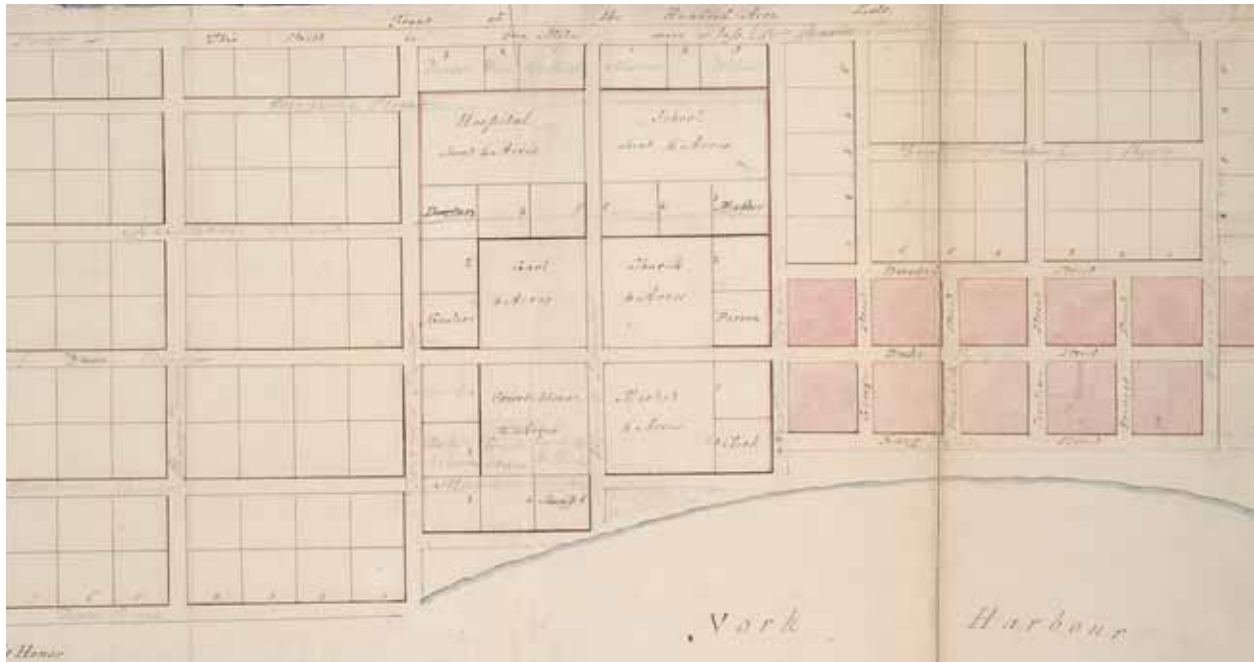


FIG. 2-4 THE TOWN OF YORK'S ORIGINAL 'TEN SQUARE' PLAN (SHOWN IN RED), AND EXPANSION SURVEYED BY AIKEN, 1797 (TORONTO PUBLIC LIBRARY: MS1889.1.2).

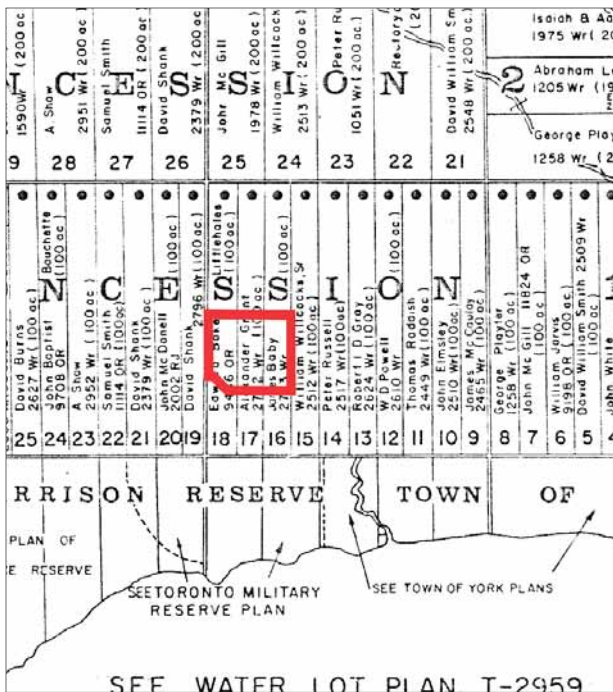


FIG. 2-5 DISPOSITION OF CROWN LANDS, SHOWING PARK LOTS AND HIGHLIGHTED LOCATION OF STUDY AREA IN RED, 1976 (UNIVERSITY OF TORONTO MAP AND DATA LIBRARY: G3524 .T6 G463 31 1793- 1976).



FIG. 2-6 PHILPOTTS MAP OF YORK, 1818, SHOWING THE BELLE VUE ESTATE WITHIN THE HIGHLIGHTED STUDY AREA IN RED. (LAC: NMC 17026).

David William Smith, the acting deputy surveyor general developed a new survey system referred to as the 'Chequered Plan' in which townships were 14.4 km (9 miles) wide and 19.2 km (12 miles) deep. Each township was further subdivided into 14 concessions containing 24 80-hectare (200 acre) lots. Within each concession, seven lots were reserved for the Crown and clergy (Fig. 2-3 on page 15).

The Town of York (Toronto) was established in 1793 as the seat of York County. Lieutenant-Governor Simcoe commissioned Alexander Aiken to survey the town. Aiken set Lot Street (Queen Street) as the town's northern boundary and created a compact 'ten square' plan bounded by King Street (now Front), George Street, Dutchess Street (now Adelaide) and Berkely Street (Fig. 2-4 on page 16).

Between Queen and Bloor streets Aiken laid out 40-hectare (100-acre) Park Lots. Between Bloor Street and St. Clair Avenue, 80-hectare (200-acre) lots, known as Farm Lots, were laid out. Park Lots were intended to foster a landed aristocracy while Farm Lots were intended to be used as agricultural lands producing crops for York's residents. Both types of lots were granted to military officers and government officials, who often withheld them from settlement, speculating their value would rise. In total, 32 Park Lots were distributed to military and government officials. They were 200 metres (660 feet) wide and 2,000 metres (6,600 feet) deep, making the Park Lots very long, narrow parcels. This was required to provide access to Lot Street – a major east-west thoroughfare (Fig. 2-5 on page 16).

The Study Area was comprised of part of Park Lots 16, 17 and 18 originally granted to military and government officials in the 1790s.⁴ The Town of York was a fledgling entity with only a few hundred residents. The town had few prominent buildings but did have a brick parliament building located near Front and Parliament streets (built in 1796-98; demolished), a church (constructed in 1807 on the site of today's Cathedral Church of St. James), a market (established in 1803 on the site of today's St. Lawrence Market), plus a number of shops and taverns serving the population.

City of Toronto, as well as parts of Durham Regional Municipality and the City of Hamilton.

4 Park Lot 16 was granted to James Baby, July 13, 1798; Park Lot 17 was granted to Alexander Grant, July 14, 1798; and Park Lot 18 granted to Edward Baker Littlehales on September 4, 1793. The Toronto Park Lot Project, <http://wendysmithtoronto.com/parklotproject/>

The town grew slowly, and by the outbreak of the War of 1812, aside from the garrison, it still only had about 1,000 people divided evenly between the town and neighbouring farms. In June 1812, the United States declared war on Great Britain and the following month American troops invaded Upper Canada. Despite Great Britain's victory in the war, the conflict was a traumatic experience for York and its residents, suffering through three attacks and a six-day occupation. Although the treaty ending the war was signed on Christmas Eve 1814, hostilities continued into 1815.

Immigration to York increased after 1815, when the end of the Napoleonic Wars in Europe brought settlers from Britain and Ireland who were able to acquire large tracts of land.⁵ It was during this time that the original Park Lot owners transferred or sold their lots to other landed gentry. Three prominent individuals – Dr. William Warren Baldwin, George Taylor Denison and George Crookshank acquired all the land within the Study Area.

Dr. William Warren Baldwin was a doctor, businessman, lawyer, judge, architect and reform politician in Upper Canada. He acquired Park Lot 16 (and two others to the east, outside the Study Area) in 1822 and shortly after began subdividing it for residential development. He also laid out Spadina Avenue as the central thoroughfare with a double width of approximately 40 metres (132 feet) later expanded to 48 metres (160 feet).⁶

George Taylor Denison was the eldest son of Captain John Denison of Brookfield, patriarch of one of the most influential families in the development of Toronto. In 1815, Denison acquired Park Lot 17 and the east half of Park Lot 18 and constructed Belle Vue, a large, estate house in the middle of the property (Fig. 2-6 on page 16).

George Crookshank was a member of the Upper Canadian political elite, serving as Assistant Commissary General, Receiver General, Legisla-

5 York's population continued to grow as a result of immigration and natural increase. The population rose to 1,600 in 1825, to 5,550 in 1832, to 9,250 in 1834, to 14,250 in 1841, and to 30,775 in 1851.

6 Baldwin also owned substantial holdings north of the Study Area including Lot 24, Concession 2, an 80 hectare (200 acre) parcel between Bloor Street and St. Clair Avenue, that came into Baldwin's ownership in 1818. Baldwin constructed his house on this property on the crest of Davenport Hill and named it Spadina – derived from a native term meaning a hill or sudden rise in the land. But the broad avenue Baldwin laid out between 1813 and 1818 did not reach his home, rather it petered out or narrowed into a normal street once it passed Bloor Street.





FIG. 2-7 THE DENISON ESTATE MAP, 1854, SHOWING THE TOWN LOTS ON BELLEVUE FOR SALE BY THE TRUSTEES FOR THE DENISON ESTATE AND DEPICTING THE LACK OF STREET CONTINUITY BETWEEN THE STUDY AREA AND ITS SURROUNDINGS (TORONTO PUBLIC LIBRARY: T1854/4MSM).



FIG. 2-8 BLOCK PATTERNS SHOWING THE MIXTURE OF NORTH-SOUTH (GREEN) AND EAST-WEST (RED) ORIENTED BLOCKS IN THE STUDY AREA (1924 FIRE INSURANCE PLAN / THA 2016).

tive Councillor and Director of the Bank of Upper Canada. He acquired the west half of Park Lot 18 as well as Park Lots 19 and 20 (outside the Study Area) in 1817, assembling a 330-acre farm along Crookshank Lane (now Bathurst Street), running north from Queen Street to today's Dupont Street.

The City of Toronto was incorporated in 1834 as the first municipality in Ontario and by then its population had risen to 9,254. Gas lighting, sewers on main streets and steamboat activity in its port indicated Toronto's growing urban status. Toronto's importance grew between 1849 and 1851 and again between 1855 and 1859 when it served as the capital of the United Province of the Canadas. Not only did this increase Toronto's exposure, it accounted for important government and educational facilities being located in the city such as Upper Canada College. As the provincial capital, Toronto attracted government officials and, in turn, businesses. The 1850s also saw the introduction of railways, connecting Toronto to New York, Montreal, Detroit and Chicago. Toronto was made capital of the new province of Ontario at Confederation in 1867, and by the 1870s it was becoming markedly industrialized.

Due to Aiken's survey system and the size and location of Park Lots, Toronto had several large residential estates built by wealthy citizens including two within the Study Area. Belle Vue, as mentioned above, was the Denison family estate while the McDonald estate was located at Bathurst Street and Dundas Street.

2.4 RESIDENTIAL DEVELOPMENT (1850-1900)

The Baldwin, Denison and Crookshank properties were subdivided during the 1850s when they died and their lands transferred to relatives. In some cases, land was donated to public or religious institutions as was the case for Church of Saint Stephen-in-the-Fields (Saint Stephen-in-the-Fields) which was located on land donated by Robert Denison.⁷ These streets and blocks created by the subdivisions of Park Lots 16, 17, 18 by Baldwin, Denison and Crookshank were laid with little or no regard for the conditions unfolding on adjacent properties.

⁷ In 1858, the cornerstone was laid by John Strachan. The original church was designed by Thomas Fuller.

As a result, smaller roads, particularly those oriented east-west did not line up across various Park Lots, creating jogs and bends. This is evident on the 1854 map advertising Town Lots on the Denison Estate (Fig. 2-7 on page 18). Belle Vue maintained its extensive grounds although it was surrounded by building lots to the north and south. There are no major north-south streets within the Denison estate – Bathurst Street and Spadina Avenue were outside the estate boundary owned by Crookshank and Baldwin respectively (Fig. 2-8 on page 18). Only St. Patrick Street continues on either side of Spadina Avenue. There are no contiguous streets west of the Denison estate that continue past Bathurst Street.

The subdivision plans and building lots were required by the city's rapidly growing population. By the mid-1850s, Toronto's population was reaching 55,000 with the overwhelming majority of people being from the United Kingdom and Protestant. The city grew to 77,000 residents by 1880. City directories portray the Study Area as a predominantly British, working class neighbourhood with many trades – carpenters, machinist, labourers, bricklayers and plasterers – well represented. However, the area was also home to clerks, railways engineers, firemen and even a zoo keeper. Several grocers had established themselves along Nassau Street.⁸

At this time, the Study Area was characterized by sporadic construction of residential buildings – primarily duplexes and rows built of wood. Worker cottages were constructed at the rear of several lots. Glen Baillie Place, Fitzroy Terrace and Kensington Place all date to the 1880s (Fig. 2-9, Fig. 2-10, Fig. 2-11 on page 19). A row of commercial buildings fronted Spadina Avenue between St. Andrew and Nassau streets. By the late 1890s, many smaller homes were altered or replaced and new houses constructed so that the majority of lots had been built upon. As a result, the blocks and intersections are well-defined. The west side of Spadina Avenue, with the exception of the corner of Dundas Street, is fully lined with commercial brick buildings. College Street had only modest construction of residential buildings in both wood and brick. Toronto Fire Station 315 and Saint Stephen-in-the-Fields defined the generous entrance to Bellevue Avenue (named for the Belle Vue estate).

The Belle Vue estate house itself was demolished in 1899, and a portion of the former estate property remained as a public park. The same year, the



FIG. 2-9 WORKER COTTAGES IN GLEN BAILLIE PLACE (THA 2016).



FIG. 2-10 WORKER COTTAGES IN FITZROY TERRACE (THA 2016).



FIG. 2-11 WORKER COTTAGES IN KENSINGTON PLACE (THA 2016).

⁸ *The Toronto City Directory for 1884, Street Directory.*



FIG. 2-12 MCDONALD ESTATE C1899 AFTER ITS PURCHASE BY TORONTO WESTERN HOSPITAL (TORONTO WESTERN HOSPITAL FONDS, PHOTOGRAPHS OF BUILDINGS AND FACILITIES, TW 11-4-1. UNIVERSITY HEALTH NETWORK ARCHIVES, TORONTO).

McDonald estate was purchased by the Toronto Western Hospital and renovated to accommodate patients (Fig. 2-12 on page 20). Founded in 1895 by 12 Toronto doctors who each pledged \$100, the hospital was dedicated to ‘aid the suffering’ and vowed to be the ‘home of friendly care and protection.’⁹ The hospital was originally located outside the Study Area in a house on the west side of Bathurst Street just north of Nassau Street before moving to 417 Euclid Avenue. Subsequently houses at 393 and 395 Manning Street were rented so that another 30 patients could be accommodated.

2.5 JEWISH MARKET (1900-1950)

Despite Toronto’s predominately Anglo-Saxon population, there were modest numbers of people

of Italian, German, African and Slavic origins. For example, the 1901 census shows about 8 per cent of Toronto’s 208,000 residents were of non-British origin, including those with ancestry in Asia (219), France (3,015), Germany (6,886), Italy (1,054), the Netherlands (737), Russia (142), and Scandinavia (253), along with 3,090 people of Jewish heritage.¹⁰

Jewish immigrants were arriving in Canada and Toronto from Eastern Europe which was feeling the effects of industrialization. In their home countries, Jews were forbidden to own agricultural property, so they were primarily craftsmen and merchants. The economic and political situation in western Russia in particular became intolerable in the early 1880s when laws prohibited Jewish movement, restricted assembly and worship, prevented them from holding office or entering professions, and excluded them from factories. Although Jewish immigration to Canada began in the

⁹ University Health Network Archives, Toronto Western Hospital fonds, Box 14, File 26-0-10.

¹⁰ City of Toronto, *The History of Toronto: An 11,000-Year Journey*, <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=2c942118b7412410VgnVCM10000071d60f89RCRD>

late 18th-century, it increased dramatically between 1890 and the beginning of the First World War in 1914. By the time the war broke out, there were over 100,000 Jewish Canadians – approximately three-quarters of whom lived in Toronto and Montreal.¹¹

The Study Area, with its narrow, short streets and modest housing stock was a draw to Jews already living in Toronto and those just arriving. The city's Jewish residents were located in 'The Ward' – an urban tenement area bounded by Yonge Street, College Street, University Avenue and Queen Street. They moved to the area west of University Avenue seeking better accommodations. By 1909 only a third of the city's Jewish population still lived in The Ward. New Jewish immigrants were attracted to the inexpensive accommodation found in the Study Area and proximity to the garment district along Spadina Avenue. Increasingly, the city's Jewish residents were living and working west of University Avenue. By 1912, 66% lived in an area bounded by Spadina Avenue, Palmerston Avenue, Queen and College streets.¹²

Eastern European Jews settled in concentrated areas to a larger degree than other ethno-cultural groups who tended to disperse in pockets. To a certain extent, Jewish immigrants looked to recreate a Jewish village or *shtetl* in Toronto. In Eastern Europe, the *shtetl* was defined by interwoven networks of economic and social relationships and provided a sense of belonging that was fundamental to Jewish identity because, "A Jew cannot be a Jew on his own. A Jew needs to be part of a community."¹³

Central to this sense of belonging were the congregations of Rodfei Sholem Anshei Kiev (also known as the Kiever) and Beth Israel Anshei Minsk (also known as the Minsker) both formed in 1912 under the 'landsmenshaft' tradition. Landsmen were people originating from the same town or region and sharing similar traditions. The Kiever followed the traditions of Orthodox Judaism practised in Kiev, Ukraine, and the Minsker followed the particular traditions practiced in Minsk, Russia.

The Minsker was originally located at 10-12 St. Andrew Street. In 1913, the congregation purchased

two narrow houses across the street which they used as a shul as well as rental housing. By 1923, the congregation had saved enough money to use the property exclusively as their synagogue. Shortly after, fundraising began for a new building. Designed by the architectural firm of Kaplan & Sprachman, the current synagogue at 10 St. Andrew Street was completed in 1930. The Kiever was originally located in The Ward. In 1917 it acquired a house at 25 Bellevue Avenue and four years later expanded into the neighbouring house to the east. By 1923 the Kiever congregation had raised enough funds for larger a synagogue to accommodate its growing numbers. Architect Benjamin Swartz was hired to design the current synagogue at 25 Bellevue Avenue which was completed in 1927.

As important as the congregations were for fulfilling religious duties, they also served significant social functions. For instance, the Kiever had a credit society providing financial assistance to those in need, particularly for new immigrants. The credit society was a "safety valve and security blanket."¹⁴ Both congregations had Ladies Auxiliaries which raised funds that in turn supported an array of charitable Jewish organizations. The synagogue itself was an important place for social events like wedding receptions, bar mitzvahs and anniversaries. The synagogues were spaces where Jews could come together to practice their religion but also to celebrate, mourn, and lend support. They were fundamental in creating a community that was central to Jewish identity.

By 1918, a weekly market emerged along Kensington Avenue and Baldwin Street. Businesses were located in existing residential buildings that were being converted and being added to suit this new use. Business, however, did not require a shop. It also took place on the street with peddlers selling fruit, dry good or rags on the curb or from their push carts. Thursdays were the busiest evening with shoppers out before the Sabbath. The curbs were often livelier than the small shops that lined the streets because if one "set up business on the front lawn or on the doorstep business comes, for there are supplies to be secured for the eve of the Jewish Sabbath" (Fig. 2-13, Fig. 2-14 on page 23).¹⁵

In the mid-1920s, Jewish businesses in the Study Area were primarily food related, with grocers (29), butch-

11 Stuart Schoenfeld, "Jewish Canadians," Canadian Encyclopedia, April 2015.

12 Stephen A. Speisman, *The Jews of Toronto: a history to 1937* (Toronto: McClelland and Stewart, c1979), p. 90.

13 Elie Wiesel as quoted on *Toronto's First Synagogues*, <http://www.ontariojewisharchives.org/exhibits/synagogues/index.html>

14 *Toronto's First Synagogues* <http://www.ontariojewisharchives.org/exhibits/synagogues/synagogues/Kiever/social.html>

15 Globe, "Kensington Street Curb is Varied Market Place," August 7, 1931, p. 10.

ers (13), fruit (12), poultry (12), slaughterhouses (10), confectionaries (9), bakers (8) and dairies (6) being the most numerous. However, Kensington also contained Jewish accountants, druggists, furniture stores, neckwear manufacturers, roofers, shoe repairers and tinsmiths. In total, there were approximately 240 Jewish businesses in the Study Area in 1925¹⁶ (Map 2-1 on page 24). The market soon became known for the variety of goods that could be purchased and it attracted the attention of Torontonians, who noted that “there is no other market in or out of Toronto quite like this Jewish curb market. It has individuality unknown in the sober purlieus of the St. Lawrence or suburban markets. It has color; it has gesture; it has art.”¹⁷

Complaints about the open air display of goods, particularly food, began in the 1930s. A request was made to the Board of Police Commissioners to compel merchants to abide by civic regulations for the display of produce. Although such regulations had been in place for 20 years, they were not enforced in the Jewish Market. Calls for their enforcement were viewed as discriminatory, “Why is action being taken now?” asked a local Alderman. “We all know the locality well. These merchants trade with the poorer Jewish population and interfere with none. I certainly see no objection to permitting them to proceed with their business as they once did.”¹⁸

Torontonians continued to revel in the noisy, dirty, hectic atmosphere of the market, “This, beyond doubt, is Toronto’s liveliest [market]. There’s nothing like it any place else in the city, and it’s more Asiatic, so it seems, than Canadian. Here is the glamor of the East if there is glamor in crying babies and snooping dogs, haggling women and yelling vendors, dirt and squawking chickens, refuse and fruit, vegetable scatters in crates across the sidewalks, cars and trucks blocking the roadway”¹⁹.

By the 1950s, the area was no longer synonymous with a Jewish Market but had taken on the broader term Kensington Market. Baldwin Street was becoming the main shopping street and Saturday night was busy with shops staying open until the ‘customers stop coming’ as food was cheaper in the market than other

areas of the city. During the 1940s and 1950s, the Jewish community gradually moved out of the Study Area to the north end of Bathurst Street in North York.

TORONTO WESTERN HOSPITAL

The Toronto Western Hospital started to exert its influence on the Study Area in the early 1900s. In 1901, it acquired a portion of Lippincott Street that projected into the hospital property; the street was closed and the land acquitted by the hospital.²⁰ In 1905 it acquired four houses on Roseberry Avenue for nurses’ residences. In 1912, Toronto Western became a teaching hospital affiliated with the University of Toronto. The first the major building campaign also started in 1909 when grants from the City and private donors made possible the construction of a new building. Designed by architect Edward James Lennox, the main façade stretched 106 metres (350 feet) along Bathurst Street (demolished). The three-storey building with raised basement was built of red brick with cut stone used on the main entrance and for extensive detailing. Stylistically, the building could be described as Edwardian Classical due to its horizontal, tri-partite division and use of Classical detailing.

In 1926, Toronto Western merged with the Grace Hospital located at Victoria and Richmond streets with the two entities operating as separate Divisions for ten years. In 1936, the Divisions were amalgamated on the Toronto Western site and the Grace Division closed.

Plans for a new tower pavilion were drawn up by Govan, Ferguson & Lindsay in 1934-1935. The building opened on January 25, 1936, providing 190 private patient rooms. Set in the centre of the hospital property, the pavilion was set back substantially from Roseberry Avenue to which it was oriented. The pavilion was located on the site of the McDonald house which was demolished sometime after 1924 to make room for the new 14-storey building.

The tower was faced with brick and featured stone accents at the raised foundation, string courses, and doorways. A large central portion, six bays wide, rises the full 14 storeys to a rooftop pavilion capped with a small hipped roof. Four stylized bas-relief columns rose from a string course at the 11th storey to the 14th storey. This was flanked by a recessed two-bay section, and another recessed one-bay section. Each rose 13 stories. Most windows were set within recessed strips in rectangular openings

16 Jewish Business Directory, 1925, pp. 156-227.

17 Globe, “When it’s Market Day in the Ward,” Globe, July 17, 1925, p. 1.

18 Globe, “Business Rivalry Seen Behind Ban on Jewish Market,” May 21, 1932, p. 13.

19 Globe, “Toronto’s Busiest Market on Kensington Avenue has Asiatic Atmosphere,” August 6, 1937, p. 4.

20 “Speech by Dr. J. Ferguson, 1924,” UHN, Toronto Western Hospital fonds, TW 26-01-1.

**Jewish Market
Clogs Street,
Called Hazard**

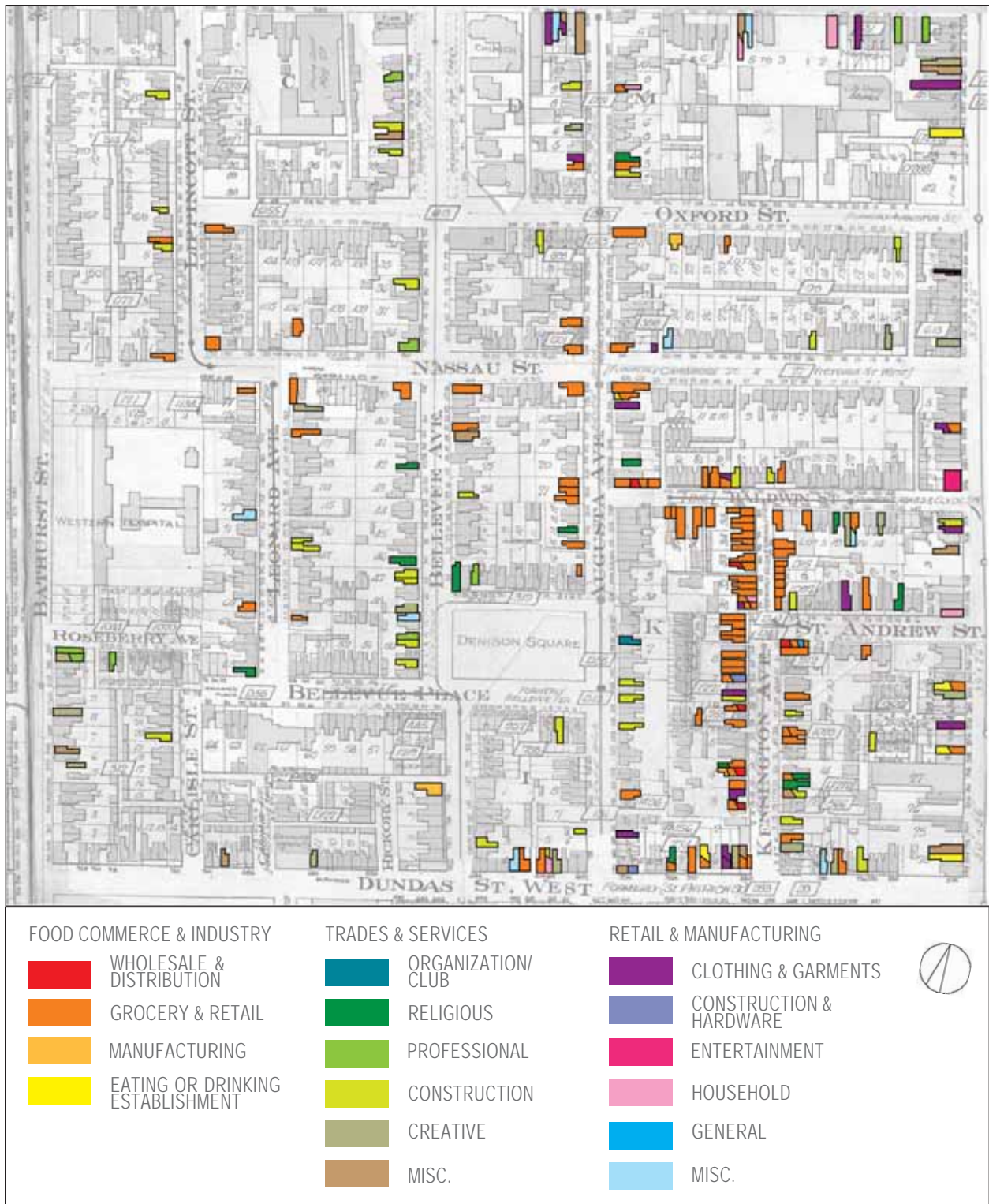
**STREET MARKETING
BRINGS COMPLAINTS**

**Kensington Street Curb
Is Varied Market Place**

≡ FIG. 2-13 NEWSPAPER HEADLINES FROM THE GLOBE AND MAIL, 1931-1955 (GLOBE AND MAIL).



≡ FIG. 2-14 KENSINGTON MARKET, 1925, SHOWING THE JEWISH CURB MARKET THAT EMERGED ALONG KENSINGTON AVENUE (CITY OF TORONTO ARCHIVES: FONDS 1266, ITEM 8243).



MAP 2-1 JEWISH COMMERCIAL BUSINESSES IDENTIFIED IN THE 1925 DIRECTORY, OVERLAID ON THE 1924 FIRE INSURANCE PLAN (THA 2016).

separated by brick spandrels. The two-storey main entrance projected proud of the central portion, with an entry set in a simplified stone surround.

2.6 URBAN RENEWAL ATTEMPTS (1950-1960)

Metropolitan Toronto was created in 1954 by the Province of Ontario as a regional government, placing the City of Toronto and twelve other municipalities under a new form of upper tier municipality.²¹ Its objective was to co-ordinate services such as water supply, roads and transit during a period of rapid suburban expansion after the Second World War. In 1956, the Toronto Planning Board initiated an Urban Renewal Study for the City of Toronto. Although Kensington Market was identified as an urban renewal area within the Spadina Planning Area, it was not specifically targeted. The specific reason why Kensington escaped widespread change is unknown. It may have been that the suburban middle class and city planners were charmed by Kensington (Fig. 2-15 on page 25). A 1959 planning report noted its “unique character usually found in other parts of the world,” and described how business was transacted next to the sidewalk, “where canvas is spread overhead in many improvised ways to provide for protection of the merchandise.” (Fig. 2-16 on page 25)²²

However, increasingly heavy traffic congestion prompted the City’s Public Works Department to start looking at a ‘properly planned market,’ in the early 1960s. Planners consulted with residents and other departments, identifying three basic principles: maintain the unique features of the market; create off-street parking; and improve circulation for pedestrians, cars and trucks. There were strong voices for and against. Citizens set up the Kensington Area Rate Payers’ Association (KARA) in September 1967 and, the City established the Kensington Urban Renewal Committee (KURC). In 1967 Allan Grossman, the Member of Provincial Parliament, cancelled the redevelopment, calling for a participatory planning process. Out of the urban renewal attempt only the parking was addressed and City-owned parking lots on St. Andrew Street and Bellevue Avenue constructed.



FIG. 2-15 THE SUBURBAN MIDDLE CLASS AND CITY PLANNERS ARE CHARMED BY KENSINGTON MARKET, 1955 (LIBRARY AND ARCHIVES CANADA: 4313861).



FIG. 2-16 AUGUSTA AND NASSAU INTERSECTION, 1971, SHOWING DETAIL OF JOE'S FRUIT MARKET (YORK UNIVERSITY ARCHIVES: 93641).

21 The twelve municipalities were: New Toronto, Mimico, Weston, Leaside, Long Branch, Swansea, Forest Hill, Etobicoke, York, North York, East York, and Scarborough.

22 Richard White, *Planning Toronto: the planners, the plans and their legacies, 1940-1980*. (Vancouver: UBC Press, 2016), p. 198.

TORONTO WESTERN HOSPITAL

The mid-1950s saw another major expansion campaign. The hospital's role as a non-profit, public general hospital served all, regardless of race, religion or ability to pay. By the mid-1950s, the hospital had 30 departments and almost 1,200 staff. In 1955, 3,627 babies were born at the hospital, surgeons performed 9,937 operations and 82,674 treatments were provided to those who otherwise would be unable to afford medical aid.²³

The expansion project included a new laundry at Leonard Avenue and Nassau Street, a nurses' residence at Leonard and Wales avenues, the Centre Building, the seven-storey addition to the main building; an out-patient extension at Nassau and Bathurst streets and an interns' residence on Roseberry Avenue. The official opening was June 5, 1962.

2.7 CONTINUING IMMIGRATION (1950-PRESENT)

Immigration continued to influence the area, with changes to the built form and introduction of new customs and traditions by successive waves of newcomers to the city. As Jewish families moved out the market, Hungarian and Portuguese immigrants began moving in. Portuguese immigration to Canada began in early 1950s, as people escaped the country's dictatorship, eventually coming to settle in Toronto. One of those was Antonio Sousa who established, with his wife Maria, a restaurant and boarding house on the southeast corner of Bellevue Avenue and Nassau Street (61 Bellevue Avenue). It became the nucleus of Toronto's Portuguese community where new immigrants could talk, socialize and eat in familiar surroundings. Just down the street at 86 Nassau Street, a Portuguese bookstore opened and became the gathering place for listening to the weekly Sunday soccer matches from Portugal. Tivoli Billiards on Augusta Avenue became an informal hiring hall for men looking for work. Social services also sprang up such as the Portuguese Canadian Club and Portuguese Free Interpreter Service.

The Portuguese influence in Kensington was evident along Augusta Avenue which became known as *A rua dos Portugueses- The street of the Portuguese*



FIG. 2-17 KENSINGTON MARKET 1955 (MICHAEL LAMBETH, LAC, MIKAN 4305985).

(Fig. 2-17 on page 26). Many existing 19th-century buildings were replaced with two-storey, mixed use properties often with substantial setbacks. Other buildings were modified with one-storey, garage-like additions using a variety of utilitarian materials and projecting into the public realm. In residential areas of the Study Area, Portuguese families painted their houses in bright, warm colours, and used their front yards to grow vegetables and flowers. They also brought traditions like Fish Fridays which began in the mid-1960s. Annually on Good Friday, the Portuguese fish shops set up barbecues outside, offering sardines, shrimp, squid, oysters and clams to shoppers. This tradition was continued by the Greek and Vietnamese communities.²⁴

Until the 1960s, Canada's immigration policy was discriminatory and biased towards Eastern Europe. This ended in 1966 when the federal government produced the White Paper on Immigration which tied immigration to economic growth. The 1960s policy shift has had a pronounced impact on the diversity

²³ "Strengthen...the hands that heal," UNH Archives, Toronto Western Hospital fonds, TW-12-3-4.

²⁴ Kensington Market Drum, "Good Fry-Day," April-May 1990, p. 11.



FIG. 2-18 GREATER CULTURAL DIVERSITY IN KENSINGTON MARKET, CA 1970 (CITY OF TORONTO ARCHIVES: FONDS 124, FILE 7, ID 9).

of the Study Area as immigrants from China, Korea, Vietnam, Latin America and Jamaica found a landing place in the Study Area (Fig. 2-18 on page 27). This is seen particularly with the increased immigration from China which created a Chinatown along Spadina Avenue with a concentration of businesses between College and Dundas streets.

2.8 KENSINGTON COMMUNITY (1960-PRESENT)

The diversity of the Study Area was evident in the 1960s – not only ethnically, but socially and economically, but it was still very much a community and one that rallied against several initiatives that would have diminished or demolished the community. These included the Spadina Expressway, expansion of the Toronto Western Hospital, and expansion of the Provincial Institute of Trades (which became George Brown Community College). The residents

also successfully lobbied the Toronto District School Board (TDSB), to build a ‘community school.’ Rather than tearing down a block of buildings along Bellevue Avenue, the TDSB held meetings, gathered community input for a year and hired architects who incorporated citizens’ suggestions. The Kensington Community School, located at the corner of College and Lippincott streets, still provides education for Junior Kindergarten to Grade 6 students. One community organizer remembered these struggles, “It was a magic time. We didn’t realize it during those day-and-night meetings. We changed the hospital – we changed the area. We influenced the construction plans for future schools, and refocused the City’s vision of the preservation of its neighbourhoods.”²⁵

The Kensington Market Businessmen’s Association (KMBA) exerted its influence in several ways, notably the long battle between KMBA’s president Gus Fisher and the City’s Public Works Department over the issue of canopies. Canopies in Kensington were a particular creature – they were not a simple awning or cloth, they were made from glass, wood and aluminum often assembled in a haphazard manner. As such, they did not meet the City’s definition of a canopy, prompting the Public Works Department to declare them unsafe due to the gas mains buried beneath. Fisher argued that the gas mains should move, not the canopies. The gas company stated that relocation would cost \$1 million and should be footed by the merchants. Fisher persisted over the next three years, until the costs decreased to \$45,000.²⁶

In 1989, the KMBA worked with Saint Stephen-in-the-Fields to start a Cavalcade of Lights where business owners and residents could borrow a string of Christmas lights. You simply had to phone Saint Stephen-in-the-Fields and request one of the 150 extension cords and 4,500 feet of lights. Not only did they deliver, they also helped put them up!²⁷ Saint Stephen-in-the-Fields has played a large part in the life of Kensington. In the mid-1970s, Saint Stephen-in-the-Fields shifted from a church to a community centre which provided day care and language lessons. The board represented the diversity of the area with Portuguese, Chinese and English-speaking members.

²⁵ David Pinkus, quoted in Jean Cochrane, *Kensington*, (Erin: Boston Mills Press, 2000), p. 105.

²⁶ Kensington Market Drum, “Consumers Gus! Deal on gas mains in sight?” November 1991, p. 10.

²⁷ Kensington Market Drum, “Cavalcade of Lights,” December-January 1989-1990, p. 1.



FIG. 2-19 "KENSINGTON IS A FESTIVAL," KENSINGTON MARKET SUMMER FESTIVAL ADVERTISEMENT, AUGUST 1997 (DRUM).

The Study Area started to attract younger business owners who opened vintage clothing stores and cafes. Like others before them, they were attracted by the cheap rents, the variety of food, and the sense that “once you got inside the market, you were at home there, you were in a different place.”²⁸ Although the types of businesses in the Study Area have changed, they retain their small-scale, independent and experimental nature. The Kensington Market Drum publication proudly declared “Three hundred stores – not all under one roof!”

The area also began to attract artists including Ida Carnevali who moved there in 1983 and soon founded the Kensington Carnival. Held on the eve of the winter Solstice, the festival brought ‘organized bedlam’ to the streets of Kensington. It was all at once, a solstice celebration, a Christmas pageant and a menorah lighting ceremony. Fire breathers, jugglers, dancers, musicians and general merry makers wound their way through the streets on the longest night of the year to celebrate the return of spring. Festivals did abound in the Study Area in the 1990s and included the Kensington Summer Street Festival, Kensington Outdoor Art Review (Fig. 2-19 on page 28), the Frankenbike Festival, the Ashkenaz Festival Parade, and the Kensington Recipe Tour – prompting the Kensington Market Drum to declare ‘Kensington is a Festival.’

TORONTO WESTERN HOSPITAL

The mid-1960s saw a campaign for the new Health Sciences and Research Centre.²⁹ It included a new Medical Sciences Building at the corner of Bathurst and Dundas streets, a Teaching and Clinical Sciences Unit on Nassau Street, and an expansion of the School of Nursing on Leonard Avenue. In the 1980s, Roseberry Avenue was closed to accommodate the Health Sciences and Research Centre. In 1986 the Toronto Western Hospital merged with the Toronto General Hospital to form The Toronto Hospital. In 1998, the Toronto Hospital was amalgamated with the Ontario Cancer Institute/Princess Margaret Hospital, and in April 1999, the corporate name was officially changed to the University Health Network.

KENSINGTON CURRENTLY
Demographics

28 Ray Landry, quoted in Jean Cochrane, Kensington, (Erin: Boston Mills Press, 2000), p. 108.

29 “Health Sciences and Research Centre – Toronto Western Hospital Campaign ‘68,” UHN, Toronto Western Hospital fonds, TW 12-6-15.

The total population of the Study Area is 3,772 with men and women equally represented. The majority of the population (77%) is between the ages of 15 and 64 with 25-29 year olds being the largest group. The average age of the population is 42. Between 2011 and 2016, the Study Area’s population decreased by just over 6%, during which time the City of Toronto’s population increased by the same amount.³⁰

In 2011, half the population of the Study Area were immigrants with 74% of those born in Asia, predominantly China. Immigrants from Europe represented 18% of the Study Area’s population with the majority born in Portugal. In addition, over half the population (58%) were first generation Canadian, 17% were second generation, and 25% third generation or later.³¹

Employment and Income

The institutional sector is the largest employer in the Study Area with the University Health Network employing over 2,200 full-time staff. The retail shopping and services sectors are also significant employers due to the large number of businesses as detailed in the following Table.³²

NUMBER OF BUSINESSES AND EMPLOYEES BY SECTOR³³

SECTOR	BUSINESSES	EMPLOYEES
Retail Shopping	189	855
Retail Service	171	921
Office Other	67	1,183
Institutional	20	2,468
Manufacturing	16	48
Recreation	7	206
Service Accommodation	4	84
Terminal Storage and Transportation	2	3
Government Office	2	3

30 The information in this paragraph is based on the Census Profile, 2016 Census. <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/search-recherche/results-resultats.cfm?Lang=E&TABID=2&G=1&Geo1=&Code1=&Geo2=&Code2=&SearchText=M5T+1M1&wb-srch-pc=search#>.

31 The information in this paragraph is based on the 2011 National Household Survey. <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CT&Code1=1049&Data=Coun t&SearchText=M5T1M1&SearchType=Begins&SearchPR=01&A1=AI I&B1=All&Custom=&TABID=2>.

32 The information in this section is based on the City of Toronto 2015 Toronto Employment Survey.

33 Ibid.

According to the 2011 National Household Survey, the average income in the Study Area was \$26,403 and the median income was \$16,997.³⁴

Density and Households

There are 1,640 private dwellings in the Study Area with 49% of these being apartments in buildings under five storeys and 23% apartments in buildings with five or more storeys. The majority of private households in the Study Area (70%) have two or fewer residents, as detailed in the following Table.³⁵

PRIVATE HOUSEHOLDS BY HOUSEHOLD SIZE (100% DATA)³⁶

1 Persons	705
2 Persons	445
3 Persons	220
4 Persons	130
5 Persons	135
Number of persons in private households	3,605
Average household size	2.2
TOTAL	1,640

Almost twice as many residents rent properties (1,135) than own (635). The population density is 10,303 people per square kilometre. This is approximately 10 times the Toronto average.³⁷

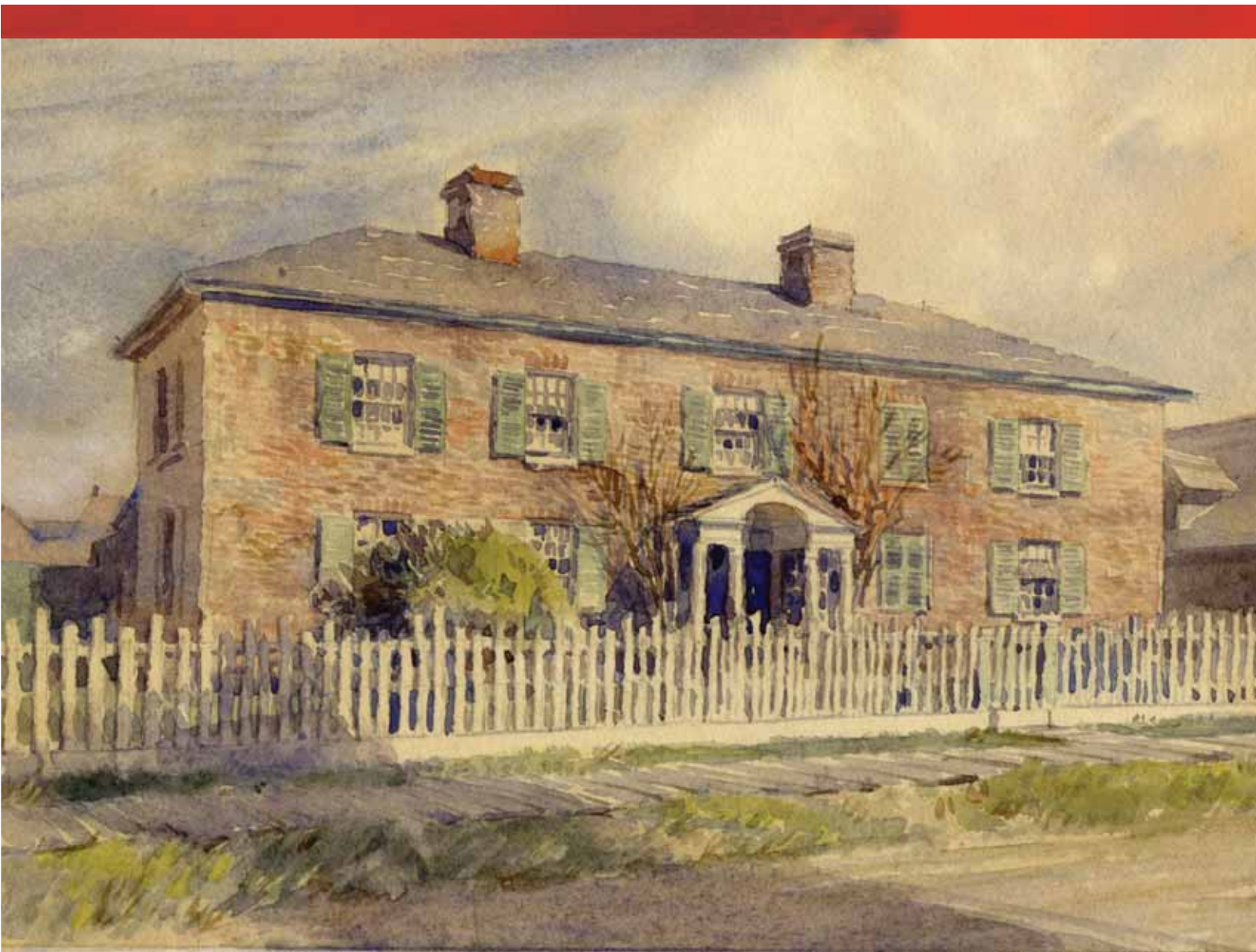
34 The information in this paragraph is based on the 2011 National Household Survey. <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CT&Code1=1049&Data=Coun t&SearchText=M5T1M1&SearchType=Begins&SearchPR=01&A1=Al l&B1=All&Custom=&TABID=2>.

35 The information in this paragraph is based on the Census Profile, 2016 Census. <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/search-recherche/results-resultats.cfm?Lang=E&TABID=2&G=1&Geo1=&Code1=&Geo2=&Code2=&SearchText=M5T+1M1&wb-srch-pc=search#>

36 The information in this paragraph is based on the 2011 National Household Survey. <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CT&Code1=1049&Data=Coun t&SearchText=M5T1M1&SearchType=Begins&SearchPR=01&A1=Al l&B1=All&Custom=&TABID=2>.

37 Ibid.

||| ARCHAEOLOGICAL
||| POTENTIAL



SECTION COVER IMAGE:
FREDERIC VICTOR POOLE. DENISON, GEORGE TAYLOR, 'BELLEVUE', DENISON SQ., N. SIDE, E. OF BELLEVUE
AVE, 1912. WATERCOLOUR, 163 MM X 218 MM. (TORONTO PUBLIC LIBRARY BALDWIN COLLECTION NO. JRR 690).

3.0 ARCHAEOLOGICAL POTENTIAL

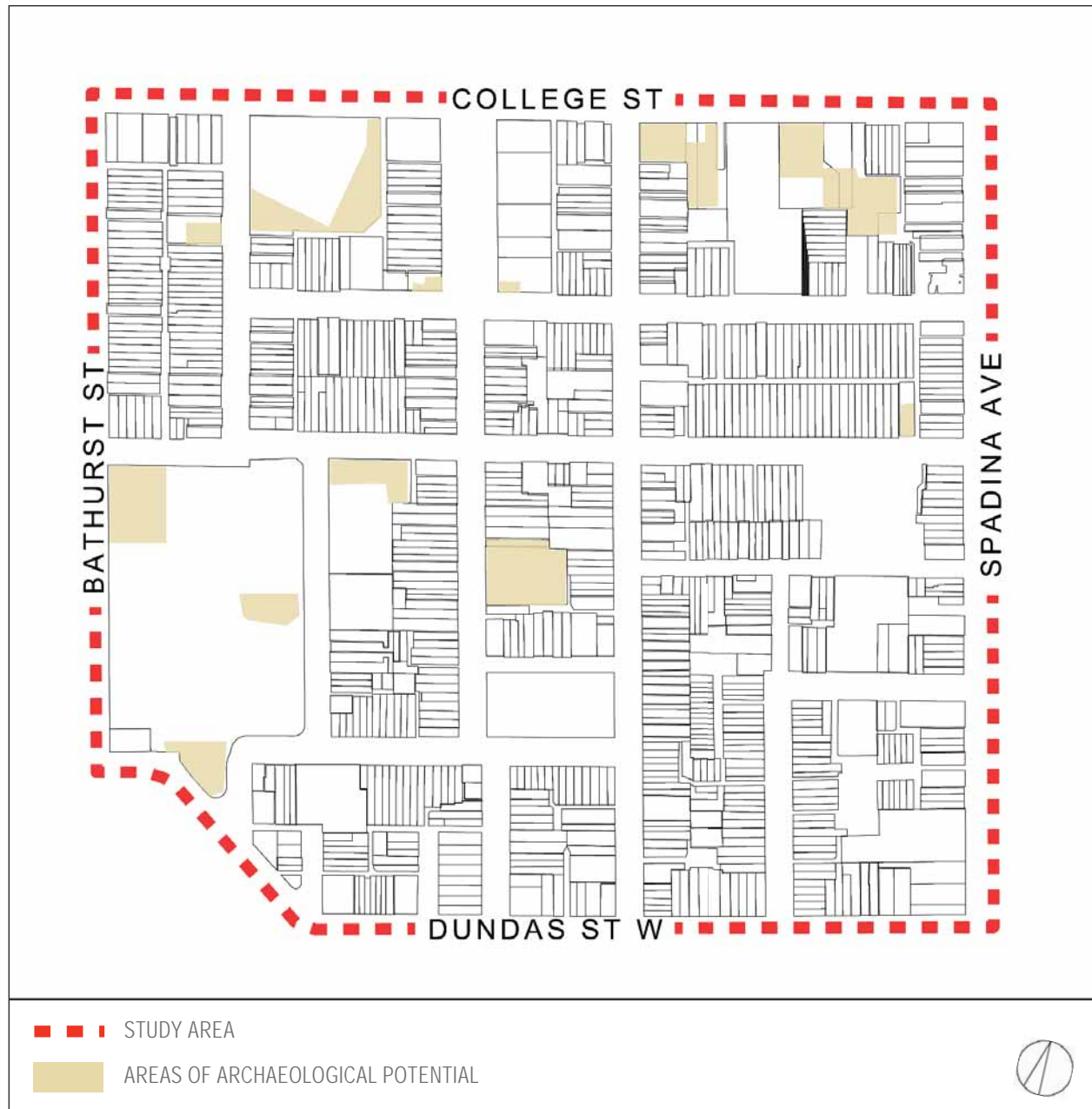
The Provincial Policy Statement, 2015 (PPS) defines “archaeological resources” in 6.0 Definitions as including “artifacts, archaeological sites and marine archaeological sites.” Individual archaeological sites (that collectively form the archaeological resource-base) are distributed in a variety of locational settings across the landscape, being locations or places that are associated with past human activities, endeavours, or events. These sites may occur on or below the modern land surface, or may be submerged under water. The physical forms that these archaeological sites take in an urban context consist of subsurface soil layers that are of human origin, or incorporate cultural deposits; the remains of structural features; or a combination of these features.

Conserving and managing archaeological remains has become especially important, where change brought about by redevelopment has been occurring at an ever increasing rate, resulting in extensive losses of the non-renewable resources. In recognition of this reality, the City of Toronto has developed an Archaeological Management Plan to identify general areas of potential for the presence and survival of archaeological sites and specific areas of known archaeological deposits referred to as “Archaeologically Sensitive Areas”. The intent of the management plan is to ensure that archaeological sites are adequately known and protected prior to any form of development or land use change that may have an impact.

Heritage Conservation District Studies provide complementary opportunities to address this objective and the Kensington Market HCD Study process includes consideration of the distribution of archaeological potential throughout the Study Area. Based on the City of Toronto Archaeological Management Plan, several areas within the Study Area are identified as having archaeological potential. This is based on a variety of factors, including existing conditions and the degree of previous historical development (Map 3-1 on page 34).

Only one archaeological assessment has been carried out in the Study Area. This work consisted of Stage 1-4 archaeological assessments in advance of the recent redevelopment of 297 College Street. The work resulted in the documentation of limited remains of a structure shown to be standing on the property on the 1851 Dennis and Fleming Topographical Plan of the City of Toronto, as well as a second building shown on the 1910 Goad’s fire insurance plan.¹ The occupations represented by these remains were presumably residential (or commercial).

1 The Archaeologists Inc., Stage 1 (2011), Stage 2/3 (2013a) and Stage 4 (2013b).



MAP 3-1 KENSINGTON MARKET HCD STUDY AREA, SHOWING AREAS OF ARCHAEOLOGICAL POTENTIAL (DATA FROM TORONTO ARCHAEOLOGICAL MANAGEMENT PLAN, CITY OF TORONTO OPEN DATA, MAP BY ASI/THA 2017).

||| POLICY CONTEXT



SECTION COVER PHOTOGRAPH:
VIEW OF KENSINGTON MARKET AGAINST THE TORONTO SKYLINE (THA 2016).

4.0 POLICY CONTEXT

4.1 PLANNING POLICY

INTRODUCTION

The existing framework for the Kensington Market commercial area referred herein as the “market area” includes many different layers of policy that intend to protect the market for low-scale buildings with retail at grade, minimal setbacks and open air display of goods on the boulevard. To date, these policies have generally been very effective at restricting any large-scale development within the market area. Outside of the market area and in the residential area the in-force planning policies continue to protect the neighbourhood areas as areas that are considered to be physically stable and will see little growth.

However, recent development applications outside of Kensington Market (along Spadina Avenue, College Street, and Bathurst Street) have led many Kensington residents to question whether these planning policies are strong enough to continue to protect the market as a unique place within the downtown. Committee of Adjustment applications within the Study Area are also a concern for residents, who feel that new development is affecting the eclectic character of Kensington.

While planning policy in Kensington Market is an important tool in preserving the unique qualities of the neighbourhood, it should be noted that many of these same unique qualities arose in direct contradiction to planning policy and regulations. Disregard of the planning framework has been an ongoing factor in the development of the unique mix of uses and forms that are so common throughout the Study Area.

The following section reviews the various planning policies in effect within the Study Area, including key sections of the City of Toronto Official Plan and the Site and Area Specific Policy for Kensington Market, and provides a detailed overview of the zoning in effect in the area.

THE PLANNING ACT

The Planning Act (the Act) establishes the overall regulatory framework for land use planning in Ontario. The Act is divided into seven parts. The purposes of the Act (Section 1.1) are:

- a. to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- b. to provide for a land use planning system led by provincial policy;
- c. to integrate matters of provincial interest in provincial and municipal planning decisions;

- d. to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- e. to encourage co-operation and co-ordination among various interests;
- f. to recognize the decision-making authority and accountability of municipal councils in planning.

Section 2 of the Act lists matters of Provincial Interest that decision makers shall have regard to. Subsections d, e, f, h, i, j, k, n, p, q, and r, are most pertinent to this HCD Study.

CITY OF TORONTO OFFICIAL PLAN

The Official Plan (OP) for the City of Toronto implements planning matters of provincial interest and establishes the City's long-term vision for Toronto as a whole, including intentions for a property or district and decision-making criteria for zoning changes. Rather than regulate development through height and density, the Official Plan relies on sets of policies to guide the development of the City that focus on the built form of the surrounding neighbourhood context. The City's Official Plan sets out an urban structure in order to direct growth and manage change over the next 30 years.

The OP consists of seven major sections:

- Chapters One through Five contain broad guiding policies for planning and development, and objectives to advance physical, environmental, social and economic well-being.
- Chapter Six includes Secondary Plans which provides more specific policies to guide growth and change in specifically defined areas.
- Chapter Seven outlines Site and Area Specific Policies that reflect unique conditions for approval that must be recognized for two specific sites within the study area.

Chapter 2: Shaping Growth in the City

Chapter 2 of the Plan includes policies for building a more livable urban region. This includes making better use of existing infrastructure, reducing auto dependency, increasing efficiency and safety of road networks, providing a range of housing sizes and tenures, and increasing the supply of housing in mixed-use environments to create greater opportunities for people to live and work locally.

Map 2 of the Official Plan designates the Study Area as being in the Downtown. Section 2.2.1 of the Plan specifically directs growth to the Downtown to

concentrate jobs and people in areas well-served by transit and rapid transit stations, to promote mixed use development to increase opportunities for living close to work and to encourage walking for local trips. The range of policies for Downtown includes:

- encouraging minimum density of employment and housing with a full range of nearby housing opportunities;
- encouraging targeted investments into the public realm, arts, culture, retail and entertainment, and into research and business development partnerships;
- improving public amenities, transportation networks and other infrastructure;
- providing a full range of housing options by intensifying mixed use areas and ensuring infill in Neighbourhoods is sensitive to the context;
- preserving architectural and cultural heritage; and
- providing design guidelines for new development in specific historic or distinctive districts.

Within the Downtown, Mixed Use areas will be the site of the most development while existing Neighbourhoods can expect less change. Section 2.3.1 specifies that development at the intersection of a Neighbourhood and a growth area will have to demonstrate an appropriate transition between the two scales.

Kensington is a unique mixed-use community. Any future development in and around Kensington would need to be consistent with the policies in Chapter 2.

Chapter 3: Building a Successful City

Chapter 3 contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments. This includes policies for Heritage Conservation such as criteria for evaluating the potential Cultural Heritage Value of proposed Heritage Conservation Districts.

Section 3.1.5 of the Official Plan outlines the City's heritage conservation policies, specifying that the evaluation of a potential heritage conservation district may consider social or community value, in addition to the design, physical, historical, associative, or contextual value identified in the area.

Section 3.5.3 details the evolving nature of retailing in the City. Section 3.5.3.4 particularly relates to the Study Area as it recognizes that the prevailing floorplate size of commercial retail

uses can be an important feature of a district's heritage character. It states that:

"In order to provide local opportunities for small businesses and maintain the safety, comfort and amenity of shopping areas, zoning regulations for ground floor commercial retail uses in new buildings in new neighbourhoods or in Mixed Use Areas along pedestrian shopping strips where most storefronts are located at the streetline, may provide for a maximum store or commercial unit size based on the following considerations:

- a. the prevailing sizes of existing stores and commercial units in the area;
- b. other indicators of opportunities for small business, such as vacancies in existing stores and commercial units;
- c. the provision of a range of store and commercial unit sizes to meet the range of local needs including day-to-day convenience shopping and other household goods and services;
- d. the potential impact of large vacant stores and commercial units at the ground floor level on the safety and comfort of the strip for pedestrians;
- e. the need for 'eyes on the street';
- f. the rhythm and flow of storefronts on the strip; and
- g. the potential for the building design, particularly the street façade, to address the safety, comfort and amenity of the shopping area.

In commercial heritage conservation districts where the prevailing floorplate size is an important feature of the district's heritage character, the zoning regulations for ground floor commercial retail uses in new buildings *must provide for a maximum store or commercial unit size based on the foregoing considerations, and consistent with the heritage conservation district plan*" (emphasis added).

As evidenced through this Study, the configuration of small lots in Kensington Market is considered an important feature of the district's heritage character. As is the unique number of small shops and the lack of any large stores in the market area. As described in the section below, the in-force zoning limits the size of retail stores in the market area to a maximum of 200 square metres of gross floor area for several retail-type stores. As such, this section of the Official Plan helps to enforce the existing zoning and is often used to limit large stores in the Market Area. Section 3.5.3 of the

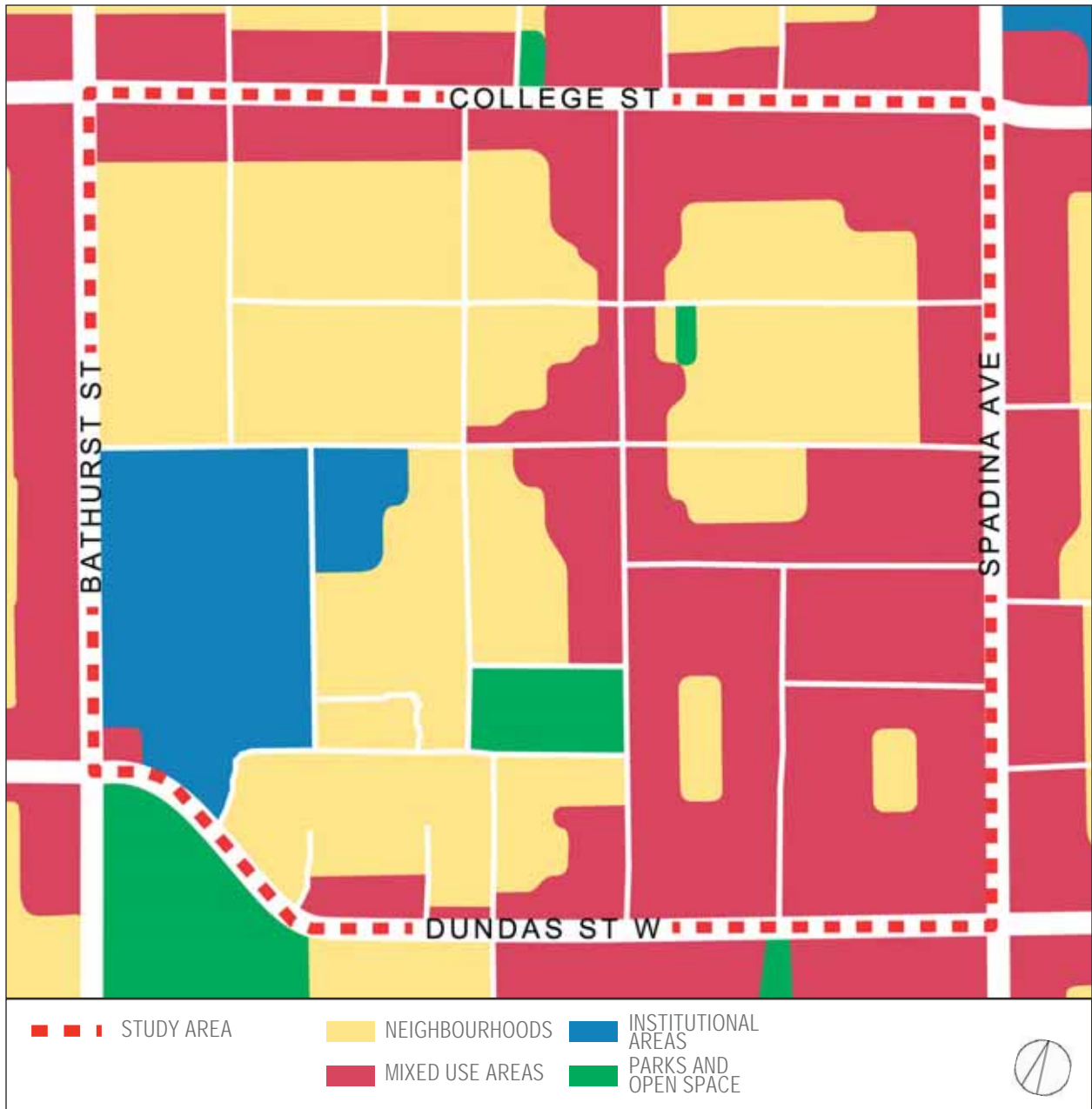
Official Plan can also be used as a rationale for any future changes to the planning framework designed to maintain the retail environment in Kensington to "maintain the prevailing sizes of existing stores and commercial units in the area".

Chapter 4: Land Use Designations

Chapter 4 - Land Use Designations— sets out land use designations to implement the Official Plan. Each land use designation establishes general uses that are provided for in each designation. The Study Area has four land use designations (Map 4-1 on page 40).

- **Mixed Use Areas:** The market areas and most perimeter streets in the Study Area fall within the Mixed Use Areas designation, representing approximately half of the Study Area. Per Section 4.5 "Mixed Use Areas are intended to combine a broad mix of residential, office, retail, service and other uses allowing people to live, work and shop in the same area, while minimizing their dependence on cars. Mixed Use Areas consist of a range of commercial, residential and institutional uses, in a single use or mixed-use building, as well as parks, open spaces and utilities (Policy 4.5.1)". In Downtown's designated Mixed Use Areas, a full range of housing opportunities is encouraged through intensification.
- **Neighbourhoods:** The residential areas in the Study Area are designated as Neighbourhoods. Neighbourhoods are seen as stable areas where change is intended to be sensitive, gradual and complementary to existing physical character. This character is typified by low-scale buildings and a variety of building types – detached, semi-detached, row, townhouses and walk-ups (up to four storeys). Neighbourhoods constitute less than half of the Study Area.
- **Institutional Areas:** The Toronto Western Hospital is designated as an Institutional Area. Institutional Areas are the major health, post-secondary education and governmental campuses that serve the greater needs of the City. Policy objectives support private sector ventures, encourage accessible transportation networks, and protect flight paths in the Study Area.
- **Parks and Open Spaces:** Bellevue Square and Sonya's Park are designated as Parks and Open Space. Parks and Open Spaces offer residents, workers and visitors respite from the urban environment and a variety of opportunities for active and passive recre-





MAP 4-1 LAND USE DESIGNATIONS IN THE STUDY AREA (CITY OF TORONTO/THA 2017).

ation. Section 2.3.2 of the Official Plan outlines the policies and objectives for protecting, enhancing, and expanding on our City parks.

Chapter 7: Site and Area Specific Policies

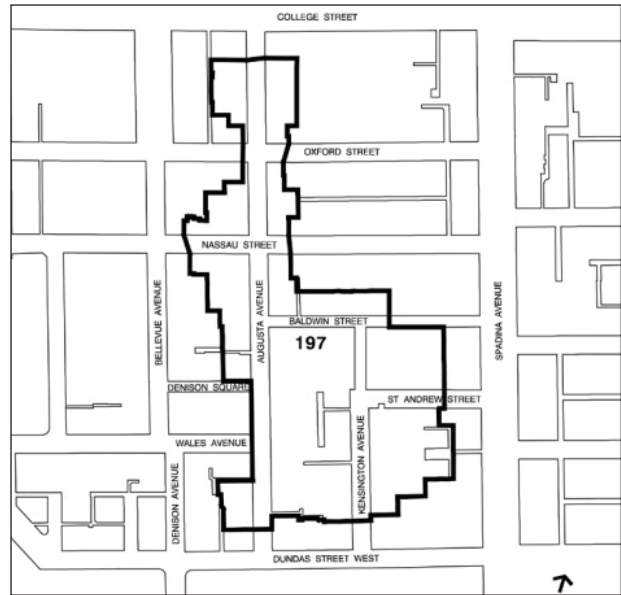
There are two sites and areas needing specific policies that vary from one or more of the provisions in the Official Plan. These Site and Area Specific Policies recognize unique historic conditions for approvals at specific development sites, or provide additional policy direction within an area. These policies apply only when they vary from the OP, and generally they provide direction on land use.

- Site and Area Specific Policy No. 197 specifies that any public or private developments and works in Kensington Market (Map 4-2 on page 41) should be consistent with the special characteristics of the area, including low-scale buildings with retail at grade, minimal setbacks, and open air display of goods on the boulevard.
- Site and Area Specific Policy No. 202 applies to lands as shown on (Map 4-3 on page 41), bounded by (and fronting on) College Street, Simcoe Street, Queen Street West and Spadina Avenue. SASP 202 specifies that commercial parking garages may be permitted in Mixed Use Areas at a density of up to 3.0 times the lot area, and on lots fronting on Spadina Avenue between Dundas Street West and Queen Street West at a density of up to 5.0 times the lot area through a zoning by-law amendment.

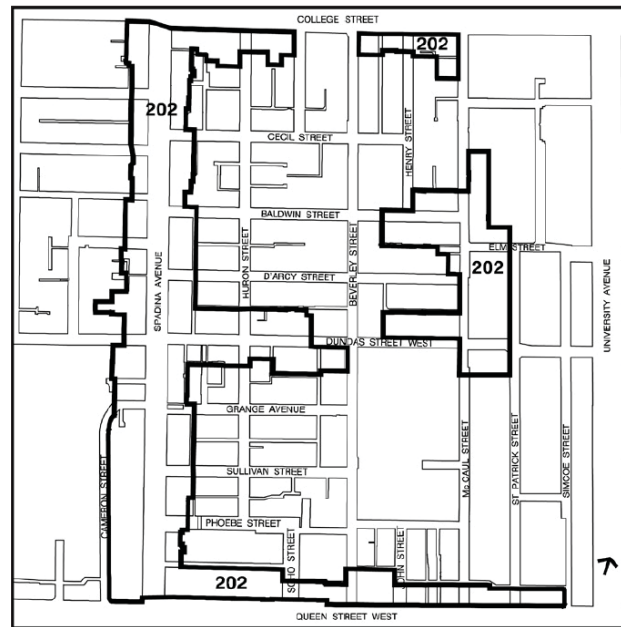
ZONING BYLAWS

Zoning regulations are intended to control site development and implement the broader policies set out in the Official Plan. The By-law regulates development in the City and provides a number of standards related to land use, building height, setbacks, built form, gross floor area, parking and loading, among others. The Study Area is subject to the City of Toronto General Zoning By-law No. 438-86 and the new city-wide Zoning By-law 569-2013 until such time as By-law 569-2013 is in full force and effect. By-laws 569-2013 generally carries forward the zoning from 438-86; as such, only By-law 569-2013 is reviewed below. Where appropriate, the relevant sections of Bylaw-438-86 are referred to.

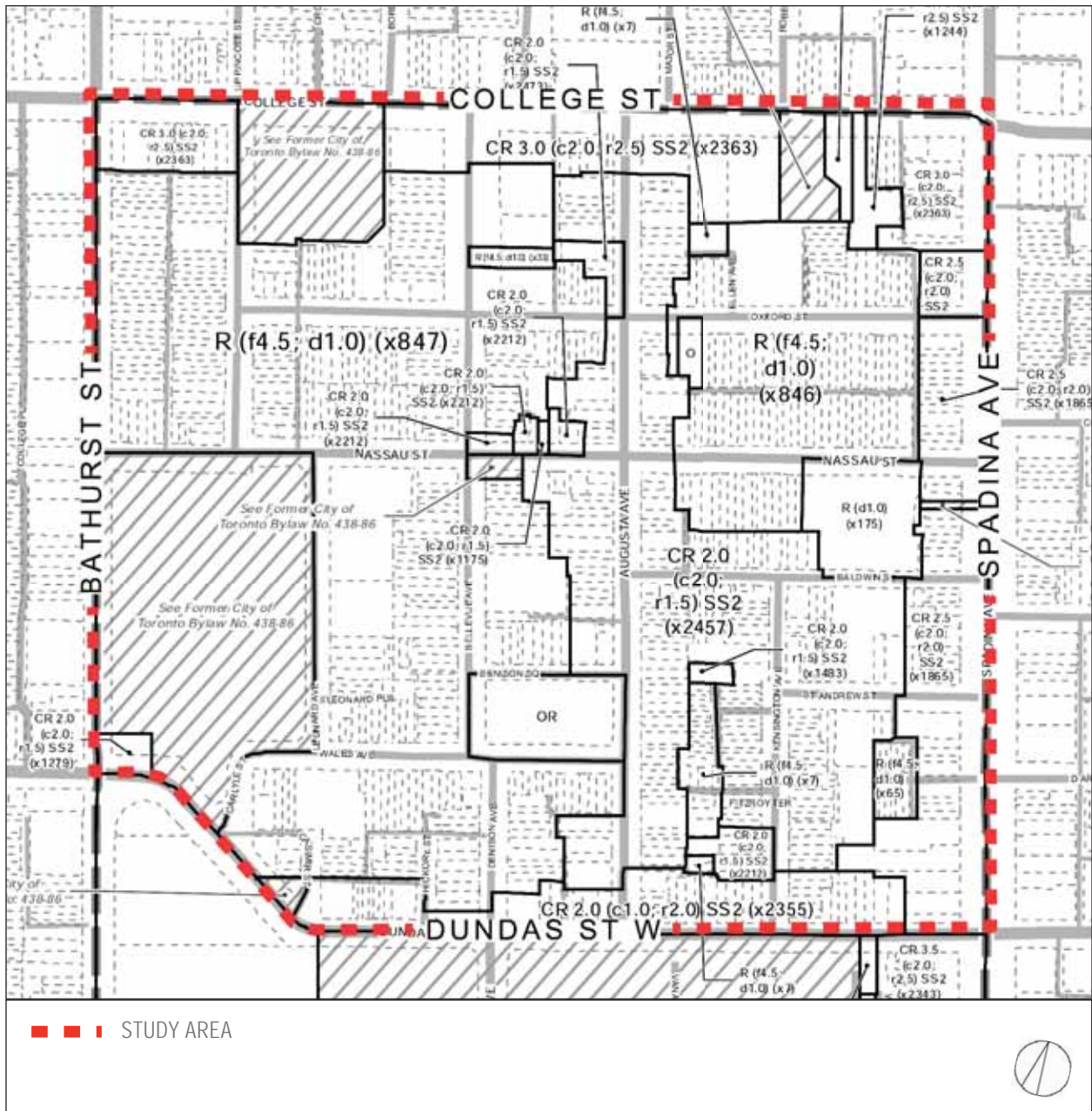
Per By-law 569-2013, the Study Area contains three main zones – Residential (R), Commercial Residential (CR) and Open Space (OR) (Map 4-4 on page 42). Most properties within the market area



MAP 4-2 SITE AND AREA SPECIFIC POLICY 197 (CITY OF TORONTO 2017).



MAP 4-3 SITE AND AREA SPECIFIC POLICY 202 (CITY OF TORONTO 2017).



MAP 4-4 ZONES IN THE STUDY AREA (CITY OF TORONTO).

are zoned Commercial Residential, which permits a variety of uses including residential, parks, community services, institutional uses, commercial, office and retail (restaurants). In the R zone, uses are limited to dwelling units in residential buildings and other complementary uses with conditions.

Relevant Zoning Policies

The following are the most relevant policies to the Study Area:

- **Floor Space Index:** Floor space index (FSI) is the total floor space of all buildings on a property divided by the property's total size. In the Commercial Residential (CR) zone in the market area, Bylaw 569-2013 generally permits a maximum floor space index of 2.0 of which 2.0 can be for commercial purposes and 1.5 for residential purposes with the exception of Dundas Street (CR 2.0 (c1.0; r2.0)), College Street (CR 3.0 (c2.0; r2.5)) and Spadina Avenue (CR 2.5 (c2.0; r2.0)), which each have specific FSI requirements.
- **Lot Frontage:** Lot frontage is the width at the front of a property. In the Residential (R) zone, the required minimum lot frontage is 4.5m. No maximum lot frontage applies. Existing lots with lot frontages less than 4.5m would likely be legal non-conforming.
- **Outdoor Patios:** Bylaw 569-2013 restricts outdoor patios to a maximum of 30 square metres and set back 30 metres from any residential lot.
- **Heights:** Generally, the heights in the CR zone and the R zone are limited to 12 metres. However, on most perimeter streets the By-law permits additional height ranging from 14 to 18 metres. More specifically, on Bathurst Street the permitted height varies from 12 to 14 metres, is 18 metres on Spadina Avenue, is 14 metres on Dundas Street, and is 16 metres on College Street. Site specific exceptions apply to the above.

Site and Area Specific Exceptions

In the CR Zone Bylaw 569-2013 carries forward a site specific exception (Exception CR 2457) to the CR zone.

Exception CR 2457 does not permit apartment buildings, only permits dwelling units above the first storey, and carries forward prevailing by-laws and prevailing sections from previous by-laws. Section 12(1)279 of the former By-law 438-86 contains parking excep-

tions within the market area for existing lots. Section 12(2)240 of the former By-law 438-86 places a maximum of 200 square metres of gross floor area on the following uses: a bakeshop, a caterer's shop, a club, a place of amusement, a place of assembly, a restaurant, or a take-out restaurant (Map 4-5 on page 44). This is significantly less than most other areas of the city. Moreover, none of these uses may be located above the first story above grade and only one of these uses may be located in any one building. Additionally, these uses must be located on a lot as such lot existed on July 9, 1991, thus restricting the creation of additional new lots for such purposes.

The By-law also restricts the use of land for commercial parking garages (Exception 12(2)132). Exception 12(2)270 further restricts the amount of non-residential gross floor area within the CR zone. Section 12(2)56 restricts the permitted uses within the CR zone, as delineated by the map in the By-law. Site specific exceptions apply to the above. Exception CR 2212 applies to 2 to 12 Kensington Avenue and includes many of the above noted restrictions with the exception that 12(2)240 does not apply.

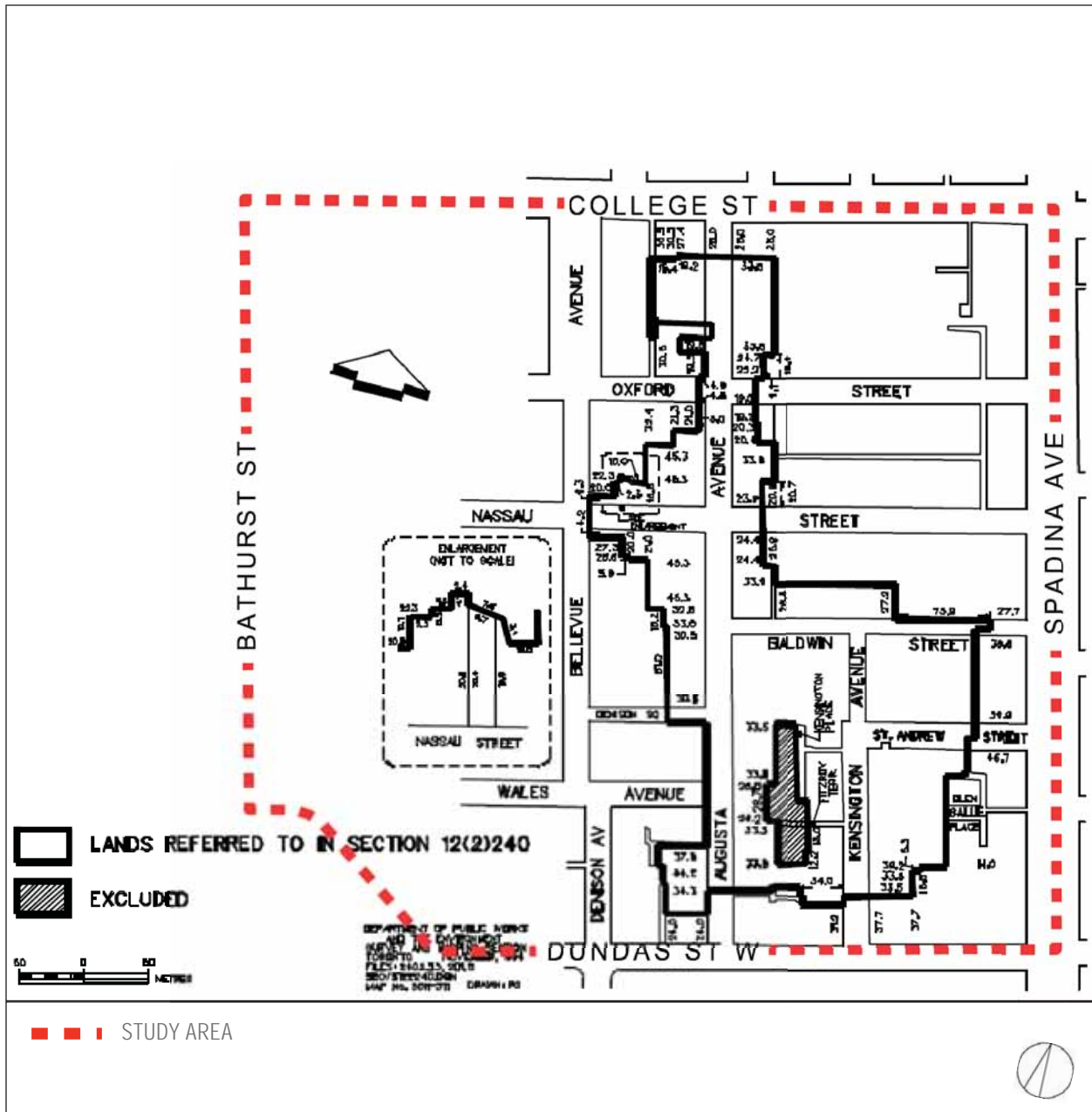
In the R Zone, Exception R 847 limits ancillary buildings and structures to lots with frontage greater than 4.57m and lists the permitted uses and any associated restrictions. Exception 12(2) 240 is also carried forward.

Other Bylaws

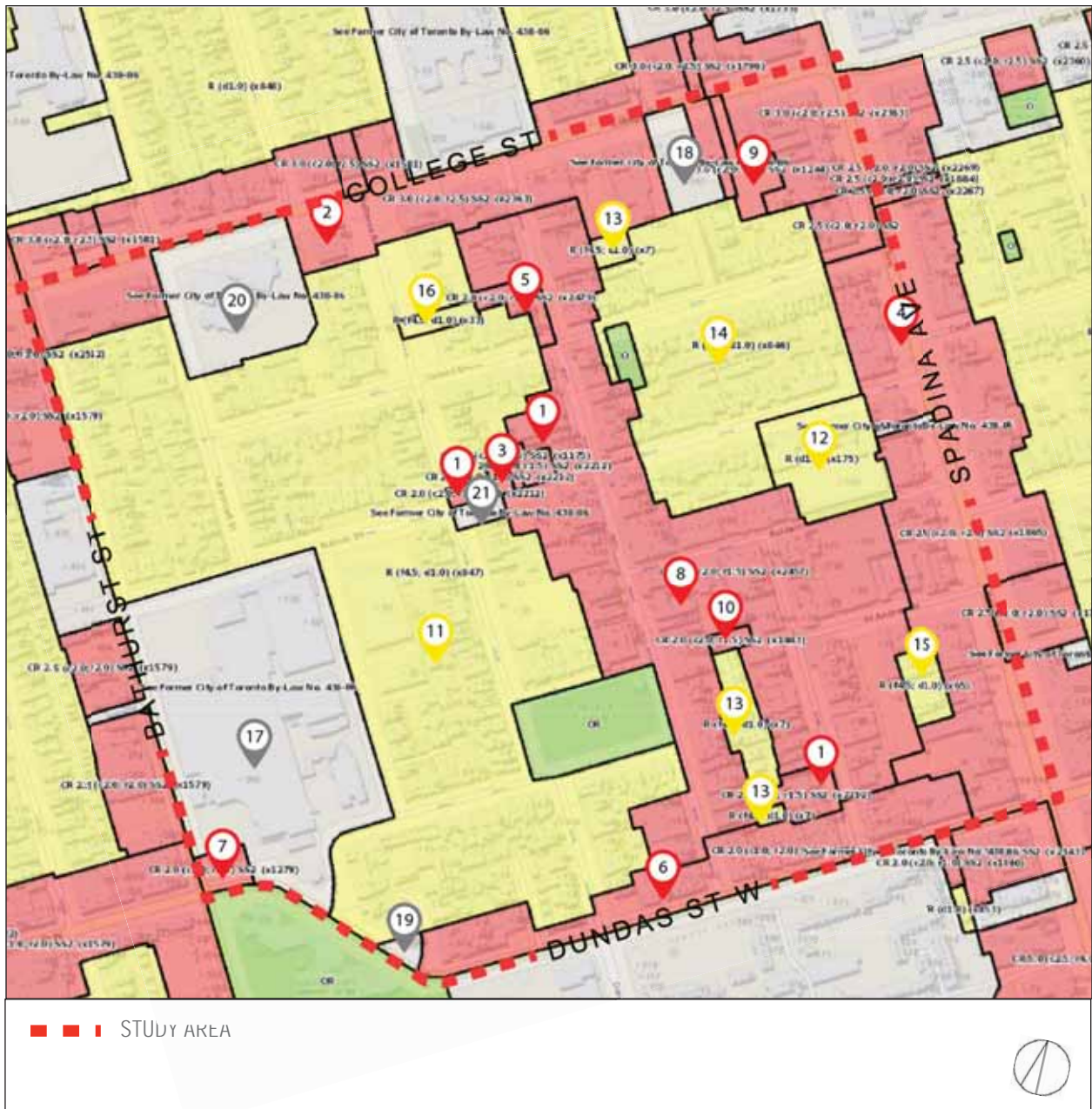
The Study Area also contains properties regulated by individual bylaws, including the Toronto Western Hospital, Kensington Community School, former Bell Building and The College Condominium, and several other site-specific by-laws. The following map shows zoning designations in Kensington Market (Map 4-6 on page 45). The numbers on the map correspond with the table on page 44-45 which identifies the address or general area to which the Study applies and list the site specific provisions and exceptions.

CITY OF TORONTO STREETSCAPE MANUAL

The City of Toronto Streetscape Manual is a reference tool to guide design, construction, maintenance of sidewalk/boulevard improvements on Toronto's arterial road network. The manual contains specific requirements for each of the four boundary streets. The requirements refer to streetscape design, paving, street trees, lighting and street furniture that are to be reviewed with new development applications and other works in the area.



MAP 4-5 ZONING BY-LAW NO. 438-56, SECTION 12, EXCEPTIONS APPLYING TO SPECIFIC US DISTRICTS OR SPECIFIC LANDS (CITY OF TORONTO).



MAP 4-6 ZONING DESIGNATIONS IN KENSINGTON MARKET (CITY OF TORONTO 2017 / URBAN STRATEGIES INC 2017).

ZONE	MAP LABEL	BY-LAW EXCEPTION #	ADDRESS/GENERAL AREA TO WHICH IT APPLIES	SPECIFIC, RELEVANT PROVISIONS
COMMERCIAL RESIDENTIAL (CR)	1	2212	2-12 Kensington Avenue, some properties on the north side of Nassau between Augusta and Bellevue	Only permits dwelling units above the first storey. Prevailing: Sections 12(1) 279, 12(2) 56, 12(2) 132, 12(2) 270(a) of 438-86
	2	2363	College Street frontage	Exception 900 11.10(2) Prevailing: Sections 12(2) 132, 12(2) 270(a) of 438-86.
	3	1175	Lot on north side of Nassau between Augusta and Bellevue	Only permits dwelling units above the first storey. Prevailing: Sections 12(1) 279, 12(2) 270(a) of 438-86.
	4	1865	Spadina Avenue frontage	Exception 900 11.10(2) Prevailing: Sections 12(2) 132, 12(2) 270(a) of 438-86
	5	2473	North west corner of Augusta and Oxford	
	6	2355	North side of Dundas	Exception 900 11.10(2) Prevailing: Sections 12(2) 56, 12(2) 132, 12(2) 270(a) of 438-86.
	7	1279	North east corner of Dundas and Bathurst	Only permits dwelling units above the first storey. Prevailing: Sections 12(1) 279, 12(2) 56, 12(2) 132, 12(2) 240, 12(2) 270(a) On 260 Augusta, former 638-76, 480-78, 481-78, 482-78, and 768-84 On 64 Oxford, former 638-76, 190-81, 368-81, 369-81, and 370-81
	8	2457	The majority of the commercial properties in Kensington	Only permits dwelling units above the first storey. Exception 900 11.10(2) Prevailing: Sections 12(1) 279, 12(2) 56, 12(2) 132, 12(2) 240, 12(2) 270(a) of 438-86.
	9	1244	291 College Street	Exception 900 11.10(2) Sections 12(1) 232, 12(2) 132, 12(2) 270(a) of 438-86
	10	1483	North end of Kensington Place	Only permits dwelling units above the first storey. Prevailing: Sections 12(1) 232, 12(1) 279, 12(2) 132, 12(2) 270(a) of 438-86.

ZONE	MAP LABEL	BY-LAW EXCEPTION #	ADDRESS/GENERAL AREA TO WHICH IT APPLIES	SPECIFIC, RELEVANT PROVISIONS
RESIDENTIAL (R)	11	847	The majority of the residential properties in Kensington	438-86; 12(2) 115 Exception 900.2.10(4) Prevailing: Sections 12(2) 56, 12(2) 240 of 438-86. On 55 Leonard Ave., former 21004 On or between the even numbered addresses of 96-108 Nassau St., former 21279 On or between the even numbered addresses of 112-114 Nassau St., former 20-68 On 69 Wales Ave., former 360-79 and 590-79
	12	175	South side of Nassau just west of Spadina	438-86; 12(1) 73 Exception 900.2.10(7)
	13	7	North end of Ellen Avenue, west frontage of Kensington Place, south end of Fitzroy Terrace.	Permission of nursing home, retirement home, or religious residence in accordance with specific conditions
	14	846	Most of the residential properties between Augusta, Spadina, and Baldwin	438-86; 12(2) 115 Exception: 900.2.10(4) Prevailing: 12(5)(h) of 438-86 and on 34 Oxford St, former 566-76 and 567-76
	15	65	West end of Glen Baillie Place	438-86; 12(2) 115 Exception 900.2.10(4)
	16	33	East side of Bellevue, just north of Oxford	438-86; 12(2) 115 Exception 900.2.10(4)
FORMER CITY OF TORONTO BY-LAW 438-86	17		399 Bathurst	Exception 12(1) 3a, 12(1)61), 12(2) 132 S.13: 831-80, 912-09 By-law: 831-80, 912-09 Zoned: R4 Z1.0
	18		294-326 College Street	Exception 12(1) 36, 12(2) 132, 12(2) 270 By-law 333-02, 138-03
	19		686 Dundas Street West	Exception 12 (1) 3b, 12(2) 132, 12(2) 270
	20		401 College Street	Exception 12(1) 3a, 12(1) 61, 12(1) 232, 12(2) 115, 12(2) 132
	21		55-59 Bellevue Avenue	Exception 12(1) 3a, 12(1) 61, 12(1) 232, 12(2) 115, 12(2) 132



ONGOING PLANNING INITIATIVES

There are numerous City-led planning initiatives in overlapping and adjacent areas. In creating an HCD for the Kensington Market neighbourhood, the recommendations of these studies must be considered. These initiatives include:

- Kensington Market Study of Restaurant and Bar Uses
- Bathurst Land Use and Built Form Study
- Spadina Avenue Planning Study
- College Street Built Form Study and SASP 533

TOcore Planning Downtown

Planning Downtown is a planning initiative to manage growth and intensification in Toronto’s Downtown through a Secondary Plan (Map 4-7 on page 48). Secondary Plans are more detailed local development policies which guide growth and change in defined areas. The Kensington Market Study Area is located on the western edge of the TOcore Study Area.

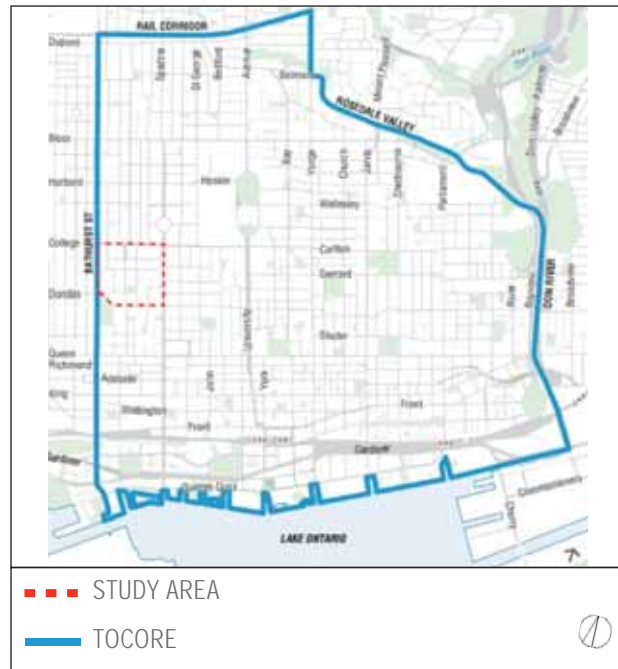
TOcore aims to develop a 25-year plan with six infrastructure-related strategies or assessments in parks and public realm, community services and facilities, transportation, office, and energy, as well as water. It will provide an integrated planning structure to address elements of land use, built form, heritage, housing, office, institutional, retail, parks and open spaces, community facilities, streets, transit, energy and water. It places an emphasis on inclusivity and affordability for vulnerable populations in the Downtown.

TOcore is a three-year, inter-divisional study led by the City’s Planning Department, involving an integrated and comprehensive study of Downtown and its relationship to the city and surrounding region. Several background studies were prepared in TOcore’s first phase in 2014-15, and in 2016 a proposals report was prepared to outline a comprehensive set of policy directions for the new Downtown Secondary Plan. These proposed directions, as well as public and stakeholder consultations beginning in early 2017, will form the basis of the draft Secondary Plan for Toronto’s Downtown.

Until the Secondary Plan is in full force and effect, it does not apply to the Study Area.

Bathurst Land Use and Built Form Study

The Better Bathurst: Land Use and Built Form Study was completed in February 2014 with recommended changes to the planning framework addressing properties fronting onto Bathurst Street



MAP 4-7 TOCORE STUDY AREA (CITY OF TORONTO).

from Queen Street in the south to Dupont Street in the north. Based on this report, City Council passed amendments to the in-force zoning by-law 438-86 and to the City of Toronto Official Plan.

The zoning by-law 714-2014 was adopted by City Council on July 8th, 2014. By-law 714-2014 amends former City of Toronto Zoning By-law 438-86 to update built form regulations for retail establishments along and adjacent to Bathurst Street. The amendment includes an update to Section 12(2)270 to limit the total amount of non-residential gross floor area for any retail establishment to 3,500m². It also limits the width of any retail use or service use on the ground floor of a building to 12m. By-law 714-2014 has been appealed and is now before the Ontario Municipal Board (PL140866).

The accompanying Official Plan Amendment No. 246 was adopted (as By-law 1060—2014) by City Council on August 28th, 2014 to guide development in the study area. OPA 246 adopted amendments to Site and Area Specific Policy (SASP) 334, and adding a new SASP 465 for Bathurst Street between Queen Street West and Dupont Street. OPA No. 246 has been appealed and is before the Board (PL141074).

The Vision for the SASP is to “reinforce the existing character and function of Bathurst Street, respect and conserve the cultural heritage, ensure an ap-

appropriate transition between new development and existing dwellings and uses in adjacent Neighbourhood Areas and to support pedestrian oriented retail in Pedestrian Shopping Areas.” The SASP divides the length of the study area into distinct Character Areas and articulates a vision for each. Of relevance to this study are the Palmerston-Nassau and Bathurst-College Character Areas.

The Palmerston-Nassau Character Area is adjacent to the study area for this HCD and runs along Bathurst from Dundas to College. It is anticipated to be a Pedestrian Shopping Area with pedestrian-scaled development to a maximum of four-storeys and featuring fine-grain retail uses on the ground floor. It prohibits residential uses on the ground floor of any new mixed use building.

The Bathurst College Character Area is also adjacent to the study area for this HCD and is situated at the intersection of Bathurst Street and College Street. The policies for this Character Area stipulate a maximum height of 9 storeys and a maximum street wall height of 5 storeys. It prohibits dwelling units on the ground floor of any new buildings.

Pedestrian Improvements Map 3 shows most of the area along Bathurst Street between Dundas and College as a “New Main Street”. This includes a setback of 4.8m and the addition of street trees to create a more pedestrian-friendly environment. The east frontage of Bathurst Street between Nassau and College is shown as Contextual Neighbourhood – Type 1, which stipulates that building faces be set back to align with the adjacent properties.

As stated above, both By-law 714-2014 and Official Plan Amendment No.246 are under appeal and are before the Ontario Municipal Board. Until such time as these matters are resolved by the OMB, the existing planning framework remains in full force and effect.

Spadina Avenue Planning Study

On February 14, 2012, the Downtown and East York Community Council directed City Planning to review the planning framework on Spadina Avenue generally from Front Street West to Bloor Street West. The study has also undertaken a review of recent development applications to anticipate the future evolution of the street. The study is impacted by several concurrent planning initiatives in the adjacent neighbourhoods, including the University of Toronto Secondary Plan Review (2016), the College Street Built Form Study (2012), the Kensington Market Heritage Conservation District Study (2016), and the much larger TO

Core study. To date, the Spadina Avenue Planning Study process has consulted with a working group to contribute local experience and knowledge that may be incorporated into any official recommendations from City staff. The study has undertaken an analysis of the street by dividing it into several distinct Character Areas, two of which (Character Areas A and B) are within the Kensington Market HCD study area. The built form recommendations for these Character Areas may impact the built form of Kensington Market.

College Street Built Form Study

On May 24, 2017 City Council adopted By-law 577-2017, amendment 379 to the Official Plan for the City of Toronto. The amendment introduced Site and Area Specific Policy 533 to the area bound by College Street between the west side of McCaul Street and the east side of Bathurst Street following the lengthy the College Street Built Form Study (CSBFS). SASP 533 and the College Street Guidelines, define a number of character areas along College Street, of which Character Area B overlaps with the Kensington HCD Study Boundary.

Character Area B runs along the south side of College Street from Bathurst Street nearly to Spadina Avenue. The study notes that the existing height limit is 16.0m throughout Character Area B. SASP 533 recommends mid-rise development in Character Area B, including a height limit of 30 metres (approximately nine storeys). The College Street Urban Design Guidelines specify building setbacks and step backs, as follows:

- A step back of 3m above the fourth floor (14 metres)
- A further step back of 3m above the seventh floor (23m)
- A minimum 5.5m sideyard step back above the base building (above the seventh floor)
- A setback of 7.5m from the rear property line
- A 45 degree angular plane taken from a height of 10.5m above the 7.5m rear setback line

Of particular reference to this HCD Study, Section 2.b.i.B describes the nature of Character Area B and the design considerations that will be necessary to ensure a sensitive rear relationship that respects the existing context of the Kensington Area:

- “IV. New developments at the corners of College Street and Augusta Avenue will provide a gateway into Kensington Market Neighbourhood with public realm enhancements and active uses at grade;



MAP 4-8 DEVELOPMENT ACTIVITY IN AND AROUND KENSINGTON MARKET (GOOGLE 2017 / URBAN STRATEGIES INC 2017).

DEVELOPMENT ACTIVITY IN AND AROUND KENSINGTON MARKET

DEVELOPMENT APPLICATIONS

1. **333 College Street | under review (2014)**
Rezoning application for 13-storey mixed-use building with 164 units. FSI: 5.6
2. **297 College Street | complete (2016)**
15-storey mixed-use building with 226 units. FSI: 8.4
3. **484 Spadina Avenue | under review (2014)**
Site Plan Approval for a 15-storey mixed-use building with 303 units. FSI: 7.8
4. **245-247 College Street | under construction (2017)**
Notice of Approval Conditions issued for 26-storey student housing building with 280 units
5. **243 College Street | under review (2012)**
Site Plan Approval for a 30-storey mixed-use building with 121 units
6. **374 Spadina Avenue | under review (2015)**
Site Plan Approval for a 2-storey commercial building
7. **25 Leonard Avenue | under review (2017)**
Site Plan Approval for 3-storey residential building with 22 units. FSI: 2.0
8. **571 Dundas Street W | under construction (2016)**
14-storey residential building with 241 units. FSI: 4.5
9. **270 Spadina Avenue | complete (2016)**
10-storey mixed-use building with 95 units. FSI: 6.8

COMMITTEE of ADJUSTMENT APPLICATIONS

1. **398-400 College Street | approved (2017)**
Minor variance additional 2 residential units on mixed-use building
2. **307 Augusta Avenue | approved (2016)**
Minor variance for outdoor patio at rear of restaurant
3. **462 Spadina Avenue | approved (2017)**
Minor variance to raise ceiling of third floor for office space
4. **50 Lippincott Street | OMB appeal (2016)**
Minor variance to building 3-storey townhouse
5. **46 Lippincott Street | accepted (2016)**
Minor variance to build 3-storey semi-detached dwelling
6. **119 Oxford Street | OMB appeal (2015)**
Minor variance to construct 3-storey detached dwelling
7. **99 Oxford Street | OMB appeal (2015)**
Minor variance to build 3-storey detached dwelling with garage
8. **49 Wales Avenue | deferred (2016)**
Minor variance to building third storey and 3-storey addition
9. **159 Augusta Avenue | OMB appeal (2016)**
Minor variance to convert commercial building to mixed use and build addition
10. **12A Kensington Avenue | OMB appeal (2016)**
Minor variance for 3-storey residential building
11. **10A Kensington Avenue | OMB appeal (2016)**
Minor variance for 3-storey mixed-use building

- V. New developments at the corners of College Street and Augusta Avenue will transition downwards to a low-scale height on Augusta Avenue consistent with the scale of Kensington Market”;

It should be noted that any future development applications will require a zoning amendment to permit the increase in height up to 30.0m and to implement the College Street Guidelines.

College Street Study Summary

Any future HCD Plan will need to review the Site and Area Specific Policy 533 and the College Street Guidelines to assess the impact of the proposed height increase to 30.0m, massing, transition in scale and in particular the impact of development of deep lots that back onto Kensington Market to ensure that low-scale height of buildings on Augusta Avenue are consistent with the scale of Kensington Market.

MAJOR DEVELOPMENT ACTIVITY

The area surrounding the Study Area has seen a number of recently proposed and approved development applications and Committee of Adjustment applications. Map 4-8 on page 50 indicates the location of these developments and provides information on each development application.

PLANNING POLICY SUMMARY

As described throughout this report, Kensington Market is a unique place within the City of Toronto. It has remained an enclave of low-rise residential, commercial and mixed-use buildings despite the city rapidly changing around it. The existing Official Plan planning framework for the market area specifically is quite robust with its intentions to protect the market for low-scale buildings with retail at grade, minimal setbacks and open air display of goods on the boulevard. The zoning includes specific restrictions on maximum GFA of certain retail uses and limits the creation of new lots in the CR zone. To date, these policies have generally been very effective at restricting any large scale development within the market area. However, recent development applications outside of Kensington Market that significantly depart from the policies found in the Official Plan and Zoning By-law (mostly in terms of additional height and/or density) have led many Kensington Market residents to question whether these planning policies are strong enough to continue to protect the market as a unique place within the downtown.

Moreover, while the City’s existing planning policies for the Kensington Market HCD Study area show distinct boundaries between the residential and mixed use areas (particularly SASP 197), the real boundary between residential and commercial uses is difficult to discern. This anarchy, the lack of following in-force planning policy, has been the case since the origins of the Market and has resulted in the transformation of the residential uses into commercial uses and vice versa, creating the eclectic built forms that you see today.

The College Street Site and Area Specific Policy 533 (SASP 533) was adopted by City Council on May 24, 2017. Any future HCD Plan will need to assess the impact of SASP 533 and the College Street Guidelines with a focus on any potential negative impacts associated with the height permissions of up to 30.0m, massing, and transition in scale. In particular, the impact of redevelopment of deep lots that back onto Kensington Market to ensure that new development is consistent with the low-scale height of buildings and character of Kensington Market.

In summary, many of the objectives of the HCD, as outlined in this report, are in keeping with the existing planning framework. The existing regulatory framework, however, is piecemeal, difficult to navigate, is in some cases out of date and does not relate to the intangibles of Kensington. Moreover, while the existing regulatory framework does provide certain protection to the Kensington Area, it does not protect heritage attributes of the Study Area and does not designate significant, noteworthy buildings with heritage value or restrict demolition. An HCD Plan could provide a cohesive and contemporary policy framework for the Study Area that is in one place and that most importantly, protects the heritage attributes of the Study Area.

4.2 HERITAGE POLICY

ONTARIO HERITAGE ACT

The key piece of legislation that governs heritage conservation in Ontario is the Ontario Heritage Act (OHA) (RSO 1990, Amended 2005), which was created to support conservation, protection and preservation of heritage resources in the Province. The OHA sets out the mechanisms for the conservation of heritage resources by enabling municipalities to:

- Establish municipal heritage committees (OHA, Part IV, section 28 (1))
- Designate individual properties as having cultural heritage value or interest (OHA, Part IV, section 29 (1))
- Include potential heritage properties on a register (OHA, Part IV, section 27 (1.2))
- Enter into heritage conservation easements (OHA, Part IV, section 37 (1))
- Establish heritage conservation districts (OHA, Part V)

The OHA requires the clerk of a municipality to maintain a register of properties of cultural heritage value or interest. The register lists all designated properties and may also include property that has not been designated under Part IV but that the council of a municipality believes to be of cultural heritage value or interest using the criteria in Ontario Regulation 9/06 (O. Reg. 9/06). This is referred to as 'listing' a property. The listing must include a description of the property that is sufficient to describe the property. As a result, it is always necessary to distinguish between a 'designated' property and a property 'listed' on a municipal register since both instances are covered by heritage permit provisions in the OHA.

The council of a municipality may undertake a study of an area within its boundaries for the purposes of designating one or more heritage conservation districts. If the municipality's official plan contains provisions for the establishment of heritage conservation district, council may enact a by-law to designate the defined area(s) as Heritage Conservation District (HCD).

The council of a municipality may also enter into "easements or covenants with owners of real property or interest in real property, for the conservation of property of cultural heritage value or interest." Typically the easement is registered on the property in the land registry office.

The Ontario Heritage Act is available at <https://www.ontario.ca/laws/statute/90o18>

ONTARIO HERITAGE TOOLKIT

The Ontario Heritage Toolkit is a best practice document produced by the Ministry of Tourism, Culture and Sport to assist municipalities in the identification and designation of HCDs in their communities. The Ontario Heritage Toolkit is available at: http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

CITY OF TORONTO OFFICIAL PLAN

The City's Official Plan (OP) (consolidated 2015) addresses HCDs through specific policies relating to identification and conservation which are outlined in Section 3.1.5. Several policies apply the HCDs, specifically Policy 2 and Policy 30.

Policy 2 states:

Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.

Policy 30 states:

Potential Heritage Conservation Districts will be identified and evaluated to determine their significance and cultural heritage values, in a Heritage Conservation District study. Heritage Conservation Districts that have been evaluated to be significant for their cultural heritage value will be designated and conserved.

Properties within the HCD are protected through their inclusion on the Heritage Register. Guidelines for conserving the HCD's cultural heritage value, character and attributes are outlined in a Heritage Conservation District Plan. Both the HCD Study and Plan are conducted in accordance with Council adopted guidelines and terms of reference.

CITY OF TORONTO HCD TERMS OF REFERENCE

The HCD Terms of Reference (HCD TOR) were developed in 2012 to reflect changes to the OHA and to provide a consistent approach for the studying and planning of HCDs in the city. The HCD TOR satisfy the requirements of the OHA for the study of HCDs in the following way:

1. HCD TOR Policy 1, 4, 5, 6 and 7 and Appendix A, fulfill OHA requirements set out in Section 40.(2) which requires the HCD Study to:
 - examine the character and appearance of an area including buildings, structures and other features to determine if the area should be preserved as an HCD
 - examine and make recommendations for the boundary of an HCD
 - make recommendations for the objectives of designation and content of a HCD plan
 - make recommendations for any changes required to the municipality's official plan and by-laws including any zoning by-laws
2. HCD TOR Policy 8, 9, 10, 11, 12, 13, 14, 15, 16 and Appendix A, fulfill OHA requirements set out in Section 41.1 (5) which requires the HCD Plan to:
 - state the objectives of designating the area of an HCD
 - explain the cultural heritage value of the district and the properties within it
 - create policy statements, guidelines and procedures for achieving the stated objectives of the HCD
 - describe alterations or classes of alterations that the property owner may carry out without obtaining a permit

This HCD Study undertook the activities identified in point 1 above. Following the recommendations of the study, an HCD plan may be initiated by the City.

The HCD TOR is available at https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/hcd_policies.pdf

PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement, 2014 (PPS) is issued under Section 3 of the *Planning Act* and provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires municipal and provincial land use planning decisions to be consistent with the PPS. It is intended to be read in its entirety and the relevant policies applied to east

situation. The current PPS came into effect on April 30, 2014 and applies to planning decisions made on or after that date. It replaces the PPS, 2005.

The PPS seeks to balance appropriate development with the protection of resources of provincial interest, public health, safety and the quality of the natural environment. Ontario's long-term economic prosperity, environmental health, and social well-being are considered to be dependent on the protection of these resources.

The PPS encourages a 'sense of place' through well-designed built form and cultural planning, and by conserving features that help define characters, including built heritage resources and cultural heritage landscapes.

Section 2.6 addresses Cultural Heritage and Archaeology stating that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

It defines a cultural heritage landscape as "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for the interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, view shed, natural areas and industrial complexes of heritage significant, and areas recognized by federal or international designation authorities (i.e. a National Historic Site or District designation or a UNESCO World Heritage Site)."

The Provincial Policy Statement is available at <http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

BUILT FORM & LANDSCAPE SURVEY



SECTION COVER PHOTOGRAPH:
HCD STUDY FIELD SURVEY (THA 2016).

5.0 BUILT FORM & LANDSCAPE SURVEY

5.1 INTRODUCTION

Completion of the built form and landscape survey is a requirement of the *Heritage Conservation Districts in Toronto, Procedures, Policies and Terms of Reference* (2012) (HCD TOR). The survey is conducted using a standardized form to inventory every property regardless of age, condition or heritage potential. The survey form was created by the City of Toronto and is used for all HCD Studies. The form is comprised of the following eight sections: Property Information; Historical Information; Architecture Information; Landscape/Streetscape; Context and Setting; Additional Information; Recorder Information; and Photos.

The intention of the field survey is to objectively record the Study Area during the time of the Study. The information collected during the survey helps the study team during the character analysis phase when styles and typologies need to be identified. Since the survey serves as a baseline of current conditions, it is also used by Heritage Preservation Services when reviewing permits for demolition, alterations or development proposals.

5.2 METHODOLOGY

The fieldwork for the built form and landscape survey was completed by THA between April and September 2016 (Fig. 5-1). The team was comprised of three surveyors and one photographer. Properties were identified using a list of property addresses provided by the City of Toronto. This list contained 878 addresses. Through the field survey it was determined that two addresses on the list are located outside the Study Area and six addresses were on the list twice. These seven properties are not included in the Built Form and Landscape Survey forms or the analysis. The remaining 870 properties were subject to desk research, field survey and photo documentation. These properties form the basis for analysis of the Study Area.



FIG. 5-1 A FIELD SURVEYOR SITS RECORDING A BUILDING IN THE STUDY AREA, AUGUSTA AVENUE (THA 2016).

5.3 LIMITATIONS

According to the HCD TOR, the Built Form and Landscape Survey is conducted from the public realm. Several addresses are associated

with properties that were obscured or not visible from the public realm. In these cases, what was discernible was documented and otherwise the form states, “Not visible from public realm”.

Much of the Study Area is defined by a tradition of incremental and often informal construction, a fact that creates a degree of inaccuracy when relying on conventional research sources. Numerous instances were observed for example, where building additions visible from archival photographs are not reflected in updated fire insurance plans. Additionally, the dates of construction provided by the City often appeared to contradict the built form. This margin of error should be considered when reviewing survey forms. Primacy should be given to field observations, and other information should be reconfirmed when it appears suspect.

HISTORY

The history section of the Built Form and Landscape Survey was completed through desk research. THA reviewed the park lot history, the applicable subdivision plans and conducted research using the Toronto Jewish Directory for 1925 and 1931 from the Ontario Jewish Archives. This methodology was used to efficiently gain an understanding of the large number of properties within the Study Area. The Jewish Directory was used to provide a social cross-section of the Study Area at a period when the Jewish community was established.

DATES OF CONSTRUCTION

The City of Toronto provided a Land Use Planning Data document which contained approximate dates of construction for the properties surveyed. In many cases these dates appear inconsistent with the appearance of buildings, as visible from the public realm. THA attempted to corroborate these dates using fire insurance plans from 1884, 1899, 1903 and 1924 where possible. Dates were updated where a more accurate year was reasonably clear. In many cases however, the piecemeal growth that characterizes much of the Study Area, combined with the margin of error in fire insurance plans and the unknown reliability of City date sources made it impossible to conclusively ascribe a new date.

STYLE

Where properties contained built forms, the styles were determined based on the legibility of the building as visible from the public realm. While some properties within the Study Area were designed with high styles, the majority of properties could not be placed within these categories. Several categories

were created to group and analyze the properties for the purposes of this Study. These are described with greater detail in “7.0 Character Analysis” on page 9. The style of the built form was determined independently of the date of construction. There are numerous instances where older structures have been renovated and display newer styles. This creates cases where the date of construction falls outside the identified date range of the style.

HEIGHTS/STOREYS

The Heights/Storeys provided on the Built Form and Landscape Survey is taken from the City of Toronto Land Use Planning Data. This data was confirmed through the field survey.

STRUCTURE TYPE

The structure type was defined by its height and the configuration of the original structure. The height was defined as low-rise (1 to 3 storeys), mid-rise (4 to 12 storeys) or high-rise (12+ storeys). The configuration was defined as detached, semi-detached or row. Rows and semi-detached buildings may be the same style and/or date or may be connected buildings of a different style and/or date.

FRONT AND SIDE YARD SETBACKS

For properties where there is a built form the front yard setback was estimated as a distance from the city sidewalk to the built form. Side yard setbacks are given for corner properties only and are also estimated as a distance from the city sidewalk to the built form.

LANDSCAPE TYPE

Landscape types were defined according to three criteria: usage, permeability, and surface type. Usage refers to whether the landscape serves a residential or commercial function. Permeability indicates whether the space is open to the public realm, enclosed, or some gradient of the two. Lastly it is indicated whether the primary surface is hard (paved, concrete, etc.) or soft (grassed or gardens).

UNDETERMINED

There were several portions of data that are requested on the form that were not researched due to the length of time it would take to undertake such research. The fields were Builder, Previous Use(s), and Previous Owner(s) and the form notes, “Undetermined at this time”.

For the majority of building types it is not possible to determine their construction materials from the public realm. This field on the form notes, “Undetermined at this time”.

SECTION COVER PHOTOGRAPH:
EXCERPT FROM COMMUNITY INPUT (THA 2017).

6.0 COMMUNITY & STAKEHOLDER CONSULTATION

The community consultation program was comprised of two public meetings as well as formation of a Stakeholder Advisory Committee (SAC). Due to the high level of community interest in the HCD Study, a kick off meeting was held on March 15, 2016 at Saint Stephen-in-the-Fields. It was attended by the local councillor, members of Heritage Preservation Services (HPS) as well as the consultant team. The issue of the Study Area boundaries was raised by several community members who believed they did not reflect the community nomination. As a result, the boundaries were subsequently enlarged to include the main streets of Dundas, Bathurst, College and Spadina.

6.1 STAKEHOLDER CONSULTATION

STAKEHOLDER ADVISORY COMMITTEE

During the kick off meeting, HPS announced that a Stakeholder Advisory Committee (SAC) would be created specifically for the purposes of advising the consultant team during the course of the HCD Study. Community members were asked to put their name forward if they were interested in serving on the SAC.

Over the next month, 14 names were received and a Terms of Reference created (see "Appendix B: Community and Stakeholder Consultation"). The SAC was comprised of members of the Kensington community who are residents, businesses owners and community organizers. The first meeting of the SAC took place on May 24, 2016 at Saint Stephen-in-the-Fields. HPS presented an overview and THA outlined research and field survey work completed to date. Committee members were asked to describe what they felt was important/what they wanted the HCD to achieve.

The second SAC occurred on September 28, 2016 at Saint Stephen-in-the-Fields. The study team presented draft findings from the research stage. The third SAC occurred on November 22, 2016 at Saint Stephen-in-the-Fields (Fig. 6-1 on page 61). The SAC was provided with a draft evaluation, heritage values and attributes and asked if these reflected what was significant to them. Following the meeting, a draft Statement of Heritage Value was circulated to the SAC for their review and comment.



FIG. 6-1 STAKEHOLDER ADVISORY COMMITTEE MEETING NO.3 (THA 2016).



FIG. 6-3 COMMUNITY CONSULTATION MEETING NO.2 (CITY OF TORONTO 2017).

Summary notes from all three meetings are contained in “Appendix A: Historical Timeline”.

The presentations and notes from the SAC meetings were posted to the City of Toronto HCD Blog <https://hcdtoronto.wordpress.com/category/kensington-market/>.

INDIVIDUAL STAKEHOLDER MEETINGS

HPS and THA met with the Toronto Western Hospital on March 17, 2017. At this meeting, THA presented the HCD Study final recommendations. HPS undertook a further meeting on April 11, 2017. At this meeting, the history and evolution of the Toronto Western Hospital and its situation within the Study Area was examined.

6.2 COMMUNITY CONSULTATION

The first Community Consultation Meeting (CCM) took place on June 21, 2016 at St. Stephen’s Community House. HPS staff presented an overview of the HCD Study and Plan process and THA presented work completed to date as well as a timeline for completion. Participants chose to have a group discussion with questions and answers rather than breakout tables. Participants were also

asked to describe what was significant to them on a map of the Study Area (Fig. 6-2 on page 62).

The second CCM took place on February 9th, 2017 at St. Stephen’s Community House (Fig. 6-3 on page 63). HPS presented an overview of the HCD Study and Plan phases and THA presented draft recommendations. Feedback was received during the meeting itself and during group discussion. Generally the participants were in favour of moving forward with an HCD Plan, the recommended boundaries and Statement of Heritage Value. A two week comment period was also provided.

Summary notes from both meetings are contained in “Appendix A: Historical Timeline”.

The panels and presentations for both CCMs were posted to the City of Toronto HCD Blog <https://hcdtoronto.wordpress.com/category/kensington-market/>.

CHARACTER ANALYSIS



SECTION COVER PHOTOGRAPH:
BUSINESSES AND HOUSING ON AUGUSTA AVENUE (THA 2016).

7.0 CHARACTER ANALYSIS

The character of the Study Area is influenced by a number of factors, both tangible and intangible. The block and street patterns as well as the narrow property frontages that resulted from consecutive subdivision plans created a physical environment which has sustained a self-identifying and contained community for a hundred years. The character of the Study Area is the product of decades of slow and incremental change to residential and commercial buildings that reflect the personal styles and tastes of residents and business owners, resulting in a place of eclectic individualism (Fig. 7-1, Fig. 7-2 on page 68). These modifications take a variety of forms and materials particularly where created by businesses (Fig. 7-3 on page 68). Using canopies, umbrellas, awnings as well as one and two storey additions to protect their wares and increase floor space, these additions often extended to the limits of property lines which created a blurring of the private and public realms (Fig. 7-4 on page 68).

7.1 BLOCK & STREET PATTERNS

The Study Area contains a unique block and street pattern resulting from Alexander Aiken's 18th-century survey and in particular the Park Lots that were laid out between Queen and Bloor streets. At 200 metres by 2,000 metres, the 100-acre Park Lots were ten times longer than they were wide. By the early 19th-century, all the property within the Study Area was owned by three owners - Dr. William Warren Baldwin, George Taylor Denison and George Crookshank. Each of their holdings was a different size, with Baldwin owning Park Lot 16 (100 acres), Denison owning Park Lot 17 and the eastern half of Park Lot 18 (150 acres) and Crookshank owning the western half of Park Lot 18 (50 acres) (Diag. 7-1 on page 69).

Subdivision of the Baldwin, Denison and Crookshank properties began in the 1850s. Numerous subdivision plans were created over the ensuing years with little or no regard for the adjacent properties. This piecemeal and un-coordinated subdividing of property by numerous property owners resulted an area containing a variety of block dimensions, no two of which are the same. Although most are rectangular in shape (15 of the 17 within the Study Area), eight blocks are oriented north-south and seven are oriented east-west. The remaining two blocks are square.





FIG. 7-1 LIPPINCOTT STREET (THA 2016).



FIG. 7-2 KENSINGTON AVENUE (THA 2016).



FIG. 7-3 BALDWIN STREET (THA 2016).



FIG. 7-4 AUGUSTA AVENUE (THA 2016).

Streets display a similarly irregular pattern. There are 15 public streets within the Study Area (plus the four boundary streets):

- Augusta Avenue
- Baldwin Street
- Bellevue Avenue
- Carlyle Street
- Casimir Street
- Denison Avenue
- Denison Square
- Hickory Street
- Kensington Avenue
- Leonard Avenue
- Lippincott Street
- Nassau Street
- Oxford Street
- St. Andrew Street
- Wales Avenue

Of these, all but two exist in their entirety within the Study Area - meaning that they all commence and terminate within the Study Area boundaries. Only Lippincott Street and Denison Avenue continue directly outside of the Study Area.

Most of the streets within the Study Area have a Toronto-standard 20 metres (66 feet) right-of-way reflecting their creation after the 1834 by-law mandating 18 metres (60 feet) as a minimum size. Two streets within the Study Area are notable for their narrow right-of-ways. Kensington Avenue between St. Andrew Street and Baldwin Street, and Baldwin Street itself, both have 12 metres (40 feet) right-of-ways. The streets were laid out by Dr. William Warren Baldwin likely in the 1820s, and are thus very early streets pre-dating incorporation of the City of Toronto. Bellevue is 40 metres (132 feet) wide, an historic condition since it was always meant to be a grand avenue with the additional width set aside for rows of trees on its east and west sides (Diag. 7-2 on page 69).

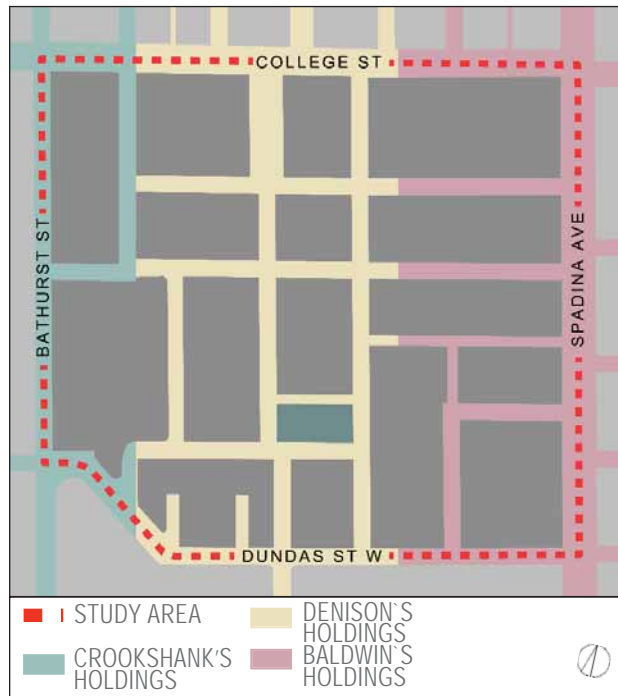
The four bounding streets of the Study Area are busy arterial roads and transportation routes that are all served by TTC streetcar routes. The character of these streets is discussed more fully in “7.6 Streetscapes” page 80.

LANEWAYS

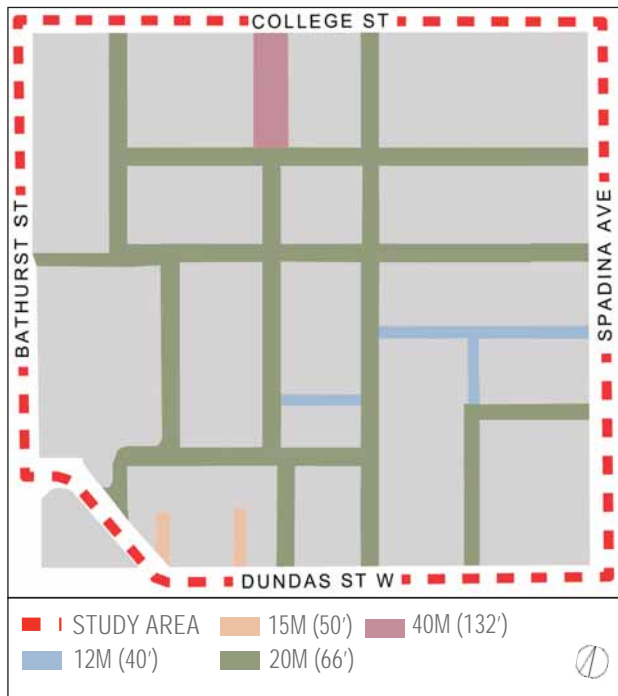
In addition to the public streets, there are four public laneways:

- Kensington Place
- Glen Baillie Place
- Fitzroy Terrace
- Littlehayes Lane

The first three of these public laneways all contain rows of houses which were originally workers cottages. The remaining non-public laneways, both named and unnamed, provide access to the rear of residential and commercial properties. The laneways



DIAG. 7-1 KENSINGTON MARKET NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT (HCD), SHOWING PARK LOTS (THA 2017).



DIAG. 7-2 KENSINGTON MARKET NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT (HCD), SHOWING STREET WIDTHS (THA 2017).

in the Study Area developed over a hundred-year period, but without an overall planning rationale. They can be categorized by two types: service laneways and dead-end laneways. In Toronto, service laneways are common on commercial main streets such as Queen and King streets. They provide access to multiple properties and cross major and minor intersections. Service laneways are also commonly used to provide access to garages at the rear of residential properties. In the Study Area, very few service laneways run the entire length or width of a block. Where they do, such as the laneway between Bathurst Street and Lip-pincott Avenue, they were laid out in the original plan of subdivision. More common in the Study Area is the dead-end laneway. These narrow, irregular lanes provide access to only a few properties and terminate inside a block. As a result, the current network of laneways in the Study Area is characterized by its haphazard nature (Diag. 7-3 on page 70).

This combination of irregular block and street patterns creates several unique conditions:

A high number of corner properties

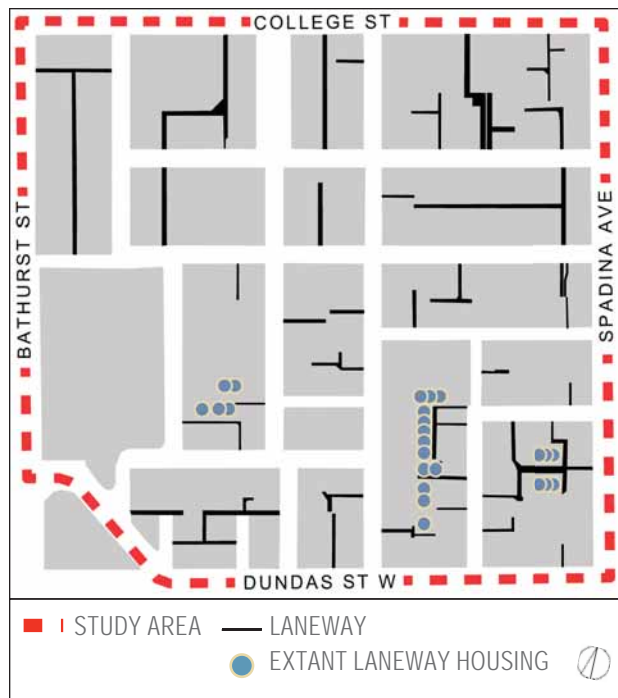
There are over 70 corner properties in the Study Area. Throughout the city, corner properties on main streets have historically been attractive to businesses both small and large due to frontages on two street and thus increased visibility. In the Study Area, this remains true even though the streets are not originally commercial main streets, but rather former residential streets that have been converted to commercial uses at grade. This conversion started in the early 20th-century when the Study Area became home to a significant population of Toronto’s Jewish residents who recreated a village or shtetl environment with its intertwining of economic and social relationships (Fig. 7-5 to Fig. 7-7 on page 71).

A number of T-intersections

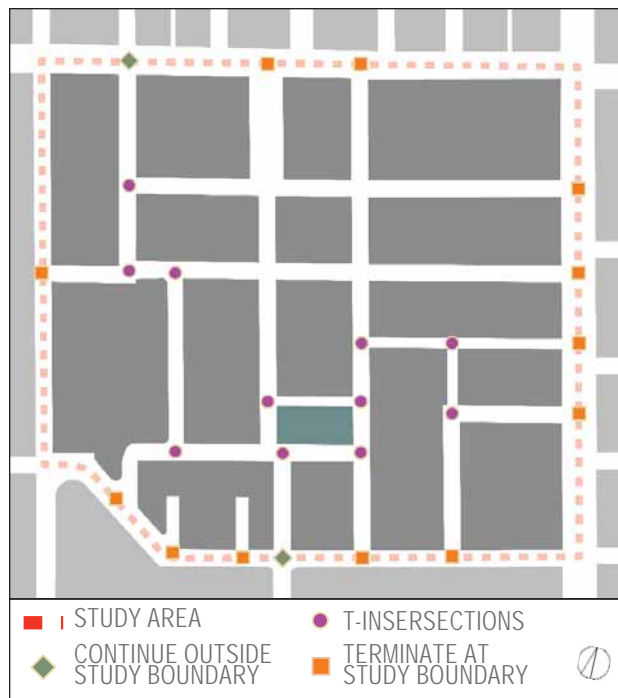
There are 10 T-intersections in the Study Area. In combination with short blocks, this creates an environment that is both pedestrian-friendly and restrictive to vehicular traffic. In addition, discontinuous streets tend to promote sociability insofar as they impede heavy car traffic which is a negative influence on sociability (Diag. 7-4 on page 70).

A sheltered community

The Study Area is not the result of ordered, rational planning. The irregular block and street patterns encourage street activity and sociability. This facilitates the opportunity for brief and informal contacts to become larger, more permanent



DIAG. 7-3 KENSINGTON MARKET NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT (HCD), SHOWING LANEWAYS AND EXTANT LANEWAY HOUSING (THA 2017).



DIAG. 7-4 KENSINGTON MARKET NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT (HCD), SHOWING INTERSECTIONS (THA 2017).



FIG. 7-5 BALDWIN STREET AND AUGUSTA AVENUE, 1932
(CITY OF TORONTO ARCHIVES: FONDS 1266, ITEM 62172).



FIG. 7-6 BALDWIN STREET AND KENSINGTON AVENUE,
1980 (CITY OF TORONTO ARCHIVES: SERIES 1465, FILE 343,
ITEM 9).



FIG. 7-7 OXFORD STREET AND AUGUSTA AVENUE, 2016
(THA 2016).

social networks. This, in turn, creates a feeling of belonging and security among residents.

7.2 PROPERTY FRONTAGES & PATTERNS

Between the 1850s and 1920s, the Study Area was subject to more than 40 plans of subdivision. In many instances, the plans were applied to existing plans and effected a handful of properties. All 870 properties within the Study Area have been subdivided at least once. Just over 50% of these (454 properties) have been subdivided twice, 23% (187 properties) subdivided three times, 8% (77 properties) subdivided four times, 1% (11 properties) subdivided five times or more.

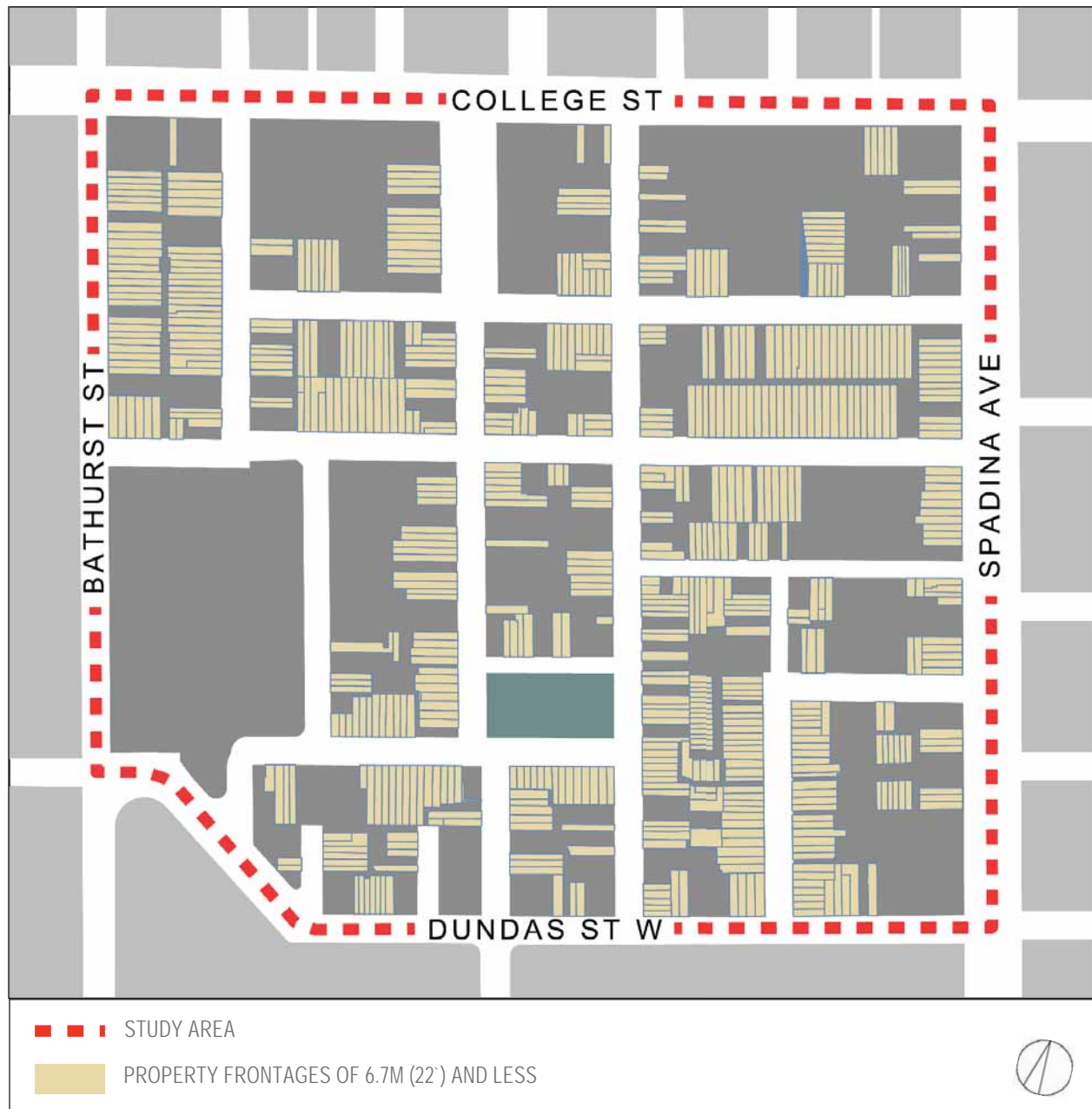
This consecutive subdividing of properties has resulted in an area characterized by narrow property frontages. Roughly 75% (640 properties) in the Study Area have frontages of 6.7 metres (22 feet) or less. In fact 56% (488 properties) have frontages that are 5.5 metres (18 feet) or less (Diag. 7-5 on page 14).

7.3 ARCHITECTURAL STYLES

The subdivisions that created narrow lot frontages in the Study Area influenced the style and configurations of buildings. The earliest known structures in the Study Area were estates constructed in the early 1800s. Smaller houses and cottages developed near Spadina Avenue by mid-century, however it was not until the 1870s that a neighbourhood began to develop in earnest. Toronto grew from 55,000 residents in the mid-1850s to 77,000 in the 1880s, and property at the outskirts was rapidly developed to house the growing population. By this time the majority of the Study Area had been subdivided, with owner-builders and speculative developers building it up. The base building stock was largely in place by 1910, representing trends and development patterns typical of its time in Toronto. The alterations and evolution of that stock over the next century speak to the subsequent and dynamic history of the neighbourhood.

DEFINITIONS

THA categorized all buildings in the Study Area according to architectural style to better understand the built character of the Study Area. Styles were applied



DIAG. 7-5 KENSINGTON MARKET NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT (HCD), SHOWING PROPERTY FRONTAGES (THA 2017).

using established sources such as Patricia McHugh's *Architectural Styles in Toronto*, and these are described in "Appendix C: Architectural Styles Guide".

Much of the Study Area resisted straightforward categorization however, either lacking clear adherence to a style, or having been so altered that a single style does not predominate. As a response, THA developed several stylistic definitions to categorize the problematic buildings: Residential Vernacular, Commercial Vernacular and Modified. This categorization permits another layer of built form analysis of the Study Area, using buildings whose styles would otherwise have to be categorized as 'other'. While these definitions may have broader applicability in areas that developed contemporarily in a similar fashion, they have been created specifically to describe buildings within the Study Area.

Residential Vernacular

Residential Vernacular refers to a modest type of housing that was built by owners with modest means, or for speculative development purposes. Usually built semi-detached or in rows, the buildings tend to have few exposed façades. This limits the stylistic variations and differentiation possible for a given building, and Residential Vernacular buildings are characterized by a common form with slight variations in materials, decoration and composition. Built by contractors, they typically apply only individual elements of style and lack the coherence of academic, architect-derived designs. The material and decorative vocabularies of Residential Vernacular buildings correspond to trends contemporary with their construction. They are loosely organized according to these eras:

- Victorian, 1860-1900: Common features include polychromatic brickwork and raised brick detailing, fish-scale shingles, stained-glass transom windows, and bold roofs, often with large gables. Buildings typically use motifs and materials from revival and other 19th-century styles including Queen Anne, Second Empire, Gothic Revival and Classical Revival (Fig. 7-8 on page 73).
- Early 20th-century, c. 1900-1929: More sober, square, and heavy than their Victorian predecessors. Often faced in brick of dark shades with stone sills, lintels or other accents. Bold but simple cornices are common, punctuated with heavy rectangular modillions. Window openings are rectangular, and shallow bay windows are common (Fig. 7-9 on page 73).
- 1930-1945: Shallow hipped roofs, simple



FIG. 7-8 RESIDENTIAL VERNACULAR VICTORIAN, BATHURST STREET (THA 2016).



FIG. 7-9 RESIDENTIAL VERNACULAR, EARLY 20TH-CENTURY, NASSAU STREET (THA 2016).



FIG. 7-10 RESIDENTIAL VERNACULAR, 1930-1945, DENISON STREET (THA 2016).



FIG. 7-11 RESIDENTIAL VERNACULAR, POSTWAR, NASSAU STREET (THA 2016).



FIG. 7-13 RESIDENTIAL VERNACULAR, POST-1980 TRADITIONAL (THA 2016).



FIG. 7-12 COMMERCIAL VERNACULAR, EARLY 20TH-CENTURY, BALDWIN STREET (THA 2016).



FIG. 7-14 COMMERCIAL VERNACULAR, POSTWAR, AUGUSTA AVENUE (THA 2016).



FIG. 7-15 MODIFIED, ST. ANDREW STREET (THA 2016).

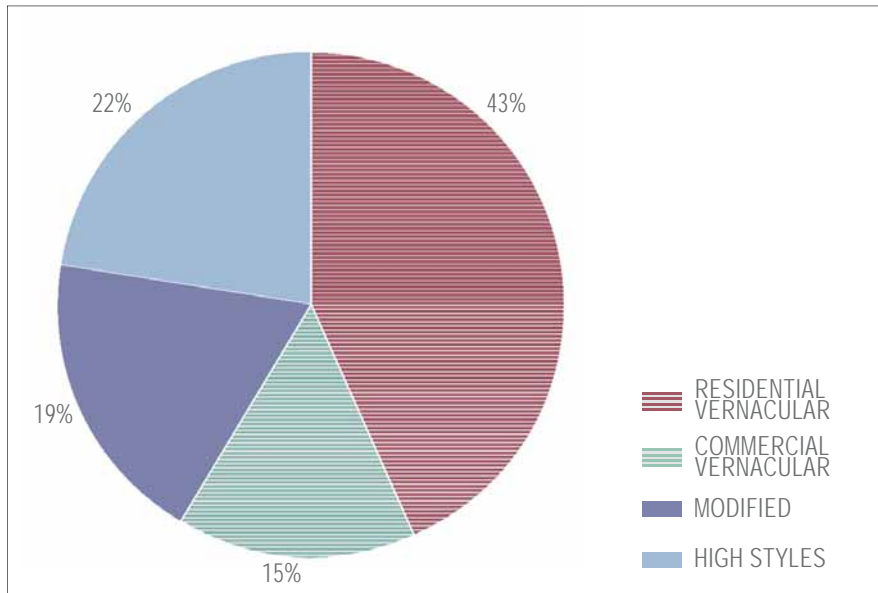


FIG. 7-16 ARCHITECTURAL STYLES IN THE STUDY AREA (THA 2017).

façades, often characterized by bays with pent roofs at grade – materials include dark, textured brick and often feature a base of masonry beginning at the foundation that wraps around the front doorway. Faux timbering and noble metallic roof cladding are common (Fig. 7-10 on page 73).

- Postwar, 1945-1980: Very simple, rectilinear forms with shallow hipped roofs. Typically feature wide, rectangular window openings that line up on ground and second storey. Walls are ochre brick, with polychromatic Angelstone accents as infill between windows and diaper motifs (Fig. 7-11 on page 74).
- Post-1980 Traditional: Uses familiar forms commonly associated with domestic dwellings. Sometimes these directly reference historical precedents, such as the Bay-n-Gable. They are comprised of contemporary versions of traditional materials (Fig. 7-13 on page 16).

Commercial Vernacular

Commercial Vernacular are contractor-built, two-storey buildings that support commercial uses at ground level and a variety of uses above. They are characterized by large amounts of glazing at grade, and smaller openings at the second storey. They typically have simple, rectangular forms and are built either in rows or directly abutting their neighbours. Forms and materials reflect their eras of construction, and most fall within two categories:

- Early 20th-century, c.1900-1929: Generally

more sober, square, and markedly heavier than their Victorian predecessors. Often faced in red brick, and accented with panels of raised brick panels and square stone accents. Bold but simple cornices are supported with heavy brackets. Window openings are rectangular, and the buildings tend to be capped by flat parapet roofs (Fig. 7-12 on page 74).

- Postwar, c.1945-1970: Very rectilinear forms rising to flat roofs. Large amounts of glazing at grade, and smaller, rectangular windows above (Fig. 7-14 on page 74).

Modified

Modified refers to structures that, through some degree of alteration or addition, no longer convey a single, coherent architectural style. This can happen when alterations remove or replace key stylistic elements, or when additions obscure the original style. When a later addition creates a building with two or more distinct architectural styles, the structure is likewise classified as Modified (Fig. 7-15 on page 74).

ANALYSIS

The majority of buildings (77%) in the Study Area do not represent high styles, and fit into either Vernacular (Residential or Commercial) or Modified definitions. Several notable 19th-century Toronto styles are represented, however, Bay-n-Gable being most prominent (12%), followed by Renaissance Revival (5%), Queen Anne (2%) and Ontario Cottage (1.5%) (Fig. 7-16 on page 75).

Residential Vernacular buildings represent 40% of the stock, a figure that speaks to the humble, working-class origins of the neighbourhood. Of these, the majority date from the late 19th-century, corresponding to the era of major residential development in the Study Area. The high number of Modified structures (19%) contributes to the layered character of the Study Area's built form. These correlate to the strong history of building alterations and additions in the Study Area, both as a means to accommodate new uses, and to improve one's premises.

The Study Area also contains numerous examples of worker housing. In certain instances these are located on the interiors of street blocks, away from formal streets (Diag. 7-3 on page 70). These "Places" and "Terraces" contain modest structures, often in rows. Though most are stylistically plain, Glen Baillie Place contains a particularly fine row of Romanesque Revival houses. Another likely source of worker housing is the large number of Ontario Cottages in the Study Area. These diminutive residences are a common southern Ontario form, defined by a simple ground floor with a half storey above lit by central gable window. They generally predate the Residential Vernacular structures in the Study Area.

The Bay-n-Gable emerged in the late 19th-century as a predominant building form in Toronto, with trademark large bays providing ample lighting on narrow building lots. Characterized by either half or full-height bays beneath offset gables, this style is consistently found in parts of Toronto developed in the latter 19th-century. The Study Area contains both configurations of the style, though the full-height bay version is most common. Queen Anne structures appeared slightly later than Bay-n-Gables, but were also a common stylistic choice for residences built at the end of the 19th-century (see "Appendix C: Architectural Styles Guide").

Renaissance Revival buildings are substantial, and often elaborate commercial and mixed-use buildings. Designed to impress, their proud and bold forms contrast with the humble building stock characterizing the Study Area's interior streets. They predominate on College Street and Spadina Avenue, which have both served as grand commercial thoroughfares since the 19th-century (see "Appendix C: Architectural Styles Guide").

Overall, the Study Area exhibits few formal styles, and a built form that is highly modified, layered and diverse. This heterogeneous nature is a defining characteristic of the Study Area. It is deeply tied

to the area's history as a diverse enclave, and is sustained by its dynamic and ongoing evolution.

7.4 TYPOLOGIES

Typologies can be analyzed to understand how building forms and types sustain or affect the character of an area. Traditional typologies are somewhat limiting in the case of the Study Area however, since much of it is defined by buildings whose uses have changed, and are otherwise difficult to categorize. THA created customized typologies that use the original form as a starting point, but reflect changes or alterations in use over time.

DEFINITIONS

Residential (58%)

Any structure that was constructed as a dedicated residential form, and continues to serve in that capacity (Fig. 7-17 on page 77).

Commercial (18%)

Any building that was constructed to support commercial uses at grade, and continues to serve in that capacity (Fig. 7-18 on page 77).

Converted Residential (17%)

Any structure that was constructed as a dedicated residential form but now accommodates commercial uses, with or without physical additions to the building (Fig. 7-19 on page 77).

Modified Commercial (2%)

Any building that was constructed to support commercial uses at grade, and has been physically altered to permit a greater or altered commercial capacity (Fig. 7-20 on page 77).

Institutional (1%)

Any buildings designed to support community or civic activities and functions, including churches, synagogues, hospitals, schools, community services, community centres and fire halls (Fig. 7-21 on page 77).

Open Spaces (<1%)

Any properties designed as public parks (Fig. 7-22 on page 77).

ANALYSIS

Most of the building stock is classified as Residential, the predominance of which speaks to the neighbourhood feel of much of the Study Area's



FIG. 7-17 RESIDENTIAL TYPOLOGY, OXFORD STREET (THA 2016).



FIG. 7-18 COMMERCIAL TYPOLOGY, SPADINA AVENUE (THA 2016).



FIG. 7-19 CONVERTED RESIDENTIAL TYPOLOGY, DUNDAS STREET WEST (THA 2016).



FIG. 7-20 MODIFIED COMMERCIAL TYPOLOGY, AUGUSTA AVENUE (THA 2016).



FIG. 7-21 INSTITUTIONAL TYPOLOGY, DENISON SQUARE (THA 2016).



FIG. 7-22 OPEN SPACE TYPOLOGY, BELLEVUE SQUARE PARK (THA 2016).



FIG. 7-23 COMMERCIAL CONVERSIONS, KENSINGTON AVENUE (THA 2016).

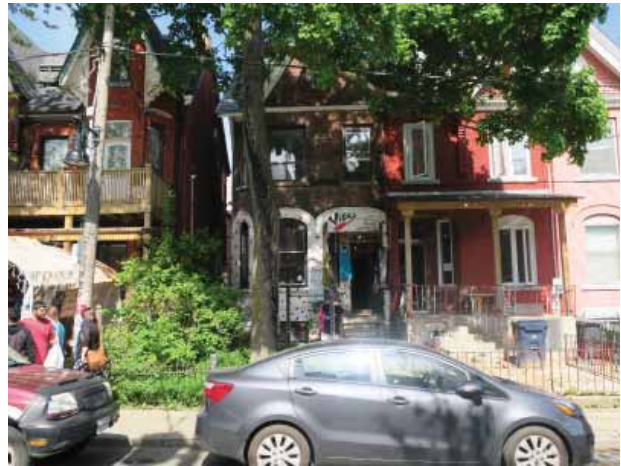


FIG. 7-24 COMMERCIAL CONVERSIONS, KENSINGTON AVENUE (THA 2016).



FIG. 7-25 STOREFRONT ADDITIONS, KENSINGTON AVENUE (THA 2016).



FIG. 7-26 STOREFRONT ADDITIONS, KENSINGTON AVENUE (THA 2016).



FIG. 7-27 AUGUSTA ENCLOSURES, AUGUSTA AVENUE (THA 2016).



FIG. 7-28 AUGUSTA ENCLOSURES, AUGUSTA AVENUE (THA 2016).

interior. These buildings are most common off of the major bounding streets and market streets.

Commercial typologies are concentrated along certain streets within the Study Area. Many are found on College Street and Spadina Avenue, which have long served as commercial thoroughfares. Augusta Avenue and Dundas Street West also contain large concentrations of this typology. Both were originally residential in nature, and so their Commercial typologies are most often a result of redevelopment.

Converted residential buildings make up large sections, and are an important distinguishing feature of the Study Area. They predominate along Adapted Streets (see section 7.6), where residential structures comprised the original building stock. Converted Residential buildings are somewhat common in Toronto, occurring where streets with residential or mixed development patterns later became commercialized. Given Toronto's pattern of development, these tended to be major streets and avenues. In the Study Area this typology developed along former interior residential streets, which have different right-of-way / street widths, and setback patterns. This different context creates a unique urban condition, and a commercial market environment that is unprecedented within Toronto.

Modified Commercial buildings are comparatively few, and focused along Augusta Avenue. The majority of these modifications are Augusta Enclosures (see description below). They reflect the dynamic evolution that characterizes the ongoing development of the street, first seen in the redevelopment of residences into commercial buildings, and subsequently by the addition of Augusta Enclosures.

Institutional buildings are located throughout the interior streets of the Study Area, with notable concentrations on Bellevue Avenue south of College Street. These tend to be large and prominent structures, which despite their limited number exert strong impacts on the built form.

ALTERATIONS AND ADDITION TYPES

The Study Area's rich history of inhabitants modifying their environment manifests in the high number of alterations that define many of the commercial streetscapes. The many conversions that have been used to either permit or expand commercial uses are an integral part of its organic, and layered identity. There are several discernible forms that building conversions take in the Study Area. They emerge at different points the area's history,

each a product of different economic, commercial and social needs. It is quite common for two or more forms to coexist on the same structure.

Commercial Conversion

Structures that accommodate commercial uses by simply repurposing the floor and yard space of existing residences. This practice first began with the emergence of the Jewish Market in the 1910s. Commercial conversions retain the setback of the original structure, with the front yard often supplementing as a commercial display area (Fig. 7-23, Fig. 7-24 on page 78).

Storefront Addition

Residences converted to commercial uses by way of a physical addition to the façade of the building. These additions are permanent structures, with construction that reflects contemporary building trends in both materials and style. They can have various heights, sometimes being only one storey, and sometimes completely obscuring the original structure. They are first observed as early as the 1910s, which coincides with the establishment of the Jewish Market within the Study Area. Storefront additions are usually infill between the original building façade and property line. Thus they have a substantial effect on the streetscape, replacing a formerly residential setback with a commercial condition more typical of main street environments (Fig. 7-25, Fig. 7-26 on page 78).

Augusta Enclosure

Modest structures serving as a sheltered commercial area, which project off the fronts of buildings. These one-storey structures are usually constructed and faced with utilitarian, contractor-grade materials including lumber, plywood and sheet metal. They normally have a large garage or sliding door, which allows for large openings during the day and security after closing. The form is not limited to the footprint of the property, often projecting into the public right-of-way. While not explicitly temporary, these structures have a dynamic character, growing and shrinking to suit the proprietor's needs. First used as a means to display and protect produce from the weather, the form's emergence coincides with the commercialization of Augusta Avenue following the influx of Portuguese immigration in the 1950s. While it is named for its emergence and predominance on Augusta Avenue, the form exists throughout the Study Area (Fig. 7-27, Fig. 7-28 on page 78).

7.5 BUILT FORM SCALE

The overwhelming majority of properties within the Study Area contain buildings of a low-scale. Of these, the largest group are buildings between 2 and 2.5 storeys in height (76% or 667 properties). Properties with buildings between 1 and 3.5 storeys in height account for 97% (853 properties) in the Study Area.

BUILDING STOREYS	AMOUNT	
1 to 1.5	8%	71
2 to 2.5	76%	667
3 to 3.5	13%	115
4 to 7	1%	11
15 to 17.5	<1%	2
n/a (parks, surface parking, etc.)	1%	11

7.6 STREETSCAPES

The Study Area contains a diverse array of streetscapes, which vary considerably in form and usage, and the street life they foster. They can be loosely categorized according to predominant present use, within the categories of Commercial Streets, Residential Streets, and Adapted Streets. These categories are intended to describe conditions at the time of the Study. The streets of the Study Area have long been dynamic, however, reflecting and responding to various cultural practices and expressions.

COMMERCIAL STREETS

Commercial Streets are those that were developed expressly for retail or commercial usage in the latter half of the 19th-century. Within the Study Area these are College Street and Spadina Avenue, two of Toronto's major downtown thoroughfares. Both the wide profiles of the streets themselves and the somewhat ostentatious built form they support reflects this stature. Spadina Avenue and College Street are unusually wide by downtown standards, while wide sidewalks, especially on Spadina Avenue, emphasize their original grandeur (Fig. 7-29 on page 81). Commercial Streets have high-volume vehicular and pedestrian traffic, and sidewalks support the display of goods and other commerce. This creates a busy condition at grade, situated within a grand and highly public environment.

The base building stock tends toward the grandeur and formality befitting important commercial buildings, particularly on Spadina Avenue. Such buildings employ more elaborate architectural gestures than elsewhere in the Study Area, in addition to greater heights. These structures have been subject to alterations

at grade, and new claddings above, but have not seen the level of extensive alterations characteristic of other parts of the Study Area. As such their formal nature remains largely intact. The built fabric at grade is highly glazed with bold signage, with retractable awnings being quite common.

RESIDENTIAL STREETS

Residential Streets are those that were designed for, and continue to support residential uses. These are the most common, making up the majority of the Study Area. They are usually 'secondary' or side streets, created out of park lots in advance of being sold for development. They take a variety of forms within the Study Area, including hidden streets in block interiors, concession line roads, and grand treed promenades. By and large however, they exhibit characteristics typical of vernacular residential subdivision in the late 19th and early 20th centuries.

Residential Streets are located on the interior of the Study Area. Right-of-ways generally adhere to modest late 19th-century standards, most being around 20 metres wide. Sidewalks are not particularly wide, and buildings enjoy typical turn of the century suburban residential setbacks that provide some degree of patio, garden or buffer space between dwellings and the public realm (Fig. 7-30 on page 81). The base building stock is consistently low-scale, with vernacular residential structures. Building types are humble, generally topping out at three storeys and displaying few high styles (Fig. 7-31 on page 81). They are often configured in narrow row or semi-detached buildings, a response to narrow lots. Structures display heavy modifications, with new openings, claddings, porches and other alterations often obscuring the original structures. At corners and T-intersections, Residential Streets often feature divergent uses in buildings for religious, institutional and commercial purposes. The typical Residential Streets in the Study Area are: Bellevue Avenue, Carlyle Street, Casimir Street, Denison Avenue, Denison Square, Hickory Street, Lippincott Street, Nassau Street, Oxford Street, and Wales Avenue.

There are a number of Residential Streets that have variations on these typical characteristics:

Bathurst Street

Bathurst's origin as a concession line between two park lots gives it a different character than other Residential Streets in the Study Area. Most notable are the reduced setbacks from the public realm, and the high vehicular traffic on the adjacent street.

Bellevue Avenue between Oxford Street and College Street Bellevue is an abnormally wide right-of-way at this location, approximately double the typical size.



FIG. 7-29 COMMERCIAL STREET, SPADINA AVENUE (THA 2017).



FIG. 7-30 RESIDENTIAL STREET, NASSAU STREET (THA 2017).



FIG. 7-31 RESIDENTIAL STREET, LIPPINCOTT STREET (THA 2017).



FIG. 7-32 RESIDENTIAL STREET, BELLEVUE AVENUE (THA 2017).

This creates a condition of greater setbacks, and a notably lush environment (Fig. 7-32 on page 81). This stretch also features an abnormal concentration of grand and formal architecture within the Study Area. Anchored on the north by an historic fire station and church, the stretch has something of an institutional character, especially on the east side.

Fitzroy Terrace, Kensington Place and Glen Baillie Place
 These Residential Streets appear to have been carved out of mid-block land that was awkwardly situated, likely developed by a single entity. They are characterized by houses facing directly onto very narrow roads, often hidden from the main roads. They tend to have little soft landscaping, and are often devoid of greenery. Building stock tends to be diminutive row housing of a repeated design, though the environments are not lacking in quality (Fig. 7-33 on page 82).

Leonard Avenue

Running between Nassau Street and Wales Avenue, Leonard Avenue sits directly east of Toronto Western Hospital. Its proximity to this institution has led to it developing a strong medical character over time. Medical offices and a large parking garage have emerged amongst the residential buildings on the east side of the street, and Hospital expansions have replaced the houses that once lined the west side. The street has a varied architectural character as a result.

ADAPTED STREETS

Adapted Streets are those whose original usage and character have been substantially altered through built alterations and new uses. These were first residential streets that adapted into their present state. In each distinctive case, the built and physical conditions of the original streets have had an impact on the nature of their new character. Adapted Streets do not represent final or 'complete'





FIG. 7-33 GLEN BAILLIE PLACE (THA 2017).



FIG. 7-34 BALDWIN STREET (THA 2017).



FIG. 7-35 KENSINGTON AVENUE NORTH OF ST. ANDREW STREET (THA 2017).



FIG. 7-36 KENSINGTON AVENUE BETWEEN ST. ANDREW STREET AND DUNDAS STREET WEST (THA 2017).



FIG. 7-37 AUGUSTA AVENUE (THA 2017).



FIG. 7-38 DUNDAS STREET WEST (THA 2017).

transformations of the built form, but rather are dynamic places, constantly changing at the hands of ongoing social, economic and cultural practices.

Baldwin Street

Baldwin Street is a short, narrow commercial stretch. It is among the oldest streets in the Study Area, dating from the 1840s at the latest and possibly as early as the 1820s. As a result it is an abnormally narrow right-of-way. Baldwin Street's transformation began in the 1910s and 1920s by the construction of Storefront Additions on existing residential structures. These infilled the formerly residential setback, eventually bringing the entire street-wall to the edge of the narrow right-of-way. Buildings are low-scale, and often tightly spaced in rows. The use of Storefront Additions creates a condition of stepbacks, which further emphasizes the diminutive nature of this commercial stretch (Fig. 7-34 on page 82). It is used heavily by both pedestrians and vehicles, however the road is often clogged and traffic moves relatively slowly. The slow speed of traffic, and small scale of the urban form make Baldwin Street a unique commercial experience with the Study Area, and City of Toronto.

Kensington Avenue north of St. Andrew Street
Kensington Avenue is the same width as Baldwin Street along this stretch, and shares many characteristics with that street (Fig. 7-35 on page 82).

Kensington Avenue between St. Andrew Street and Dundas Street West

The right-of-way is significantly wider between these streets. The base building stock here is primarily low-scale Victorian semi-detached and row housing. These dwellings enjoyed modest to moderate residential setbacks from the sidewalk. While Storefront Additions have taken place here, most of the stretch has undergone Commercial Conversions. This creates a condition where many of the original setbacks remain in place, and are commonly used for the display of merchandise (Fig. 7-36 on page 82). This also creates a more lush environment than on other Adapted Streets.

Augusta Avenue

Running the length of the Study Area, Augusta Avenue is perhaps the most heavily-modified of all Adapted Streets, while retaining the low-scale and fine grain character typical of the Study Area's built form. While the width of its right-of-way matches the residential standard, in most other cases the right-of-way is heavily encroached upon by front yards. Augusta Avenue is unique for retaining nearly the full width of the right-of-way as hard sidewalks. It was commercialized through a combination of Commercial Conversions, Storefront Additions and

Augusta Enclosures, although the latter was likely the original method. In addition to these conversions, many structures have been rebuilt as expressly commercial. The wide sidewalks are utilized in a variety of fashions by different businesses (Fig. 7-37 on page 82). They are used as patios or seating areas, display areas for goods, and also support the Augusta Enclosures that project into the right-of-way. These different uses create a lively public realm, which supports rich and diverse commercial and pedestrian experiences.

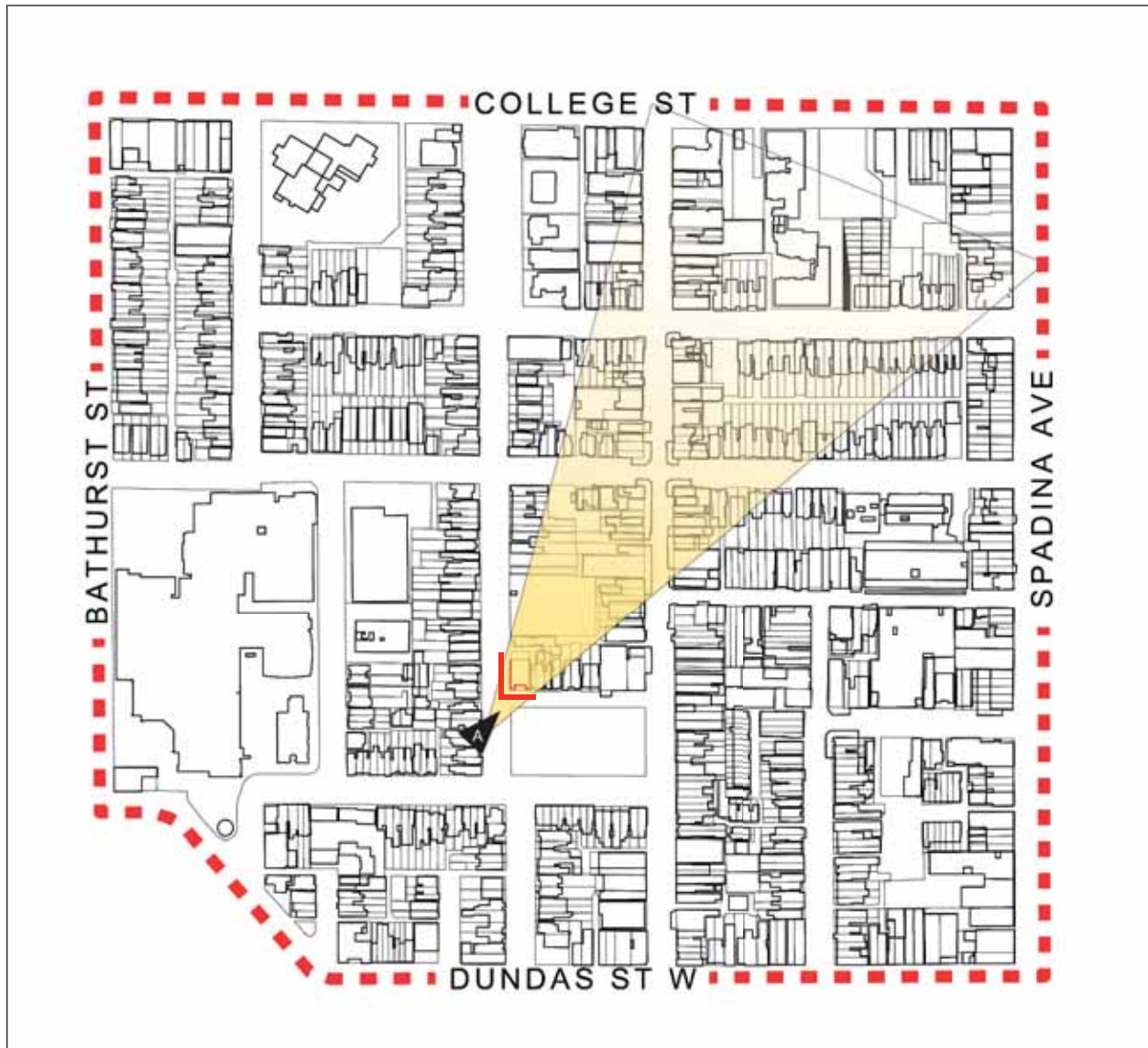
Dundas Street West

Dundas Street West marks the southern boundary of the Study Area. The street developed as a residential street when it was still known as St. Patrick, and was not part of today's busy thoroughfare. As a result, it lacks the grand and formal architecture otherwise typical of downtown commercial arteries. Instead it is defined by the same low-scale and narrow property lines that characterize the Study Area's interior streets. Dundas Street West was commercialized through Storefront Additions and Commercial Conversions, which created the commercial condition that defines its condition at grade today. Despite sharing a common built form with the other Adapted Streets, several factors give Dundas Street West a different feel from the other Adapted Streets. The south side of Dundas Street West is the Alexandra Park development, whose open spaces and large connected structures contrast greatly with the north side. Thus it is not a two-sided streetscape, and lacks the sense of enclosure that defines the other Adapted Streets (Fig. 7-38 on page 82). Further, its situation on a major thoroughfare means the small scale of the architecture contrasts with the busy road it sits on.

7.7 VIEWS & VISTAS

The best-defined views in the Study Area are those of landmark buildings including The Kiever Synagogue, Toronto Fire Services Station 315 and Saint Stephen-in-the-Fields. Vistas along Adapted Streets, such as, Augusta and Kensington avenues are dynamic as they tend to encompass the lively street life taking place on them, rather than focusing on a particular building or terminus (Fig. 7-2, Fig. 7-4 on page 68).

The views described in this section were identified by THA during the course of the HCD Study. Each is described in text and photograph and depicted on a map. The descriptions and maps provide a generalized explanation, including its starting and termination points, extent and content.



VIEW A

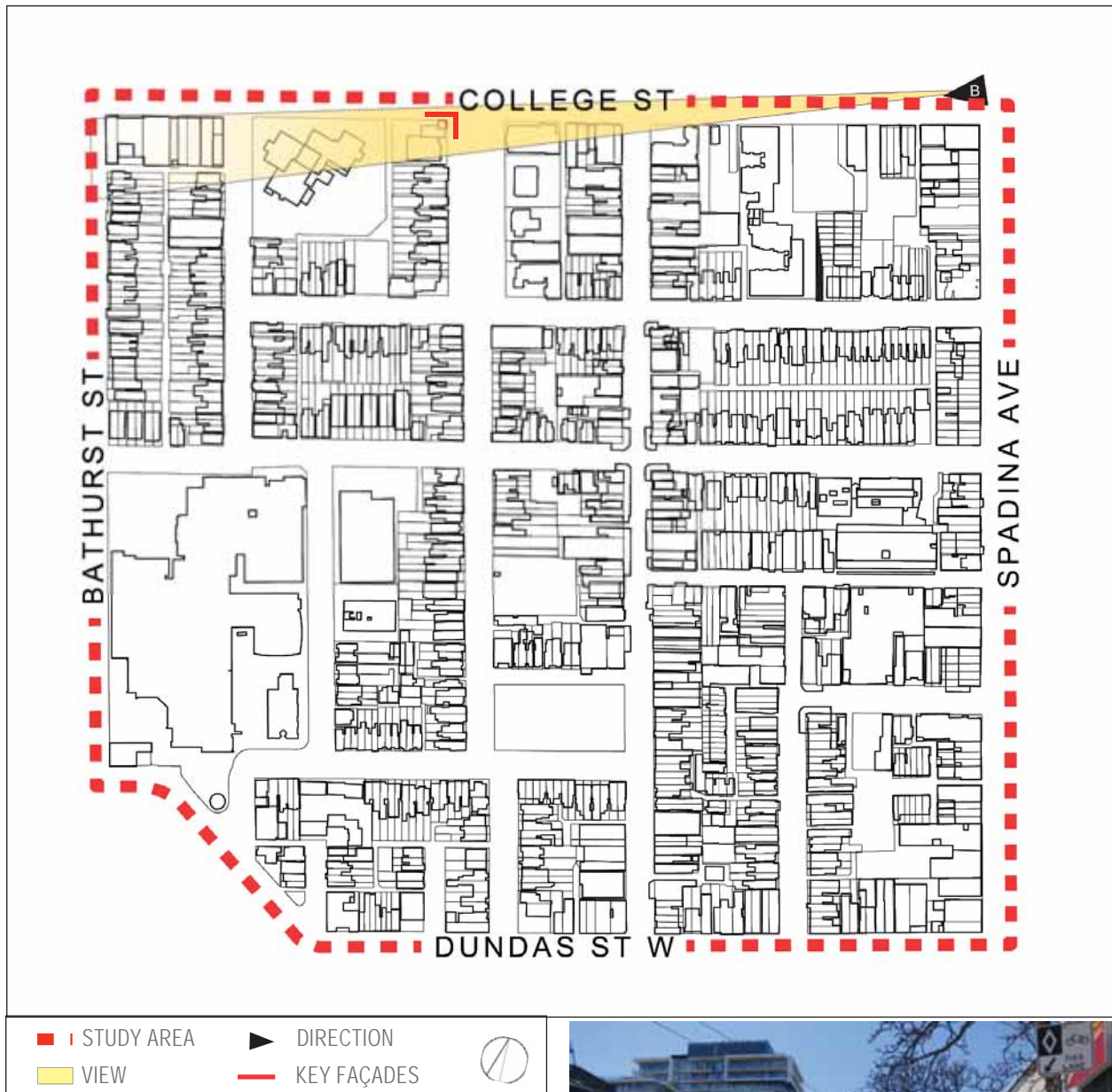
From: West side of Bellevue Avenue mid-way between wales Avenue and Denison Square.

To: Kiever Synagogue (28 Denison Square), silhouette of the building’s roofline against open sky.

Rationale: The Kiever Synagogue is an architectural landmark within the Study Area and is of design value. It is characterized by its varied roofline and resulting silhouette against open sky.



FIG. 7-39 VIEW A (THA 2017).



VIEW B

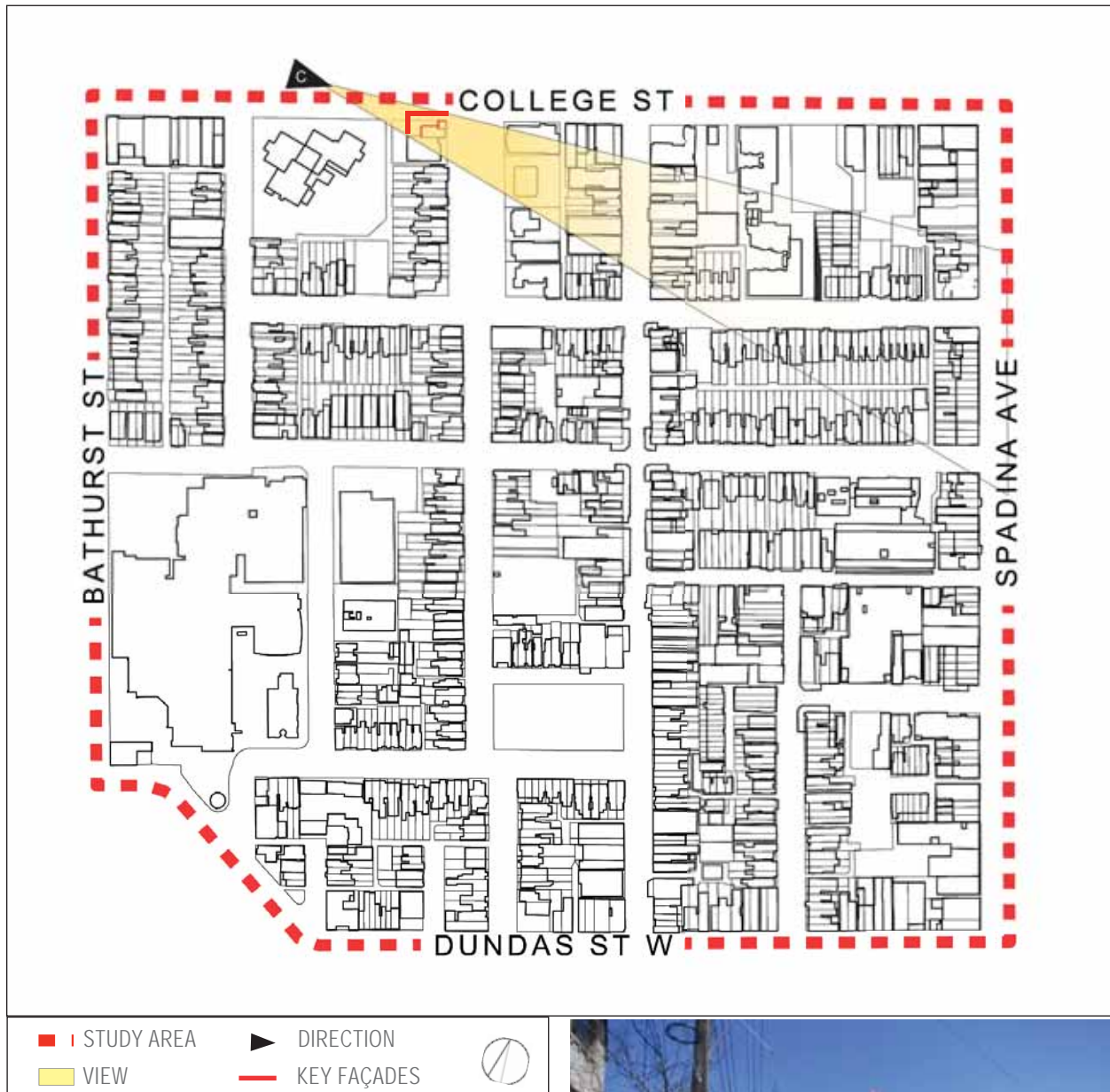
From: Northwest corner of College Street and Spadina Avenue.

To: Toronto Fire Services Station 315 (132 Bellevue Avenue) clock and bell tower silhouette of the building’s roofline against open sky.

Rationale: Toronto Fire Services Station 315 is an architectural landmark within the Study Area and is of design value. It is characterized by its tall, slender clock and bell tower and resulting silhouette above the arch spring line of the fifth storey to the top of the roof against open sky.



FIG. 7-40 VIEW B (THA 2017).



VIEW C

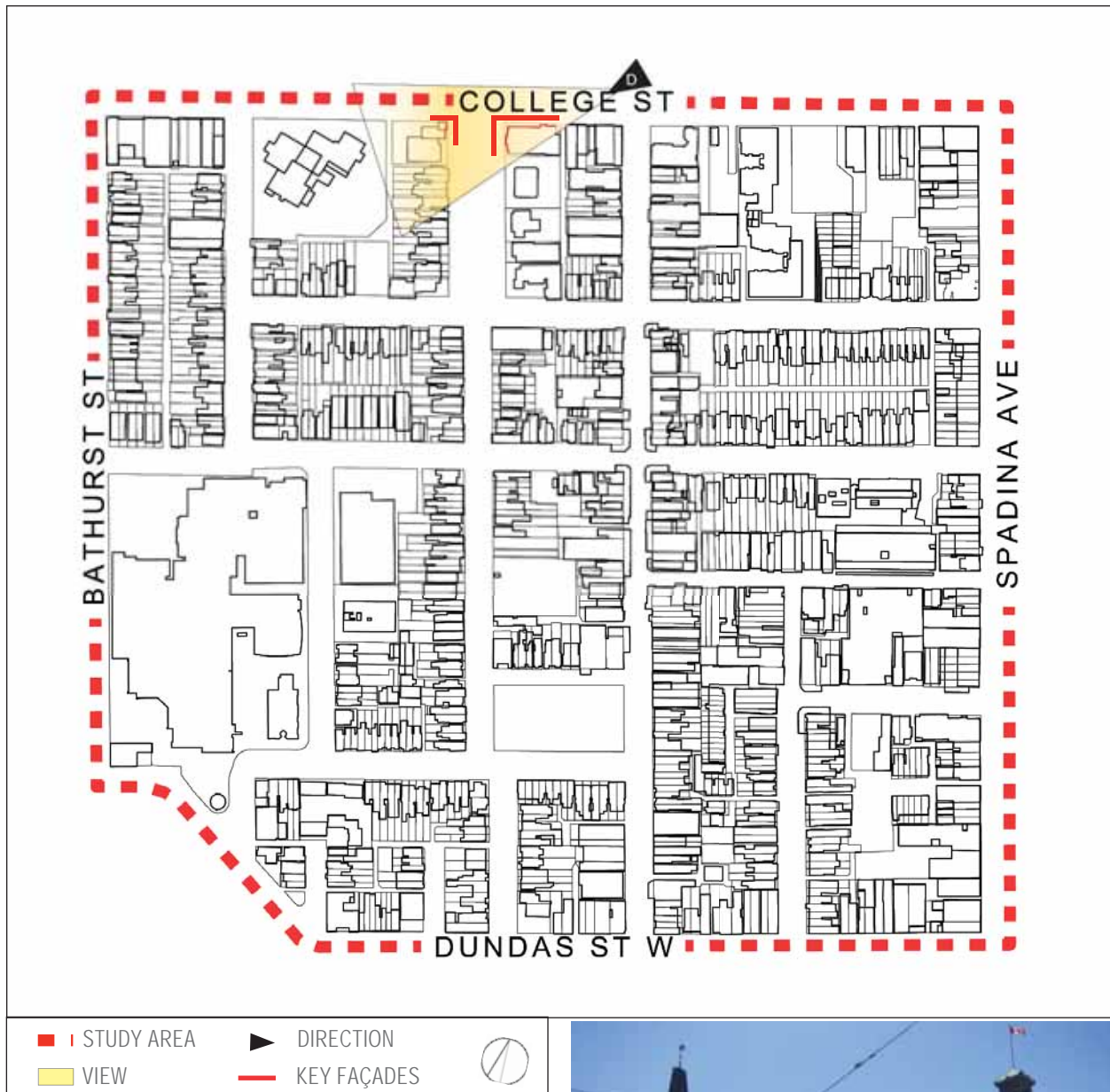
From: North side of College Street at Croft Street.

To: Toronto Fire Services Station 315 (132 Bellevue Avenue) clock and bell tower silhouette of the building's roofline against open sky.

Rationale: Fire Services Station 315 is an architectural landmark within the Study Area and is of design value. It is characterized by its tall, slender clock and bell tower and resulting silhouette from the arch spring line of the fifth storey to the top of the roof against open sky.



FIG. 7-41 VIEW C (THA 2017).



VIEW D

From: North side of College Street, mid-way between Brunswick Avenue and Major Street.

To: Church of Saint Stephen-in-the-Fields (103 Bellevue Avenue) and Toronto Fire Services Station 315 (132 Bellevue Avenue).

Rationale: The relationship between the clock and bell tower of Toronto Fire Services Station 315 and the bell cote of the Church of Saint Stephen-in-the-Fields frames the entry to Bellevue Avenue.



FIG. 7-42 VIEW D (THA 2017).

7.8 COMMUNITY LIFE & ARTISTIC EXPRESSION

The Study Area has a long history of supporting cultural practices outside the mainstream. Today, this tradition of expression continues in the art, events and festivals supported by the area.

PUBLIC ART

The area serves as a canvas for artistic endeavours, both sanctioned and informal, on public and private property. Examples of art and expression that lend character to the Study Area include graffiti, brightly painted houses, sculpture and busking musicians (Fig. 7-43 and Fig. 7-44 on page 88).

EVENTS AND FESTIVALS

The tradition of expression is also seen in the large number of festivals and events which the Study Area supports. Traditions like Fish Fridays reflect the local history of immigration, while Pedestrian Sundays and the Solstice Parade represent the values of subsequent groups (Fig. 7-45 and Fig. 7-46 on page 88).

SOCIAL ACTIVISM

The Study Area's history as a social enclave has created a strong culture of decision-making at the local level. This tradition remains strong today in the large number of community and neighbourhood organizations, and an activist culture that is quick to mobilize on behalf of local interests.



FIG. 7-43 PUBLIC ART, EAST OF AUGUSTA AVENUE (THA 2017).



FIG. 7-44 PUBLIC ART, AUGUSTA AVENUE (THA 2017).



FIG. 7-45 FESTIVALS (THA 2017).



FIG. 7-46 FESTIVALS (THA 2017).

7.9 RESILIENCY

Resiliency can be thought of as the ability of a place to absorb change that is small and incremental while maintaining its structure and functions. This concept of resiliency comes from a socio-ecological perspective, but can be applied to the Study Area. The following series of photographs pairs an historic photo with one taken during the course of this Study. They depict the Study Area 40 years apart in some cases and in others almost 100 years apart. In all cases, they show a built form has been modified, altered, even demolished and replaced with new construction. Where

these changes have taken place, the built form still has historic characteristics such as narrow lot front-ages and low scale. This permits activities such as walking, bicycling and congregating to continue. It also allows economic activities like shopping to be carried on at grade and on the sidewalks (Fig. 7-47, Fig. 7-48 on page 89 and Fig. 7-49, Fig. 7-50 on page 90).



FIG. 7-47 AUGUSTA AVENUE, LOOKING EAST TO BALDWIN STREET, 1932 (CITY OF TORONTO ARCHIVES) AND 2016 (THA).

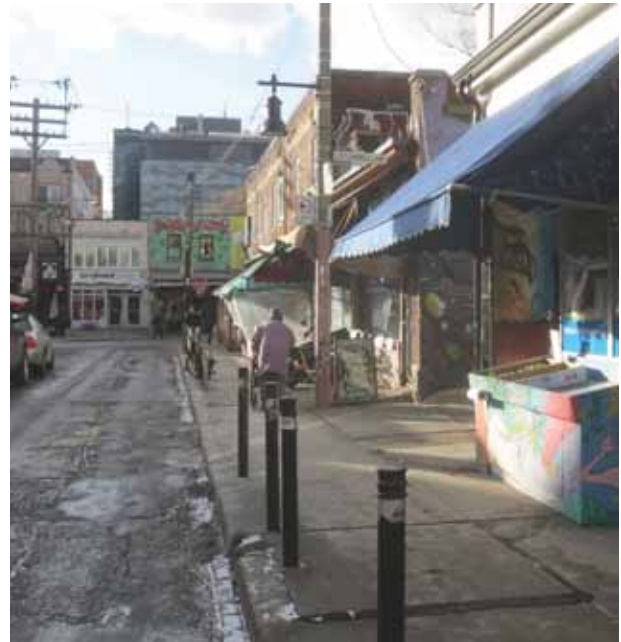


FIG. 7-48 BALDWIN STREET, LOOKING WEST TO AUGUSTA AVENUE, 1951 (LIBRARY AND ARCHIVES CANADA) AND 2016 (THA).



FIG. 7-49 KENSINGTON AVENUE, LOOKING NORTH TO BALDWIN STREET, 1922 (LIBRARY AND ARCHIVES CANADA) AND 2016 (THA).



FIG. 7-50 BALDWIN STREET, LOOKING WEST TO AUGUSTA AVENUE, 1951 (LIBRARY AND ARCHIVES CANADA) AND 2016 (THA).

EVALUATION OF SIGNIFICANCE



SECTION COVER PHOTOGRAPH:
ARTWORK ON NORTH ELEVATION OF 153 AUGUSTA AVENUE IN UNNAMED LANE, ARTIST UNKNOWN (THA 2016).

8.0 EVALUATION OF SIGNIFICANCE

This section evaluates the significance of the Study Area. In order to identify the significance of a potential HCD, the City established criteria based on Ontario Regulation 9/06 of the *Ontario Heritage Act*. For a district to communicate its historic sense of time and place it must have cultural heritage values that identify it as a significant heritage area.

HISTORICAL OR ASSOCIATIVE VALUE

The district has historical value or associative value because it:

CRITERION	RESPONSE (YES/NO)	SIGNIFICANCE
HAS DIRECT ASSOCIATIONS WITH A THEME, EVENT, PERSON, ACTIVITY, ORGANIZATION OR INSTITUTION THAT IS SIGNIFICANT TO A COMMUNITY.	Yes	<p>The Study Area has direct associations with the themes of immigration and commercial activity, particularly related to food.</p> <p>The area has been home to successive waves of immigrant groups beginning with those from the United Kingdom in the mid 19th-century and then by an influx of Jewish immigrants from Eastern Europe. This was followed by immigrants from Portugal, Hungary, China, Vietnam, Korea, Latin America, Southeast Asia, Africa and Jamaica. They often set up specialized businesses with goods, often foodstuffs, imported from their native countries.</p>
YIELDS OR HAS THE POTENTIAL TO YIELD INFORMATION THAT CONTRIBUTES TO AN UNDERSTANDING OF THE HISTORY OF A COMMUNITY OR AREA.	Yes	<p>There are relatively few areas of archaeological potential within the Study Area, nevertheless those areas of potential could yield information that contributes to the understanding of the history of the area.</p>
DEMONSTRATES OR REFLECTS THE WORK OR IDEAS OF A PLANNER, ARCHITECT, LANDSCAPE ARCHITECT, ARTIST, BUILDER, DESIGNER OR THEORIST WHO IS SIGNIFICANT TO A COMMUNITY.	No	<p>In its built form, the Study Area does not demonstrate the work of a single individual, rather it is the result of individual actions taken over the course of time.</p>

DESIGN OR PHYSICAL VALUE

The district has design value or physical value because it:

CRITERION	RESPONSE (YES/NO)	SIGNIFICANCE
HAS A RARE, UNIQUE, REPRESENTATIVE OR EARLY COLLECTION OF A STYLE, TYPE, EXPRESSION, MATERIAL OR CONSTRUCTION METHOD.	Yes	<p>The Study Area contains a unique collection of vernacular residential buildings representing a range of 19th and early 20th-century styles including the Ontario Cottage and Bay-n-Gable in detached, semi-detached and row configurations.</p> <p>The Study Area also contains a concentration of residential buildings that have been converted, in whole or part to commercial use. This was often accomplished by modifying the front of the building with a one or two storey addition - often obscuring the original building. While this has happened in other parts of the city, the concentration of modified properties and their location on former residential streets is unique for Toronto.</p> <p>The Study Area also contains representative examples of purpose-built commercial buildings in the Renaissance Revival style along Spadina Avenue and College Street.</p>
HAS A RARE, UNIQUE, OR REPRESENTATIVE LAYOUT, PLAN, LANDSCAPE, OR SPATIAL ORGANIZATION.	Yes	<p>The Study Area has a unique street and block layout, resulting from uncoordinated subdivision, which was undertaken over many years - first by the Park Lot owners and then by property developers. The 17 blocks within the Study Area are each of a different size with an equal number being oriented east-west and north-south. Of the 15 public streets within the Study Area (excluding the boundary streets), 13 exist entirely within the area.</p> <p>The property parcels that were eventually developed and sold had a high proportion of narrow frontages - with 75% of them having frontages of 6.7 metres (22 feet) or less.</p>
DISPLAYS A CONSISTENTLY HIGH DEGREE OF OVERALL CRAFTSMANSHIP OR ARTISTIC MERIT.	No	<p>The built form of the Study Area does not represent a high degree of craftsmanship or artistic merit due to the vernacular nature of the majority of its buildings.</p>

CONTEXTUAL VALUE

The district has contextual value because it:

CRITERION	RESPONSE (YES/NO)	SIGNIFICANCE
POSSESSES A CHARACTER THAT DEFINES, MAINTAINS OR SUPPORTS THE AREA'S HISTORY AND SENSE OF TIME AND PLACE.	Yes	The Study Area is characterized by its vibrant, eclectic and chaotic character. This originated in the early 20th-century when the Jewish Market was established. By the 1920s, the market was known to Torontonians who described it as a place unlike any other in the city. It was a place with 'colour, gesture, and art.' This character continues to define the Study Area today.
CONTAINS RESOURCES THAT ARE INTERRELATED BY DESIGN, HISTORY, USE AND/OR SETTING.	Yes	The Study Area's richly layered built form is tied to its history as a place reworked by successive generations of ethnocultural groups and social outsiders.
IS DEFINED BY, PLANNED AROUND, OR IS A LANDMARK.	Yes	The Study Area is amongst Toronto's most widely known neighbourhoods to locals and visitors alike. Both the physical neighbourhood, and the idea of 'Kensington Market' are considered landmarks.



SOCIAL OR COMMUNITY VALUE

The district has social value or community value because it:

CRITERION	RESPONSE (YES/NO)	SIGNIFICANCE
<p>YIELDS INFORMATION THAT CONTRIBUTES TO THE UNDERSTANDING OF, SUPPORTS OR MAINTAINS A COMMUNITY, CULTURE OR IDENTITY WITHIN THE DISTRICT.</p>	Yes	<p>The Study Area supports the resilient nature of its community, a trait seen in its novel combination of dynamism and stability. Its ability to absorb changes in built form and demographics without disrupting a core identity is an important historic and ongoing characteristic of the Study Area.</p> <p>The Study Area is a constantly evolving canvas for public art and expression, in the public and private realms.</p> <p>The Study Area supports a community that is both active and activist, with many citizens taking part in local social, political and commercial matters.</p> <p>The Study Area supports numerous events and festivals.</p> <p>The Study Area supports numerous organizations and institutions many of which are grassroots and not-for-profit.</p>
<p>IS HISTORICALLY AND/OR FUNCTIONALLY LINKED TO A CULTURAL GROUP, AN ORGANIZED MOVEMENT OR IDEOLOGY THAT IS SIGNIFICANT TO A COMMUNITY PLAYS A HISTORIC OR ONGOING ROLE IN THE PRACTICE OR RECOGNITION OF RELIGIOUS, SPIRITUAL OR SACRED BELIEFS OF A DEFINED GROUP OF PEOPLE THAT IS SIGNIFICANT TO A COMMUNITY.</p>	Yes	<p>The Study Area is historically linked to Toronto's Jewish community of the early 20th-century including those moving into the area from the Ward as well as recent immigrants. Together, they recreated the Jewish village or <i>shtetl</i> in their new home by establishing synagogues, schools, mutual assistance and fraternal societies, theatres, newspapers and businesses. By 1918, a weekly market emerged along Kensington Avenue and Baldwin Street. Residences along these streets were converted, often with the construction of one or two storey front additions.</p> <p>The Jewish presence is still seen today, most visibly by the Kiever and Anshei Minsk Synagogues. However, the practice of converting buildings to suit new uses as well as the open-air display of goods are also indications of the Jewish presence in the area.</p>

NATURAL OR SCIENTIFIC VALUE

The district has natural or scientific value because it:

CRITERION	RESPONSE (YES/NO)	SIGNIFICANCE
HAS A RARE, UNIQUE OR REPRESENTATIVE COLLECTION OF SIGNIFICANT NATURAL RESOURCES.	No	Natural resources within the Study Area are limited to Denison Square and Sonya's Parkette. Although these open spaces are important on their own, they do not constitute a rare, unique or representative collection of significant natural resources.
REPRESENTS, OR IS A RESULT OF A SIGNIFICANT TECHNICAL OR SCIENTIFIC ACHIEVEMENT.	No	No significant technical or scientific achievements were identified during the course of this Study.

DISTRICT INTEGRITY

A district must demonstrate physical integrity in order to communicate its significance. It is the quality of the interrelationship between the many resources in the district that is crucial to establishing its integrity. The integrity of a district is not the same as its condition. Integrity is addressed through two criteria: visual, functional or historic coherence, and authenticity.

CRITERION	RESPONSE (YES/NO)	SIGNIFICANCE
<p>VISUAL, FUNCTIONAL OR HISTORICAL COHERENCE IS REFLECTED IN THE CONSISTENCY OF RESOURCES RELATED TO THE CULTURAL HERITAGE VALUES AND CHARACTER OF THE DISTRICT. IT CAN BE DETERMINED BY ANALYZING RESOURCES IN A DISTRICT TO UNDERSTAND IF THERE ARE COMMON THEMATIC, ARCHITECTURAL OR ASSOCIATIVE CHARACTERISTICS THAT UNIFY, RELATE TO AND COMMUNICATE THE CULTURAL HERITAGE VALUES OF THE DISTRICT.</p>	Yes	<p>The Study Area could be described as 'coherent' in its chaotic nature. Both residential and commercial areas of the Study Area demonstrate this. Most of the residential streets contain buildings that have been modified or are of varying periods of construction, styles and materials. These buildings have been constructed directly adjacent to each other.</p> <p>Former residential streets which are now commercial at grade demonstrate a variety of conditions creating different environments for commercial activities. Kensington Avenue is a narrow but open street characterized by commercial conversions with front yards serving as display areas. Baldwin Street is very narrow with sidewalks crowded by storefront additions with awnings and display areas. Augusta Avenue is characterized by generous, paved areas which businesses utilize as display areas, patios and covered enclosures.</p> <p>The Study Area is unified by changes and modifications made over a long period of time that reflect the individual tastes and styles of residents.</p> <p>Further there is a visual coherence in the overall low-scale of the Study Area with the majority of properties being shorter than three storeys in height.</p>
<p>AUTHENTICITY MEANS THAT A DISTRICT CAN CONVEY ITS CULTURAL HERITAGE VALUES THROUGH ITS AUTHENTIC ATTRIBUTES. TO BE AUTHENTIC A DISTRICT SHOULD RETAIN MOST OF IT ORIGINAL OR APPROPRIATE MATERIALS, LAYOUT AND STRUCTURES RELATED TO ITS IDENTIFIED VALUES. WHERE ALTERATIONS AND INFILL EXIST THEY ARE GENERALLY SENSITIVE, COMPATIBLE AND REINFORCE THE CULTURAL HERITAGE VALUES OF THE DISTRICT.</p>	Yes	<p>The Study Area conveys its cultural heritage values and attributes in a manner that is genuine and real because individuals have been permitted to modify buildings and structures in ways that suit their personal taste and style.</p>

RECOMMENDATIONS



SECTION COVER PHOTOGRAPH:
IMMIGRANTS ON KENSINGTON AVENUE, 1922 (LIBRARY AND ARCHIVES CANADA MIKAN 3366033)

9.0 RECOMMENDATIONS

9.1 GENERAL RECOMMENDATIONS

Based on the analysis and evaluation, the consultant team concludes that the Heritage Conservation District (HCD) Study Area qualifies as a Heritage Conservation District and recommends that the HCD proceed to the Plan phase.

The consultant team also recommends that in parallel to pursuing a Kensington Market Neighbourhood HCD Plan, the City should explore other land-use planning mechanisms that could complement an HCD.

9.2 STATEMENT OF DISTRICT SIGNIFICANCE

The Kensington Market Neighbourhood Heritage Conservation District (HCD) is a significant Cultural Heritage Landscape in Toronto. The HCD is of cultural heritage value for its historical associations with immigration and commercial activity; design value for its collection of vernacular buildings many of which have been modified and for its unique street and block layout. The HCD is also very significant to its active and activist community who engage in a variety of events – commercial, artistic, social and political.

Starting in the mid-1850s, the HCD has evolved through small, incremental changes to its built form and demographics yet has maintained a core identity. As such, it is a landmark, known to Torontonians and visitors alike.

DESCRIPTION OF THE HISTORIC PLACE

The HCD is bounded by Dundas Street West to the south, Spadina Avenue to the east, College Street to the north and Bathurst Street to the west. It encompasses approximately 35 hectares containing 870 properties. It is a mixed-use area with residential properties generally located in the western portion of the Study Area and retail business in the eastern portion.

HISTORIC AND ASSOCIATIVE VALUES

The district's historical value resides in its direct association with the theme of immigration in Toronto from the mid 19th-century to today. Attracted by affordable housing and proximity to employment, successive waves of immigrants have found a home and supportive community in Kensington.

From the 1870s through the earlier 1900s, the district developed as a suburban residential neighbourhood inhabited primarily by immigrants from the British Isles and their descendants. In the 1910s large numbers of Jewish immigrants moved to the area, many from other parts of the city. They recreated a *shtetl* environment in the district, in part by modifying residential buildings to permit commercial uses. Many Jewish residents converted the single family dwellings into multi-unit apartments or lodging houses. The Jewish Market emerged along Kensington Avenue and Baldwin Street and was known for its chaotic nature and open air display of goods on lawns, doorsteps and curbs. Many merchants lived above their shops, or a short walk away.

Following World War II, large groups of immigrants from Hungary (1940s-1950s) and Portugal (1950s-1960s) settled in the district. Portuguese settlement in the area was characterized by the commercialization of Augusta Avenue, by way of new construction and alterations to existing residences. The market became a centre for overseas importing, a factor which continued to draw immigrant groups to the district.

Subsequent immigrant groups include Chinese, Vietnamese and Korean immigrants (1960s-1980s); Latin American, Southeast Asian, African and Jamaican immigrants (1990s-present). They set up specialized businesses often with goods imported from their native countries and thus targeting to their ethno-cultural group.

Each group has left its collective mark on the district and added to the layers of cultural diversity and vibrant street life through their customs, religious and spiritual practices. The community's diversity is also reflected in the numerous grass-roots and not-for-profit organizations that provide social services and are responsible for events and festivals throughout the year.

DESIGN AND PHYSICAL VALUES

The district's design value results in part from Toronto's Park Lot system, which permitted property owners to subdivide their properties and create streets to suit their own circumstances. Within the Kensington Neighbourhood HCD, three different individuals, each owning a different portion of the district, subdivided their holdings with little regard for the block patterns and right-of-ways created by their neighbours. William Warren Baldwin was the first, creating Spadina Avenue and subdividing his holdings in the 1820s to squat blocks, consistent in size with those from the Town of York in the 1820s. George Taylor Denison began subdividing in the 1850s, beginning with the

lands furthest away from his Bellevue Estate. Owing to poor sales, these same lands were re-subdivided in the 1860s, followed by most of the lands associated with the estate itself. George Crookshank began selling his northern holdings in the district in the 1850s, as part of a speculative subdivision that stretched much further west and north.

This uncoordinated and piecemeal pattern of subdivision over the course of half a century created a unique street and block pattern with no two blocks of the same size, and just as many oriented east-west as north-south. It created the north-south and east-west streets of the district, many of which did not align with those of neighbouring parcels, and only two of which continued outside the district. The unique street and block pattern of the district creates a discrete neighbourhood, disconnected from the grid and cross-streets of the broader urban fabric. This physical separation made the district a suitable place for immigrant and minority groups seeking to establish and practice their own culture.

The district evolved into a residential working-class area in the late-1880s. The subdivision and subsequent development of semi-detached and row housing stock created narrow property frontages and laneways that characterize much of the neighbourhood. Upon conversion to retail, narrow frontages provided the basis for the district's fine grain commercial space, whose affordability made them amenable to immigrant and minority communities. The continued existence of these narrow frontages are a defining characteristic of the district.

Some of the district's awkward and oversized building lots proved an inefficient use of land. Many of these were re-subdivided, with smaller housing being shoe-horned into the extra spaces off the city streets. These collections of laneway housing were developed in groups, (as in the 'Terraces' and 'Places'), and individually, are an important feature of the district.

Housing in the district reflected contemporary styles (Ontario Cottage and Bay-n-Gable) and forms (detached, semi-detached and rows), generally ranging from 1 to 2.5 storeys in height. These modest and two-storey wood structures were gradually modified by successive generations and new immigrants.

The first wave of modifications were undertaken by Jewish immigrants beginning around 1910 when houses along Kensington Avenue, St. Andrew Street and Baldwin Street were transformed into mixed use buildings with retail establishments on the ground

floor and residential above – most often occupied by the business owner. Subsequently, Portuguese immigrants modified properties along Augusta Avenue during the post-World War II era. The concentration of these houses with commercial façade additions within a residential neighbourhood is rare in the city.

Residential buildings also demonstrate an incremental evolution reflecting the district's layered history of inhabitants. Alterations to houses typically include wrought iron porches replacing their wooden precedents, and façades re-painted, re-cladded, or entirely reconfigured.

Two of the district's bounding avenues, College Street and Spadina Avenue, were developed as major commercial streets. They are characterized by bold commercial buildings and historically contained social and recreational spaces serving the surrounding neighbourhoods. They contain excellent examples of Renaissance Revival architecture in commercial rows.

CONTEXTUAL VALUES

The built resources in the district, as a layered neighbourhood of altered structures set within current and former residential streets, are tied to the history of the district as a place reworked by successive generations of ethnic and social outsiders. In the 1910s the district's new Jewish community activated the interior streets of the neighbourhood by integrating commercial ventures into residential dwellings. Successive immigrant and social groups have maintained this agency over the built form, continuing to alter the forms and uses of structures to suit their needs and rituals.

The district is known for its distinctly vibrant, colourful, and chaotic character. This is tied to, and supported by the area's history as an alternative market space, established and sustained by various minority groups. As a social enclave and market space, the district has long supported diverse and alternative cultural expressions and practices. These began with Jewish market in the 1910s, when methods of buying, selling, and displaying goods stood in stark contrast to those of other markets and commercial areas of Toronto. Later, additional ethnic and social groups settled in the district, whose diverse expressions and practices added to this mosaic and legacy.

The district is amongst Toronto's most widely known neighbourhoods to locals and visitors alike. Both the physical neighbourhood, and the idea of 'Kensington' are considered landmarks.

SOCIAL AND COMMUNITY VALUES

Stemming from its history as an immigrant neighbourhood, the district supports the resilient nature of its community, a trait seen in its novel combination of dynamism and stability. Its ability to absorb changes in built form and demographics without disrupting a core identity is an important historic and ongoing characteristic of the neighbourhood.

Stemming from its history as a space for successive groups of social outsiders, the district is a constantly evolving canvas for public art and expression. These expressions are readily observed in both the public and private realms.

As an area with a history of supporting minority communities, the district has developed a local culture that is both active and activist. Many citizens are highly active in local social, political and commercial matters, an ongoing value that continues to shape the community.

Similarly there is a legacy of institutions serving as support networks, and the district supports numerous organizations and institutions many of which are grassroots and not-for-profit.

The district also supports numerous events and festivals, a value tied to its tendency towards activism, community and expression.

HERITAGE ATTRIBUTES

Heritage attributes that embody the *historical or associative values* of the district include:

- long-standing tradition of a diverse variety of businesses including food, trades, services and dry goods
- the range of religious organizations and structures
- the affordability of the accommodations making it attractive to successive waves of immigrants
- the tradition, beginning with the Jewish Market, to modify residential buildings to accommodate retail activity at grade

Heritage attributes that embody the *design and physical value* of the district include:

- the unique street and block patterns created and sustained by:
 - an equal number of horizontal and vertical blocks, each having different dimensions
 - a high number of T-intersections and corner properties

- the high percentage of east-west streets that commence and terminate within its boundaries
- a variety of street widths, with right-of-ways ranging from 12.2m (40') to 40.23m (132')
- a high proportion of narrow property frontages - 50% of properties have frontages smaller than 5.5m (18')
- its unplanned and unsystematic collection of laneways
- a high proportion of one-way streets
- the variety and number of small-scale, residential vernacular architectural styles and forms (late 19th- and early 20th-century) that create varied and picturesque fine-grain streetscapes
- surviving examples of 19th-century residential styles and forms that reflect workers' housing including the surviving examples of Ontario Cottage (detached and rows) and Bay-n-Gable (semi-detached and rows)
- laneway housing, both rows and individual buildings, located off the major streets
- surviving examples of 19th-century commercial styles including Renaissance Revival style along Spadina Avenue and College Street
- small residential properties supporting small-scale buildings
- storefront additions to residential buildings including one and two-storey additions, as well as garage enclosures
- ongoing and incremental modification of residential buildings to support at-grade retail
- ongoing and incremental modification of residential buildings that promote and reflect individual tastes
- the offbeat and eclectic nature of the built form as a result of incremental and ongoing modification to properties and buildings
- the low-scale (predominantly two-storey) character of the built form
- the ability to access a variety of amenities such as stores, workplaces and schools by walking

Heritage attributes that embody the *contextual value* of the district include:

- organic and evolved design of structures
- physical and often layered evidence of various immigrant groups including
 - alterations and additions to the existing built form (such as storefront conver-

- sions, additions, garage enclosures)
 - brightly painted buildings
 - creative use of utilitarian materials
- business taking place within public realm
- permissive commercial activity
- open air display of goods on lawns, doorsteps, curbs creating a chaotic and unique atmosphere
- strong sensory experience of smells, sounds and colours
- small stores and independent businesses
- coexistence of different modes of transportation (such as bicycling, walking and driving)
- streets as a primary outdoor space
- occupancy of public spaces for business, events and festivals
- resourceful use of space and materials

Heritage attributes that embody the *social and community values* of the district include:

- the ability of the district to absorb change and evolve, while retaining a core identity
- sense of a self-contained community that provides basic needs (such as food and shelter) as well as support services
- a community that is highly active in local social, political and economic matters
- a variety of events and festivals
- a variety of community and non-profit organizations
- the district's ability to thrive through numerous community events
- the diversity of the community particularly in terms of age and ethnicity

9.3 PERIODS OF SIGNIFICANCE

The HCD TOR provides for the identification of one or more Periods of Significance. Given the ongoing and incremental change that has occurred in the Study Area over 100 years, there are four periods of significance that should be considered in an HCD Plan:

- Toronto's Park Lot System (1790s to 1850s) - period during which the unique street and block patterns were established.
- Residential Development (1850s to 1900s) - period during which much of the existing built form was created.
- Jewish Market (1900s to 1950s) - period during which the residential built form was

- modified to suit commercial uses.
- Kensington Market and Community (1950s to present) – period during which the HCD took on the broader term ‘Kensington Market’ and was not only associated with the Jewish community. During this period, artists and young business owners moved into the area and set up businesses. Torontonians from the suburbs began frequenting Kensington to shop, particularly along Baldwin Street.

9.4 PROPOSED BOUNDARY

The consultant team proposes that the Kensington Market Neighbourhood HCD be bounded on the north by the centre line of College Street; on the east by the centre line of Spadina Avenue; on the south by the centre line of Dundas Street West and on the west by the centre line of Bathurst Street (Map 9-1 on page 106).

This proposed boundary reflects a combination of historical, contextual, social and architectural factors which considered the site as a distinct area within the broader urban fabric and which contains rich historical and cultural resources.

College Street and Spadina Avenue are included due to their historical associations with the Jewish community. In the early 20th-century these streets were lined with Jewish businesses, typically contained on the ground floor of three-storey commercial buildings with apartments above. Spadina Avenue is also important as a very early Toronto street as it was laid out in the 1810s. Dundas Street is included for historical and contextual reasons. The former residential street was converted to commercial uses in the early 1900s when one and two-storey additions were built on the existing houses. It developed in a manner very similar to the other Adapted Streets in the Study Area. Bathurst Street is included for historical reasons due to its role as one of four concession roads laid out west of Yonge Street in the early 1800s. It also marked the western edge of George Crookshank’s property.

The Toronto Western Hospital is included within the HCD due to its historical association with the evolution of the Study Area. Its current boundaries still correspond to those of the McDonald Estate, which dated to the 1850s. The hospital has existed on the site since 1899 when it purchased the estate, converting the house to accommodate patients. The

hospital site also has archaeological potential in three areas as identified in Map 3-1 on page 24.

9.5 OBJECTIVES FOR THE HCD PLAN

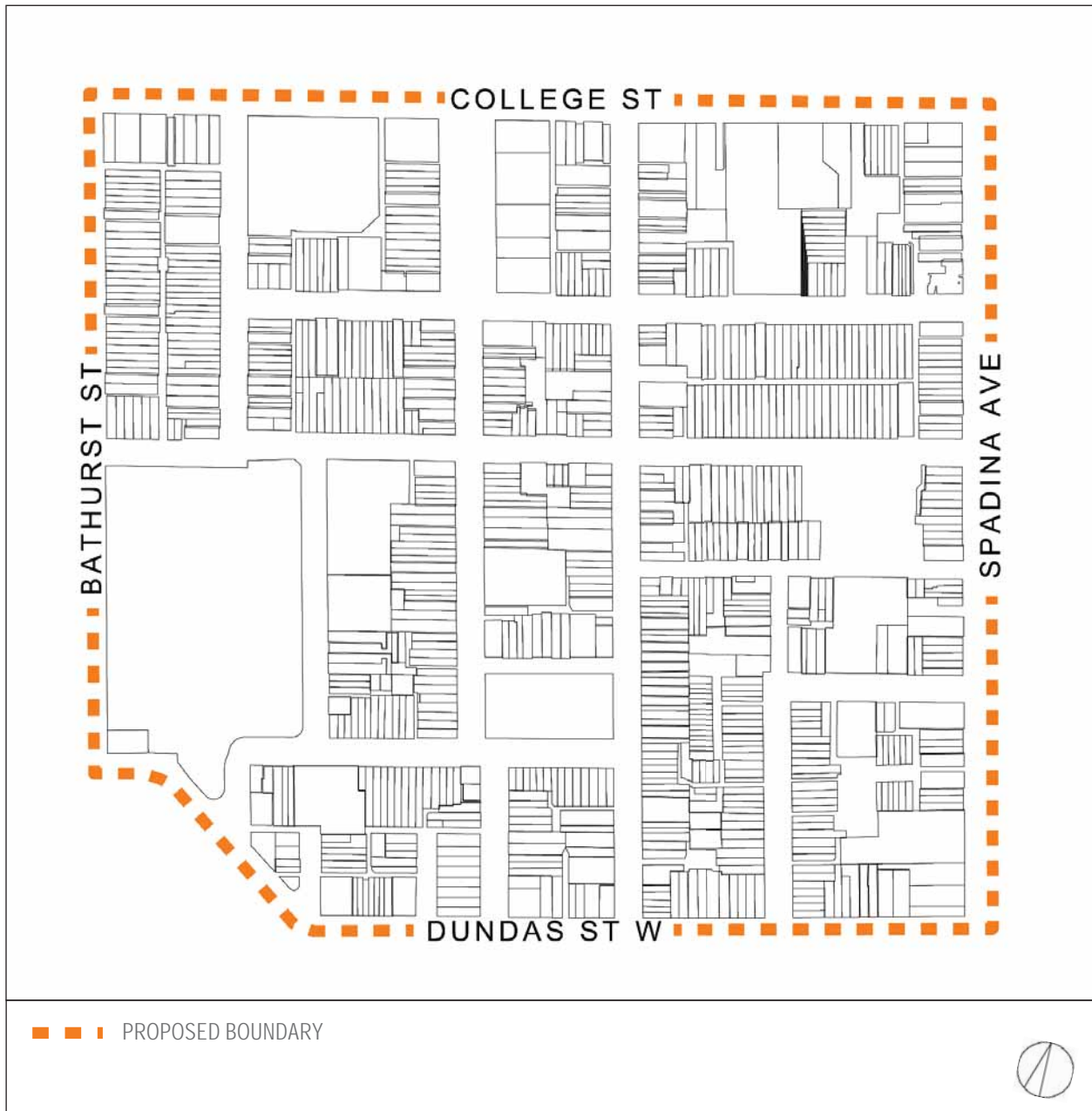
The overall objective of the Kensington Market Neighbourhood HCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District’s cultural heritage value is protected in the long-term. The cultural heritage value of the District consists of its historic, contextual, design, social and community values. The heritage attributes of the District include their built form, public realm and archaeological resources.

Specific objectives of the proposed Kensington Market Neighbourhood HCD Plan are set out below. Although the following objectives are numbered, the numeric sequence does not establish a priority among the objectives.

A Kensington Market Neighbourhood Heritage Conservation District Plan should:

1. Conserve the legibility of the District’s periods of significance that expresses the evolution of the Kensington Neighbourhood.
2. Conserve and enhance the District’s contributing properties, Part IV designated properties and listed properties.
3. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.
4. Ensure that new development and additions conserve and enhance the cultural heritage value of the District particularly with respect to the historic scale, form and massing of its contributing properties and the public realm.
5. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, character subareas, public realm, and archaeological resources.
6. Promote the social and physical conditions that support the cultural heritage values and attributes of the district.
7. Acknowledge the dynamic nature of the district’s history, built form and social conditions.
8. Support the ongoing, organic evolution of the district, as related to its contextual values.





MAP 9-1 KENSINGTON NEIGHBOURHOOD HCD STUDY AREA, PROPOSED BOUNDARY (THA 2017).

9. Provide guidelines for new development that will maintain and enhance the heritage character of the district.
10. Preserve the existing, low-scale heights of the district.
11. Preserve the existing, narrow property frontages (6.7 metres and less) that characterize the district.
12. Allow small, reversible alterations to structures within the district.
13. Prevent demolition of structures that embody the heritage value and attributes of the District.
14. Provide guidelines for new development on the perimeter that mediate differences in height and use with the neighbourhood area behind.
15. Preserve the integrity of the District as a low-scale neighbourhood protected within four larger streets.
16. Promote the respectful co-existence of a variety of uses within a neighbourhood setting.
17. Conserve and enhance the identified views and vistas.

9.6 CONTRIBUTING & NON-CONTRIBUTING RESOURCES

The HCD TOR sets out requirements for Contributing and Non-contributing Resources. Contributing Resources are the properties and features of the district that help create a coherent sense of time and place. Properties which do not support the character and integrity of the HCD are termed Non-contributing Resources.

The consultant team recommends that the contributing and non-contributing resources be identified during an interim period before the HCD Plan commences.

9.7 RECOMMENDATIONS FOR INCLUSION ON THE HERITAGE REGISTER

The following properties have been identified as meriting individual protection under Part IV of the OHA. The recommendations are based on screening the properties against the criteria in

Ontario Regulation 9/06. Formal evaluations will be completed by Heritage Preservation Services and they will make a determination how to proceed.

5 BELLEVUE AVENUE

- Design value as a rare example of a public square surrounded by residential buildings.
- Historical value for associations with the George Taylor Denison, and Bellevue Estate.
- Contextual value as a landmark within the Kensington neighbourhood.

96 BELLEVUE AVENUE (BUILT C1884)

- Design value as a representative example of Gothic Revival domestic architecture.
- Contextual value supporting the wide, lush character of Bellevue Avenue north of Oxford, with substantial architecture and generous setbacks from the street.

271 COLLEGE STREET (BUILT C1899)

- Design value as a representative example of a Renaissance Revival commercial building.
- Contextual value supporting the commercial nature of College street at a particularly wide segment.

281, 283, 285, 287, 289 COLLEGE STREET (BUILT C1887)

- Design value as a representative example of a Renaissance Revival commercial building.
- Contextual value supporting the commercial nature of College Street at a particularly wide segment.

357 COLLEGE STREET (BUILT C1924)

- Design Value as a representative example of an Edwardian commercial building.
- Contextual value supporting the commercial nature of College Street.

5, 7, 9, 11, 13, 15 GLEN BAILLIE PLACE (BUILT C1899)

- Design value as a unique example of a modest residential row in the Romanesque Revival style.
- Contextual value supporting the character of cloistered and diminutive residential laneway housing.

91 OXFORD STREET (BUILT C1907)

- Design value as a representative example of an Edwardian Classicism commercial building
- Historical value for its use as a switching station, associated with Bell Telephone Co.





FIG. 9-1 96 BELLEVUE AVENUE (THA 2016).



FIG. 9-2 281, 283, 285, 287, 289 COLLEGE STREET (THA 2016).



FIG. 9-3 271 COLLEGE STREET (THA 2016).



FIG. 9-4 91 OXFORD STREET (THA 2016).



FIG. 9-5 402, 404, 406, 408, 410, 412 SPADINA AVENUE (THA 2016).

292 SPADINA AVENUE (BUILT C1913)

- Design value as a representative example of Modern Classical architecture on a bank building.

380, 382, 384 SPADINA AVENUE (BUILT C1899)

- Design value as a representative example of Renaissance Revival architecture on a commercial row of buildings.

402, 404, 406, 408, 410, 412 SPADINA AVENUE (BUILT C1899)

- Design value as a representative example of Renaissance Revival architecture on a commercial row of buildings.
- Contextual value supporting the commercial nature of Spadina Avenue.

428 SPADINA AVENUE (BUILT C1899)

- Design value as a representative example of Renaissance Revival architecture on a commercial row of buildings.

462 SPADINA AVENUE (BUILT C1899)

- Design value as a representative example of an Italianate commercial building.
- Historical value for associations, as the El Mocambo, with musical artists, including the Rolling Stones.
- Contextual value as a landmark within the City of Toronto.

29 WALES AVENUE AND 148 DENISON AVENUE (BUILT C1884)

- Design value as a representative example of a late-Victorian eclectic residential building.
- Historical value for associations with the Kiever Synagogue, as it was used by the congregation when their building across Denison Square was under construction.



FIG. 9-6 357 COLLEGE STREET (THA 2016).



FIG. 9-7 292 SPADINA AVENUE (THA 2016).



FIG. 9-8 428 SPADINA AVENUE (THA 2016).



FIG. 9-9 5, 7, 9, 11, 13, 15 GLEN BAILLIE PLACE (THA 2016).



FIG. 9-10 380, 382, 384 SPADINA AVENUE (THA 2016).



FIG. 9-11 462 SPADINA AVENUE (THA 2016).

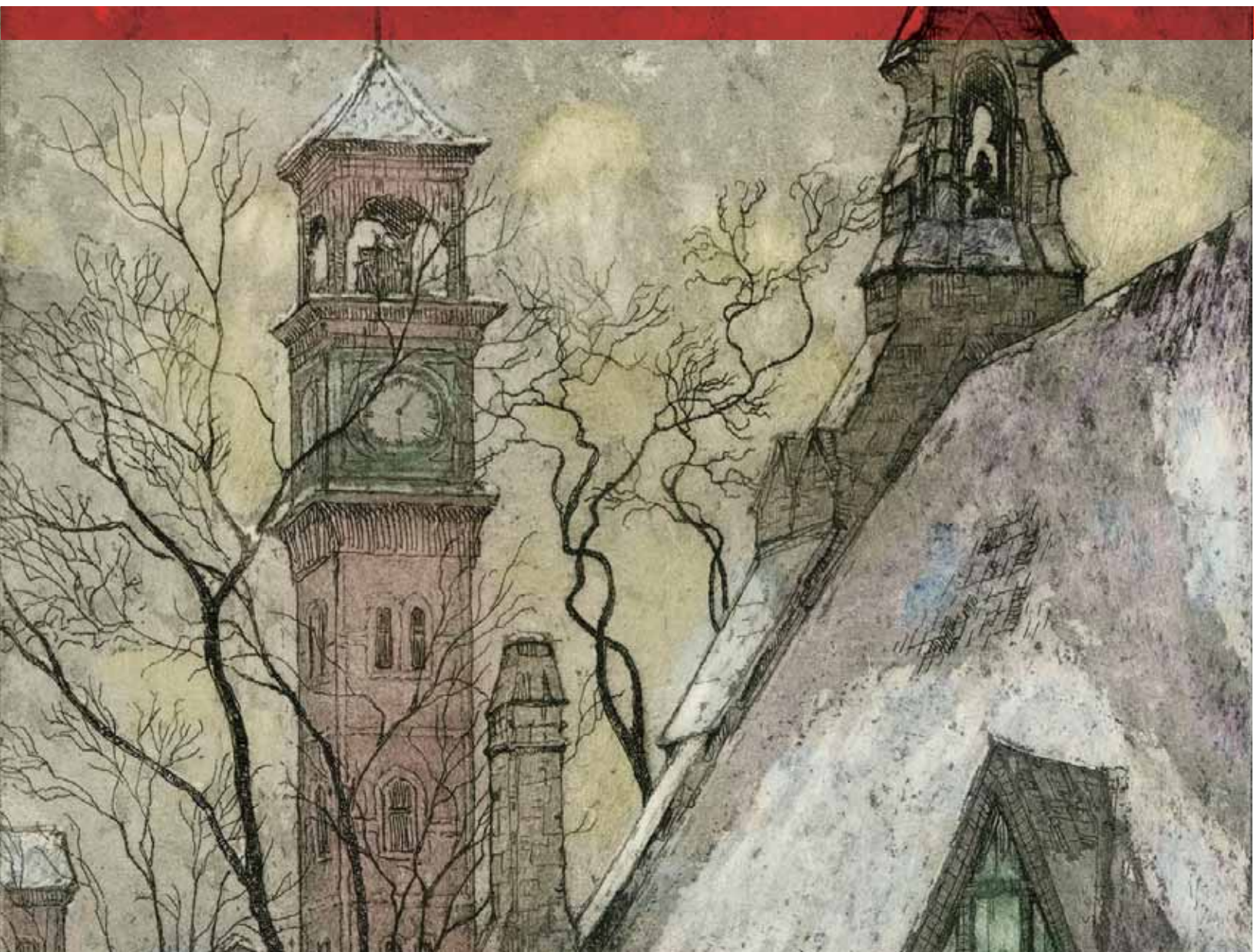


FIG. 9-12 29 WALES AVENUE (THA 2016).



FIG. 9-13 148 DENISON AVENUE (THA 2016).

||| BIBLIOGRAPHY



SECTION COVER IMAGE:
NICHOLAS HORNYANSKY. SAINT STEPHEN-IN-THE-FIELDS ANGLICAN CHURCH, BELLEVUE AVE., SOUTH EAST CORNER COLLEGE ST.,
TORONTO, ONT., 1940. COLOUR AQUATINT, 189 MM X 139 MM. (TORONTO PUBLIC LIBRARY BALDWIN COLLECTION NO. 961-3-7 CAB IV)

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STUDY TEAM



SECTION COVER PHOTOGRAPH:
SOLSTICE PARADE IN KENSINGTON MARKET (THA 2016)

11.0 STUDY TEAM

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- Sharon Hong, Heritage Planner
- Pourya Nazemi, Heritage Planner



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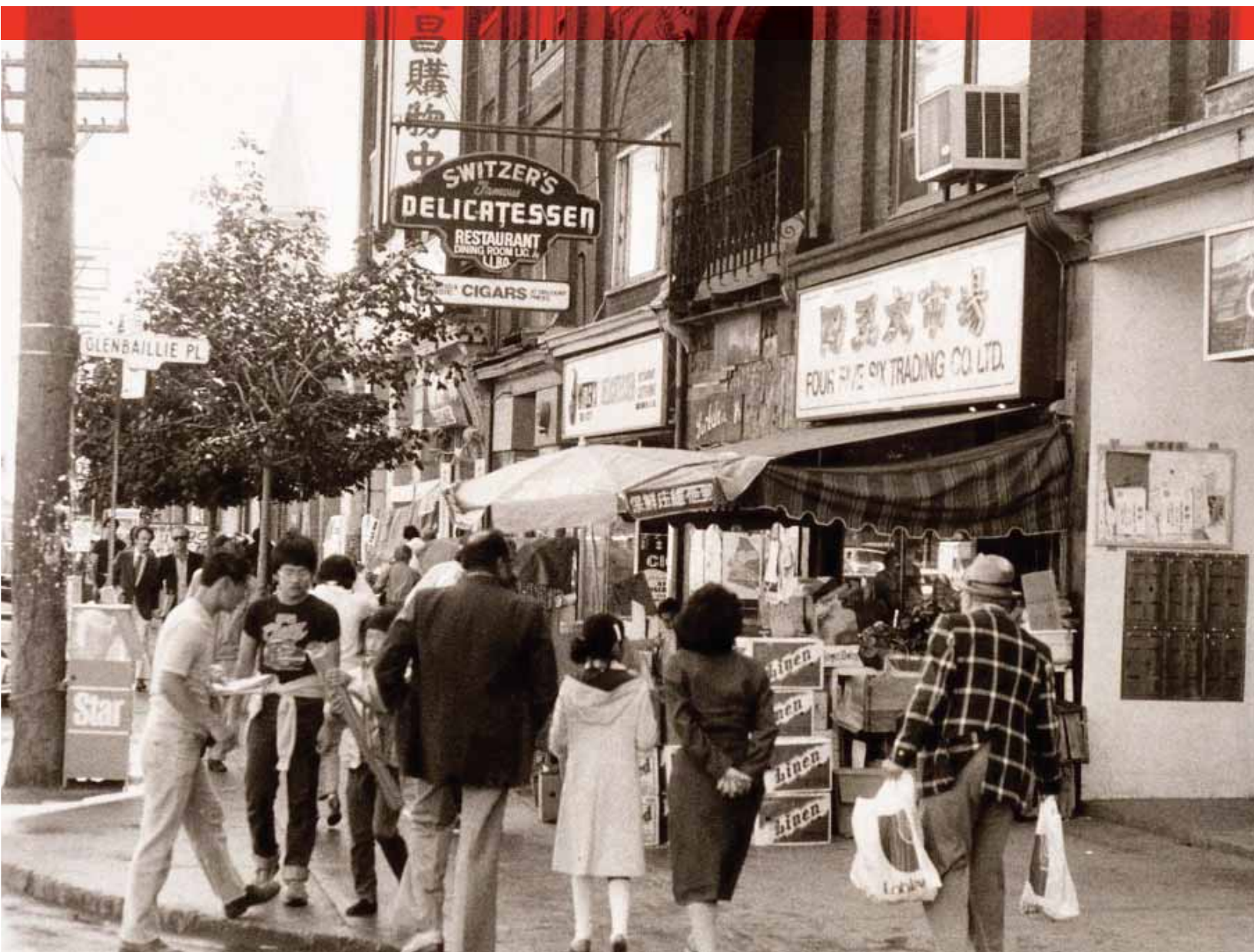


Archaeological Services Inc.

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APPENDIX A: HISTORICAL TIMELINE

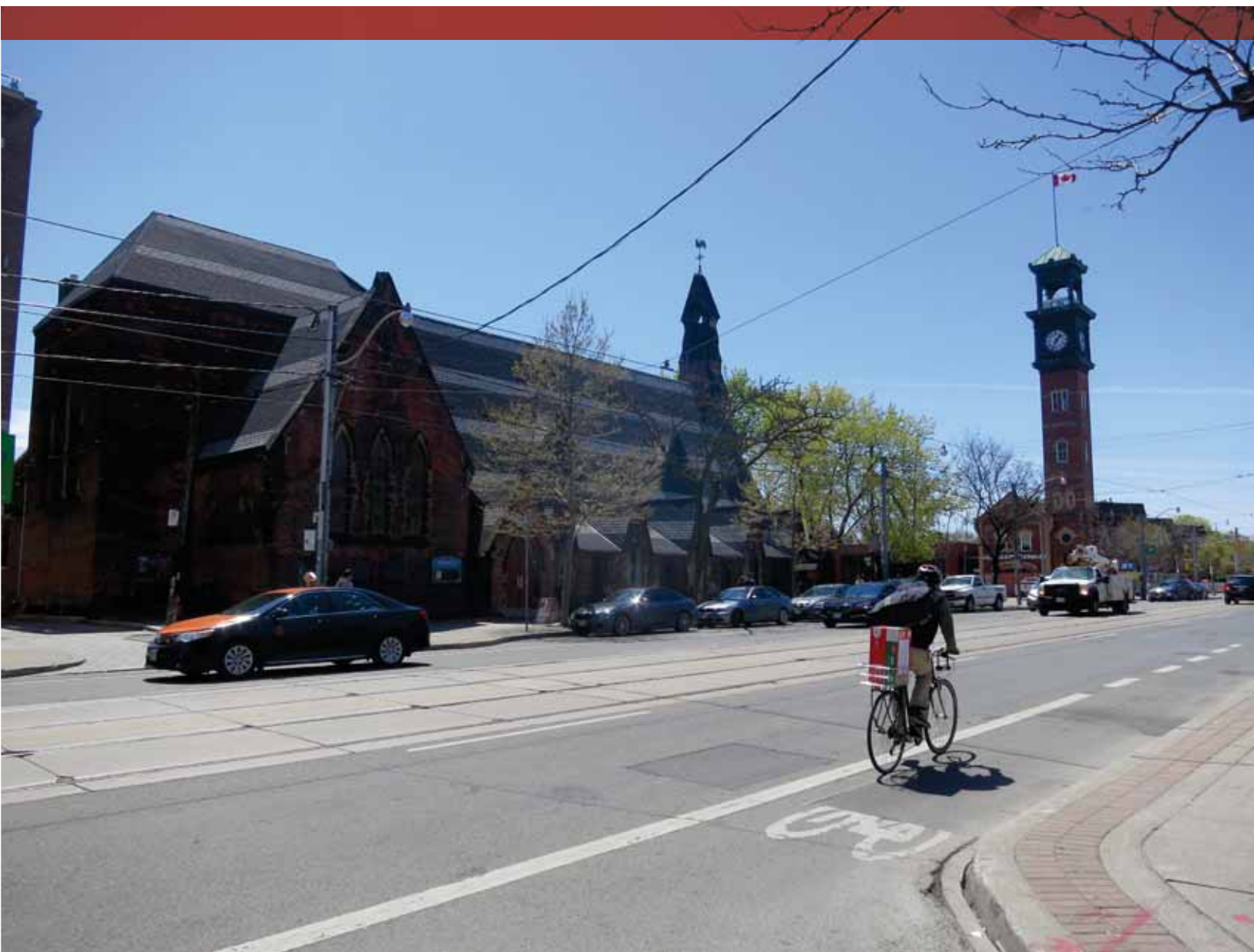


APPENDIX COVER PHOTOGRAPH:
SPADINA AVENUE AT GLEN BAILLIE PLACE, 1971 (CITY OF TORONTO ARCHIVES SERIES 1465, FILE 0119, ITEM 0080)

APPENDIX A: HISTORICAL TIMELINE

 <p>The Mississaugas surrender the Toronto area to the British Crown in the Toronto Purchase</p>	 <p>George Denison constructs Belle Vue, a large white house in the middle of the property, visible from Queen Street</p>	 <p>The cornerstone of St-Stephen-in-the-Fields Church is laid on land donated by Robert Denison</p>	 <p>Toronto Western Hospital takes over property on Bathurst Street south of Nassau Street</p>	 <p>The Kiever Synagogue completed to designs by Benjamin Swartz.</p>	 <p>The Minsk Synagogue completed to designs by Sprachman & Kaplan</p>	 <p>Festival of Lights commences</p>	 <p>Festival of Lights commences</p>								
1787	1793	1815	1858	1889	1897	1899	1912	1927	1930	1967	1969	1971	1989		
1820s		1850s		Early 1900s				1960s				1970s-80s			
<p>Town of York founded with the boundaries King Street (now Front), George Street, Dutchess Street (now Adelaide) and Berkeley Street</p> 		<p>Spadina is laid out as the central thoroughfare with a double width of 132 ft, later extended to 160 ft.</p> 		<p>The Eastern European Jewish community resettles westward from the Ward; the less prosperous moving west of Spadina in the Study Area.</p> 				<p>The Portuguese from the Azores become the area's prominent ethnic group, subsequent to the move north and west of other Postwar immigrants that had settled in the Study Area (Ukrainians, Hungarians, and Italians).</p> 				<p>The Spadina Expressway project is successfully opposed.</p> 		<p>The Kensington Urban Renewal project, proposed by municipal government with funding and support from the provincial and federal government, is cancelled as a result of community opposition</p> 	
<p>The Denisons begin subdividing their Park Lots into building lots, apparently splitting unsold lots into three smaller lots.</p> 				<p>The Denisons donate the old parade grounds to the city. Denison Square becomes Bellevue Square.</p> 				<p>The City initiates a study of Kensington after it is determined to be of sub-standard class.</p> <p>The Kensington Area Resident's Association is formed following a meeting attended by over 300 people.</p> 							

APPENDIX B:
COMMUNITY &
STAKEHOLDER
CONSULTATION



APPENDIX COVER PHOTOGRAPH:
VIEW OF COLLEGE STREET FACING WEST FROM BRUNSWICK AVENUE (THA 2017)

Kensington Market Heritage Conservation District Study Stakeholder Advisory Committee

Terms of Reference

March 2016

Background

The Kensington Market HCD Study was authorized and prioritized for study by City Council at its meeting on March 31, 2015. It was nominated by the Kensington Market Business Improvement Association (BIA) on June 25, 2013. The City's Heritage Preservation Services has engaged heritage consultants, Taylor Hazell Architects, to conduct the Kensington Market HCD Study in order to better understand the significance of the area, and whether the designation as an HCD is the appropriate tool for protecting this area.

The objective of the HCD Study phase is to analyze the study area in detail in order to understand its content, evolution, structure, history, character and cultural heritage values. The study must make clear what the characteristics and values of the district are and how they were determined. As the character and cultural heritage interest of Kensington Market is closely linked to the diversity of the lifestyle and traditions of the people who live and work there, the community forms a vital part of the district. Community consultation is thus crucial to the heritage analysis and evaluation of the Kensington Market HCD Study Area. The City, with its heritage consultant, Taylor Hazell Architects will host a number of consultation meetings with the community throughout the HCD Study process.

When conducting planning studies within a neighbourhood, City staff may seek to establish a Stakeholder Advisory Committee (SAC) of local residents, business owners and other community members to meet with City Staff in a smaller group to provide local expertise and discuss issues that arise out of the HCD Study process. The City has determined that it is appropriate to establish a SAC for the Kensington Market HCD Study. This document is the Terms of Reference for the SAC.

Mandate and Objective

The Kensington Market HCD Study Stakeholder Advisory Committee (SAC) will provide local expertise and advise City staff and heritage consultant Taylor Hazell Architects throughout the HCD Study process. Advice and comments from the SAC will inform the Consultant's development of the HCD Study findings and recommendations. The City with heritage consultants, Taylor Hazell Architects, may also utilize the SAC as a sounding board for ideas on revisions to reports and presentations associated with the HCD Study.

Membership

The SAC will be led by heritage consultants, Taylor Hazell Architects in partnership with the City's Heritage Preservation Services. Membership of the SAC is comprised of approximately 12 members, as well as the local City Councillor and their representatives from Ward 20, including:

1. 1-2 Representatives from each of: KRA, Friends of Kensington, Kensington Historical Society, KMAC, Kensington Market BIA
2. 1-2 area business owners.
3. 1-2 area residents.
4. 1-2 area property owners.

Roles and Responsibilities

The SAC will be responsible to:

- Advise City staff and heritage consultants, Taylor Hazell Architects, of their organization's/community's/constituency's perspectives relating to this project and to the community engagement process and materials;
- Provide advice, feedback and perspective on issues related to the HCD Study;
- Discuss potential solutions to local issues, concerns and problems related to the HCD Study;
- Attempt to anticipate potential issues and offer options for resolving them;
- Communicate SAC meeting content to members' organizations, groups or committees;
- Review all relevant project materials and provide feedback, advice and perspectives; and,
- Attend the SAC meetings whenever possible, and appoint and brief an alternate if unable to attend.

The SAC is acting in an advisory capacity to City Planning. The SAC will foster an environment of openness and inclusiveness, where members and participants can express their opinions and perspectives freely.

Decision-Making

As an advisory committee, the SAC is not responsible for making decisions regarding the study. This is the responsibility of City staff and City Council. Advice from the SAC to the City is preferred to be a consensus but is not required – members may or may not share a common view on the advice they wish to provide the City. All participants in the process will work to identify common ground and where differences of opinions occur, this feedback will be recorded and documented.

Meeting Dates

SAC Meeting #1

Date: March 24, 2016, 6:30-8:00pm

Location: St. Stephens-in-the-Fields Anglican Church, 103 Bellevue Avenue

Meeting focus: establish SAC, discuss terms of reference and identify areas of community concerns and priorities in relation to the HCD Study.

SAC Meeting #2

Date: Tuesday, August 23 (tentative), in the evening (approximately 2.5 to 3 hour meetings)

Location: TBD (a suitable location in close proximity to the study area)

Meeting focus: review of draft presentation materials prior to large format community consultation meeting

SAC Meeting #3

Date: Tuesday, October 18 (tentative), in the evening (approximately 2.5 to 3 hour meetings)

Location: TBD (a suitable location in close proximity to the study area)

Meeting focus: study recommendations to Toronto Preservation Board

Attendance of Advisors, Experts, other City Staff

The SAC may wish to invite advisors or experts, including City Staff in Divisions other than City Planning, to attend meetings at various points. The City will consider each request subject to timing of the request and the availability of the requested individual and extend an invite.

Information Disclosure

All information provided at the SAC meetings will be made public. Meeting notes summarizing the discussions and any presentations made by City staff and heritage consultants, Taylor Hazell Architects, may also be posted to the project webpage following each meeting.

Contact Information

Jill Taylor, Principal, Taylor Hazell Architects, jtaylor@taylorhazell.com

Kensington Market Heritage Conservation District Study Stakeholder Advisory Committee: Meeting #1 Summary

Meeting

Tuesday, May 24, 2016:

St. Stephen-in-the-Fields Church, 103 Bellevue Avenue

Attendees

Stakeholder Advisory Committee

Patrick Morrison, HCD Nominator, BIA
Zenon Mandziuk, Kensington Residents' Association
David Pearlman, Friends of Kensington Market
Sylvia Lassam, Kensington Market Historical Society
Yvonne Bambrick, Kensington Market Action Committee
Pouria Lotfi, Kensington Market BIA, Business Owner
Dr. George Yan, Resident
Graham Hollings, Resident
Catherine Nasmith, Resident
Robert Allsopp, Resident
Heather Shon, Resident
Gaston Soucy, Business Owner/Resident
Mika Bareket, Business Owner
Martin Zimmerman, Business Owner

City Staff

Tamara Anson-Cartwright, Program Manager, Heritage Preservation Services
Sharon Hong, Heritage Planner, Heritage Preservation Services
Raymond Ngu, Constituency Assistant for Councillor Joe Cressy

Consultant Team

Melanie Hare, Urban Strategies Inc. (Facilitator)
Anthony Greenberg, Urban Strategies Inc.
Jill Taylor, Taylor Hazell Architects
Ellen Kowalchuk, Taylor Hazell Architects
David Deo, Taylor Hazell Architects
Nathaniel Addison, Taylor Hazell Architects
Amanda Sherrington, Taylor Hazell Architects

Meeting Objectives

- Review Stakeholder Advisory Committee (SAC) mandate and terms of reference.
- Provide overview of study objectives, methodology, and timeline.
- Provide overview of approach to Community Meeting #1.
- Gain feedback on SAC member's aspirations and concerns regarding the study.
- Gain knowledge and feedback on the study area's history and cultural heritage attributes.

Meeting Highlights

Welcome and Introductions

- Melanie Hare (Facilitator) welcomed participants and provided an overview of the night's agenda and objectives (see Attachment A: Meeting Agenda).
- Sharon Hong noted the commitment of the community and thanked all members for attending.

SAC Terms of Reference

- Melanie Hare provided overview of Terms of Reference (see Attachment B: Terms of Reference).
- It was requested that all future planning applications within the study area be forwarded to SAC members throughout the process – City Planning has since confirmed that all planning applications are made available to the public as soon as they are submitted at:
<http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>
- It was requested that the Study Background component of the Terms of Reference be revised to indicate nomination process was a collaboration between the Kensington BIA and Residents Association, not solely an effort of the BIA.

Study Process & Study Area Boundary Update

- Sharon Hong provided an overview of the Study process, an explanation of the purpose of the study, and the study outcomes.
- Sharon Hong explains an HCD Study's purpose is to identify cultural heritage values and recommend whether or not an HCD Plan should be prepared. To date, HCD Plans largely function as a tool to conserve heritage resources and manage change through guiding built form, however the distinct nature of Kensington Market is an opportunity to creatively rethink how HCDs can be used.
- Sharon Hong updates SAC on study area boundary. Following a strong message from the community at the March 21 public meeting that the boundaries be expanded, Councillor Joe Cressy recommended Toronto East York Community Council (TEYCC) to expand the study area boundaries to include all properties bound by College Street, Spadina Avenue, Dundas Street West, and Bathurst Street. TEYCC approved this motion at the May 10, 2016. .
- It was expressed that it was not the community's intent to include lands within the Chinatown BIA. Sharon explains the study boundaries are not finite, and are intended solely to outline the properties to be researched by the Consultant Team. A key outcome of the HCD Study process is to recommend an HCD Plan boundary.

Overview of Work-To-Date & Initial Findings

- Ellen Kowalchuk described study process, indicating the Consultant Team is currently in the data gathering phase. Types of data can be broadly organized into three categories: history, design, and community.
- Ellen Kowalchuk provided an overview of research sources, approach to field work, and initial analysis of the many communities that have occupied Kensington Market historically.
- It is requested by SAC members that the SAC be forwarded a copy of the stand form for field work.

Overview of Community Meeting #1

- Melanie Hare provided an overview of the intent and structure of Community Meeting #1 to be held in June. The meeting objective will be to introduce the study process and team, invite feedback on study boundaries, present initial analyses and gather feedback on the study area's cultural heritage attributes.
- Meeting will consist of a viewing of information panels, presentation, and self-facilitated break out sessions.

Discussion

- Following the presentation, the SAC were asked to go around the table and provide their feedback, considering the following questions:
 - o Given the distinct nature of Kensington Market, what would you like to see come out of the HCD Study? What are your concerns?
 - o Are there any specific pieces of history, cultural heritage, or traditions you would like to see reflected in the analysis?
 - o Do you have any general feedback on the analysis completed to date?
 - o What do you think about the approach for Community Meeting #1? Based on your knowledge of the community, do you have any pieces of advice with regards to outreach or messaging?

Summary of Discussion

Feedback on desired outcomes of study:

- Desired outcomes of the HCD identified: Protecting and encouraging "market" aspect (independent, local, small-scale grocers and food purveyors) and independent cafes, restaurants and bars; Guarding community from corporatization and consolidation of lots; Maintaining affordability so a spirit of experimentation can continue to exist and creative communities can remain in the Market.
- Many members expressed a general concern of what might happen if the study area becomes over-regulated. How can an HCD balance protection from unwanted development while allowing the community's diversity, eclecticism, and self-organization to continue? Can an HCD contribute to maintaining affordability in the market by limiting the scale of new development and/or floor plate sizes?
- Members expressed differing viewpoints on role of new bars & restaurants in the market. Some members wish for HCD to protect viability of raw food sellers while other members support the market's existing and future inclusion of cafes, restaurants and bars.
- What is a reasonable way to welcome new development and investment in a way that complements the diversity of the market? HCD should provide guidelines for developers.
- Study recommendations should identify expected outcomes of an HCD designation including benefits and negative impacts.

- Include strong statements about what parties need to be involved in preparation of HCD Plan and future decisions regarding market change. Name other planning tools and describe how the adoption of an HCD will coalesce with other existing planning, BIA, and community efforts.

Feedback and advice on study process:

- Study requires a strong social history.
- Gather oral histories and stories. Refer to oral histories gathered by the Kensington Market Historical Society completed about a decade ago.
- Consider retail character and make-up including the history of different retail users throughout the Market's history. UrbanMetrics have been retained by the BIA to do a retail study of the market. It is recommended this be reviewed as part of the HCD analysis.
- Consider the difference in character and needs of the residential and commercial communities.
- Consider property ownership patterns as part of research.
- Look not only at individual buildings but at entire streetscapes.
- Analyse the sounds of the market as a part of the area's character. Do this for both day and night.
- Identify potential large redevelopment sites as part of study process such as the Toronto Western Hospital.

Feedback and advice on cultural and built heritage attributes, communities and users:

- Consider the mixed-use aspect of the community. This is a defining element of the Market.
- Kensington Market features a diversity of housing in close quarters (owners, renters, houses, apartment buildings). These different types of residents and how they contribute to the market should be considered.
- Open sky and low-rise buildings is a key feature of the Market and contributes to a market-like character. These qualities create an environment distinct from Toronto's shopping streets and the St. Lawrence Market.
- Fragments of laneway housing is a distinct feature of the Market.
- There has always been a spirit of tolerance and inclusivity in the Market dating back to the original Irish inhabitants of the Market welcoming the Jewish population.
- A defining feature of the Market is how different communities intertwine and overlap. Consider why this has occurred.
- Consider the history of experimentation within the market (spaces that allow innovators to take risks and get started).
- The restaurants & bars supports the local grocers, with many using them as suppliers.
- Kensington Market is a community of "lost souls" where outsiders from all over the City come to meet and feel welcome. The Market's role as a meeting place for these communities and the City-at-large is a critical defining feature. The market's relative quietness and mix of public, private and "third spaces" support this.
- Additional communities identified as part of Kensington Market's history: Artists (and graffiti); Jewish community; Crime community; Counter-culture community; Experimenters and innovators (niche shop owners, entrepreneurs); Adjacent communities (Chinatown, University of Toronto, Alexandra Park); Newcomers and lower income families.

Wrap Up & Next Steps

- Melanie Hare thanks members for attendees. Indicates a meeting summary will be circulated.
- Advises members the next SAC meeting will be held in mid-August.

Kensington Market HCD Study - SAC #2**Date:** September 28, 2016**Time:** 6-9pm (*meeting extended by 1 hour at the request of community and Councillor Cressy*)**Location:** St. Stephen in the Fields Church, 103 Bellevue Avenue

The following are notes were taken by the project team at the SAC #2 meeting held on September 28th. The draft meeting notes are broken down in to six broad themes of discussion.

Heritage value statements:

- Early history of poor Scottish community in Kensington, allowed the Irish in, then Jewish etc., Kensington always welcomes newcomers. Kensington is an example of Canadian values of tolerance and acceptance
- In 1925, there was a greater proportion of raw food businesses and few restaurants. Today this has reversed. How to value/protect raw food vendors vs. prepared food stores?
- What is the heritage story/narrative?
 - o The present is the product of early story – Jewish /Portuguese immigrants pushed to this area. They then created businesses to support themselves and their neighbours.
 - o 'micro-dividing' and granularity are evidence of a place that survived by changing itself
 - o Safety, solidarity, & self-sufficiency that resulted from being in the "ghetto".
- "the Kensington way of life"
- KM is a place where you slow down the pace of life and go back in time
- "Kensington eclectic" as a unique built form

Heritage attributes to be protected:

- Variety of food businesses
- Place to buy food → culture = food
- Evolving, organic, growing place
- A community place
- Prevent demolition of heritage buildings
- Outdoor market =
 - o a place to gather
 - o light and the sun
 - o low-scale buildings
 - o unique built form
- Eclectic
- Enclave of personal taste and self-sufficiency
- "Kensington Style houses"
- Historic lot lines

- Maintain small frontage of retailers
- Maintain building floor plates
- Prevent lot amalgamation
- Scale of buildings
- Protect from ugly buildings
- Diversity of owners – eclectic ownership, no property management companies
- Principle of street proportions, laneways as access points act → maze-like, encourages wandering
- Road configuration of one-ways, short, narrow streets helps to slow down traffic (not on Lippincott)
- Walkable because of sky views
- Incubator spaces for entrepreneurial enterprises
- How to legitimize "non-conforming" that is characteristic of Kensington built-form?
- Protect/enhance the laneways

Food-related businesses in Kensington Market

- Protect food market/retailers. More independent retailers vs. corporations
- Protect raw food retailers specifically
- If we accept that raw food markets cannot survive in Kensington. Where in the market can they go (on a temp basis) to keep the food elements there – even when market forces are driving them out? Street vendors? Farmers markets?
- City incentives to enrich HCD area by encouraging certain uses?
- Limit new restaurants and bars

Character areas within Study Area:

- Based on the physical form?
- Market area and others?
- Delineation of character areas should be very granular

Property related issues:

- CofA applications to tear down beautiful buildings → could an HCD help to limit demolition of heritage buildings?
- How to continue to be a unique place with unique changes to buildings, without property standards and building department prohibiting these changes?
- Difficult for current owners/businesses to change/adapt their buildings like previous generations could → difficult to adapt creatively
- Patios. It is difficult to get approval for and afford the city requirements for patios.
- Affordability

General questions/comments on an HCD:

- HCD as a tool to help recognise KM as a special place
- HCD boundary needs to be granular, not a broad application
- Charm of KM is its quirkiness: the unique structures that may be "non-conforming" but are a vital part of its character
- HCDs can still be appealed to the OMB, as well as development applications within an HCD can be appealed to the OMB
- HCD attributes & values should be identified in a manner to allow creativity to evolve in KM. Can building permits be approved in a way that the applicant need only show that they meet the attributes & values established in the HCD?
- HCD should acknowledge the significance of additions & modifications to existing buildings.

Kensington Market HCD Study - SAC #3

Date: November 22, 2016

Time: 6-9pm

Location: St. Stephen in the Fields Church, 103 Bellevue Avenue

Purpose:

The purpose of the meeting was to discuss with the SAC what the key values and attributes Kensington Market. The study team provided the SAC with lists of values and attributes associated with:

1. Historical or Associative Value;
2. Design or Physical Value; and
3. Contextual Value.

The SAC and the study team reviewed the study teams work and the members of the SAC were invited to comment and to add their input (**shown in red**). Following the values and attributes discussion, the SAC had a round table discussion, which is summarized in Section 4.

1.0 Historical or Associative Value

The Study Area is directly associated with the following:

- The theme of immigration
- Commercial activity particularly related to food
- Organizations and institutions many of which are grassroots and not-for-profit
- Events and festivals

Values	Attributes
<p>Immigration – <i>The Study Area is directly associated with successive waves of immigrants beginning with Irish immigrants followed by Jews, Hungarian, Portuguese, Chinese, Vietnamese and Korean, Latin American, Southeast Asian, African and Jamaican</i></p>	<ul style="list-style-type: none"> • Diverse community of ethnic and economic groups • Physical evidence of various immigrant groups can be observed in the building stock layered with additions/alterations: <ul style="list-style-type: none"> ○ Storefront additions ○ Garage enclosures ○ Brightly painted buildings ○ Utilitarian materiality

<p>Commercial Activity – <i>The Study Area is directly associated with commercial activity that began with the weekly Jewish market that emerged about 1918 along Kensington and Baldwin and continues today.</i></p>	<ul style="list-style-type: none"> • Residences converted into mixed use buildings often with additions • Large and diverse number of businesses including food, trades, services and dry goods • Open air display of goods on lawns, doorsteps and curbs created a chaotic and unique atmosphere • Strong sensory experience with smells and sounds
<p>Organizations and Institutions – <i>The Study Area is directly associated with many grass-roots and not-for-profit organizations and institutions that provide social services, work on behalf of and advocate for the community members and provide space for community activities</i></p>	<ul style="list-style-type: none"> • Kensington Market Businessman’s Association • Kensington Area Resident’s Association • Beth Israel Anshei Minsk (Minsker) Synagogue • Rodfei Sholem Anshei Kiev (Kiever) Synagogue • Saint Stephen-in-the-Fields Anglican Church • St. Stephens Community House • Toronto Western Hospital • Oasis Alternative Secondary School
<p>Events and Festivals – <i>The Study Area is historically and currently associated with events and festivals that take place throughout the year. Examples of current Events and Festivals include Kensington Karnival/Winter Solstice/Festival of Lights and Fish Fridays.</i></p>	<ul style="list-style-type: none"> • Community organized • Participatory • Outdoor • Occupy public spaces
<ul style="list-style-type: none"> • Anarchy/Chaos • Unstructured activity is amazing • Not about the buildings’ design themselves • Re Immigration – add Scottish to groups • Re: Commercial activity – non-corporate • Evolving, dynamic place • How the buildings interact 	<ul style="list-style-type: none"> • Limited true public space i.e. parks, makes the streets act as open space • Variety of unit types and sizes means diverse peoples • Diversity on the street • Small-scale, diverse spaces • Last bastion of free-enterprise • Floorplates • Re Immigrant additions/alterations – permissive zoning for projections

Other

- Restrict size on repair/replacement buildings
- Too focused on market and not residential

2.0 Design or Physical Value

The Study Area is directly associated with the following:

- A unique collection of diverse Victorian Vernacular residential buildings
- Representative collections of Ontario Cottages, Bay-n-Gable and Renaissance Revival buildings
- Unique collection of residential buildings with commercial façade additions
- Unique street and block layout that makes it distinct from the broader urban fabric

Values	Attributes
<p>The Study Area contains:</p> <ul style="list-style-type: none"> • A unique collection of Victorian Vernacular residential buildings • A unique collection of residential buildings with commercial façade additions • Representative collections of Ontario Cottages, Bay-n-Gable, and Renaissance Revival building 	<ul style="list-style-type: none"> • Narrow lot frontages • Variety of architectural styles • Numerous examples of the Bay-n-Gable form • Varying degrees of decorative bargeboard • Picturesque rooflines • Numerous examples of the Ontario Cottage form • Numerous examples of the Renaissance Revival form along Spadina • Storefront addition structures • Garage enclosure structures
<p>The Study Area contains:</p> <ul style="list-style-type: none"> • Unique street and block layout that distinguishes itself from the broader urban fabric 	<ul style="list-style-type: none"> • An equal number of horizontal and vertical blocks, each having different dimensions which creates a concentration of T-intersections and corners • The high percentage of self-contained streets • Varying street widths ranging from 40' to 132' • Collection of laneways – primarily unsystematic • Laneway housing
	<ul style="list-style-type: none"> • Fine-grain intricacy and adjacency (front and back, two-sided), double-sided relationship

	<ul style="list-style-type: none"> • Incremental • Re narrow lot frontages lends to visibility of merchants • Lots of semi and row townhouses – close neighbours • Flexible use in existing structures
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Other

- Maximum building size
- Activation of laneways at new periphery developments (double main façade)?
- Perception of “lax” or lack of controls
- Protection of floorplate size, height and some protection so rows of Victorian houses are not torn down. Amassing of land is the biggest threat

3.0 Contextual Value

The Study Area possesses a distinct character due to:

- Overlapping built form conditions
- Mixed use area of residential, commercial and institutional activities
- A commercial market set within a residential neighbourhood that supports the area’s history as a social enclave and alternative marketplace

Values	Attributes
The Study Area is characterized as: <ul style="list-style-type: none"> • A number of overlapping built form conditions contained in a relatively small geographic area • An interconnected, mixed use area of residential, commercial, institutional (including places of worship) activates • A place reworked by successive generations, and its use as a social enclave and alternative market space 	<ul style="list-style-type: none"> • Organic and evolved design of structures • Chaotic commercial activity • Vehicular and pedestrian traffic permitted • One way streets • Resourceful use of space
<ul style="list-style-type: none"> • Re overlapping conditions – sometimes and also distinctly separate • Uniquely self-contained 	<ul style="list-style-type: none"> • Limited true public space i.e. parks makes the streets the open space • Mix of ownership and tenancy and

<ul style="list-style-type: none"> • Re interconnection – “patchy i.e. CR and R” • Socio-economic diversity • Anarchy • Variety of uses and systems supporting a complex community 	<ul style="list-style-type: none"> • generational (family history of ownership and maintenance) • Immediacy, varied experiences at street in narrow storefronts • Affordable housing • Self-determination/governance • Encourage raw food vendors and artisans
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Other

- Restrict large developments on perimeter

4.0 Table Discussion (the following input is from the SAC)

Historical or Associative

- Historically very strong support of Kensington by the perimeter buildings
- Poverty is the organizing first principle of Kensington – without million-dollar budgets it didn’t change (Bellevue is different)
- Successive generations
- Tangible family history connections (e.g. Historical Society)

Design or Physical

- There is not yet an accurate description of adjacencies *inside* the block. There is so much modulation in the block that hasn’t been captured.
- Can’t make a decision yet on the fine grain adjacencies
- Lot depth
- Design and physical values focus is not adequate to this task
- Low-scale and open display of goods
- It’s not the preciousness of the architecture
- A massing of land is the biggest threat
- Identify the floor plate sizes as an attribute
- Small geographic neighbourhood supports relationship between market and residential
- Immediacy / proximity / abundance / availability
- Uniquely self-contained
- Sometimes overlapping, sometimes distinct

- Beauty of narrow frontages – can see what business offer very quickly and see the owner through the window
- Must comment on properties being attached – this is important in community value
- Spadina is in flux and Kensington character is being infused – fear that the bigger stores will cross-pollinate into Kensington
- Everything by foot

Contextual

- Evolving and dynamic place
- Constant change but not by change
- Independent and entrepreneurial
- Don't forget about residential by overemphasizing the market
- You will forget about the non-anarchy parts
- Non-structured activities, allure of the place, people it has attracted
- Mood in market is seared by escalating property values
- Latitude at small scale to go back and forth adapting use – would be a good thing
- Interconnected
- Mixed-use
- Social enclave
- Socio-economic diversity
- Self-determination and governance in the social and cultural sense
- Localized authority over development decisions
- Proactively managing
- Not subordinating residential – commercial residential and residential
- Non-corporate, commercial
- Ownership and tenancy
- Anarchy is a missing value, and if this is most important, then style just doesn't matter



Kensington Market Heritage Conservation District Study

Community Consultation Meeting #1 Summary

June 21, 2016

**URBAN
STRATEGIES
INC .**

KENSINGTON MARKET HCD STUDY AREA

COMMUNITY CONSULTATION MEETING No. 1

Keep Kensington the way it is

Sustainable Community Walkable Humanscale Small Businesses

Do Not gentrify

Owner run
Businesses

Slow
Traffic

Bike &
Bike nets

Eliminate
Cars

Focus on
local business
and small
owners

Mixed
Income

Public
owners hip
Greenspace
urban agriculture
roof gardens

No gentrification/only preservation

Make Augusta st. pedestrian only!
Small scale

Give incentive to
Fresh Produce Businesses
Restrict Bars
Bike Parking

No Franchise

Affordable
Housing
Public
space

Public
Market

Pedestrian
Friendly
Accessible

No large
development
plant trees
in Augusta

No large
Corporation



Introduction

On June 21, 2016, the City of Toronto hosted the first Community Consultation meeting for the Kensington Market Heritage Conservation District (HCD) Study. This report provides an overview of the event and a summary of the input received from attendees.

About the event

The community meeting was held in the evening at St. Stephen's Community House located within the study area. Roughly 30 - 40 community members attended the meeting. The event provided an opportunity for the community to meet the consultant team (led by Taylor Hazell Architects), receive a presentation about the study, and provide input into the study process.

The event began with a meet-and-greet with City Staff and the consultant team, a viewing of information panels which introduced the purpose of the study and provided an overview of the study process, field work and analysis conducted to date. Following the viewing of the panels, Heritage Preservation Staff and Taylor Hazell Architects gave a presentation on the same topics and received questions related to this information.

Following the presentation, Urban Strategies Inc. facilitated a town hall-style discussion to gain an understanding of what cultural heritage aspects of the study area is important to community members. Attendees were also provided worksheets to provide this information privately.

Feedback Questions

The feedback discussion and worksheets were guided by a number of questions which were intended to provide the consultant team with an understanding of what community members think are physical and experiential cultural heritage attributes of the HCD Study Area. The following were the questions asked. The feedback to each question is summarized on the following pages. A copy of the worksheet is provided as Appendix A to this report.

Part 1 - Thoughts on the Study Area

1. What about the Kensington Market HCD Study Area is important to you?
2. Are there physical or experiential aspects of the Kensington Market HCD Study Area that can be better enhanced or protected?
3. What are distinct experiential aspects of the Kensington Market HCD Study Area that can be better enhanced or protected?

Part 2 - Important Places

Use this map to tell us the following features or places in the study area that of most interest or importance to you:

- Streetscapes or Vistas
- Buildings, groups of buildings or individual features
- History and Cultures
- The 'character' of the area

Summary of Feedback

The following is a summary of the feedback received at the Community Meeting. A detailed transcript of the feedback is contained in Appendix B of this report.

PART ONE: ABOUT THE STUDY AREA

What about the Kensington Market HCD Study Area is important to you?

Eclecticism & Diversity

The neighbourhood's diversity and eclecticism was a frequently heard theme throughout the community's responses. References to diversity included the area's bright, varied colours; irregular block and neighbourhood layout; architecture and building modifications over the years; the many communities that use and visit the Market; the idiosyncratic mix of businesses; demographics of residents; and the Market area's many festivals, events, and traditions.

Human Scale & Pedestrian Environment

Many community members identified the human scale of buildings (such as low heights as views of the sky) and pedestrian-oriented environment of the HCD Study Area as a centrally important characteristic of the market. Supporting this idea is the fine-grained rhythm of buildings and streets, slow car traffic, and sidewalk market stalls.

Multiculturalism & History of Immigration

The Market's history of immigrant and immigrant-owned businesses are recognized as an important part of the area's history which informs the Study Area's existing character, population, and commercial make-up.

Food Market

The history of the Market area as a place for raw food merchants was frequently heard as an important part of what makes the Study Area distinct. The "European feel" and significance of these merchants as a source for affordable and sustainable food was also identified.

Independent Businesses

Locally-owned businesses were repeatedly referenced as a defining feature of the Market.

Social Activism

The HCD Study Area's role as a venue for political expression and social activism was mentioned by many as a significance aspect of the Study Area's history and culture. For decades, the Study Area's meeting places has allowed for the expression of Left and radical political viewpoints as well social and environmental justice causes.

Community, Countercultures & Artists

The study area's role as a gathering point for members of different countercultures from all over the City and for tourists was identified in addition to the presence of an artist community. The area's "grittiness" was also a common element identified that contributes to the HCD Study Area's distinctiveness, including unconventional street art to murals to graffiti. It should be noted that there are differing and conflicting viewpoints with regards to the role of graffiti, with some stating it is a part of the area's social history and others clarifying it should not be considered in the same category as murals.

PART ONE: ABOUT THE STUDY AREA

Are there physical or experiential aspects of the Kensington Market HCD Study Area that can be better enhanced or protected?

Threat of Homogeneity

Many community members expressed the fear that what makes the HCD Study Area distinct is under threat by way of large-scale new developments or the implementation of an HCD Plan that seeks to make the market too pristine. Many of the physical aspects identified in response to Question 1 – human scale, colourful buildings, independent shops, grittiness -- were specific elements defined as under threat.

Affordability

Improving the HCD Study Area's affordability was a common theme repeated in the feedback. Affordable commercial rents is considered vital to sustain the Market's independent nature while affordable housing is considered critical in order to support diverse communities and, specifically, newcomers.

PART ONE: ABOUT THE STUDY AREA

What are distinct experiences, events or traditions specific to the Kensington Market HCD Study Area?

A Kensington Market Community

The convergence of grassroots, political, multicultural and creative communities creates a distinct feeling of community which was repeatedly mentioned as a distinct experience to the Study Area.

Festivals and Events

Pedestrian Sundays and the annual Solstice Celebrations were mentioned as defining traditions and events.

Protecting raw food sellers

With changes to commercial tenants in recent years, many community members identify the area's role as a raw food seller as under threat. Many community members see the increase of bars, restaurants, and shops as perpetuating this problem.

Maintenance & Cleanliness

Despite the area's "grittiness" repeated as an important aspect of the Market, some community members would like to see Bellevue Square, alleyways and parking lots better maintained. Some residents identified absentee owners in the residential areas as threats to public safety.

Market Shopping

The shopping experience of the Market area, particularly the experience of narrow storefronts, sidewalk vendors, independent businesses and view of the sky were defined as an experience which is uniquely Kensington.

Artists & Buskers

The presence of street performers, street artists, and overall presence of a creative community was also repeated as a distinct experience.

PART TWO:

Tell us the following features or places in the study area that of most interest or importance to you

Attendees were provided individual maps where they could indicate places in the study area of specific interest. They were also asked to describe what it is about these places that are of interest. Responses were varied. The following is a highlight of these answers:

Streetscapes or Vistas

- Augusta, Baldwin, and Kensington Streetscapes
- Area around Bellevue Square
- Views of corners and intersections
- Distinct block structure
- Sky Views
- Juxtapositions
- Predominant height pattern of 2 - 3 Storeys
- Garden Car and Mural on Augusta

Buildings, Groups of Buildings, or Individual Features

- Laneway houses
- Victorian Houses
- Glen Baillie Place
- Victorian buildings with built-out storefronts
- Small storefronts
- Religious Institutions (particularly synagogues)
- A "vernacular architecture"
- Vacuum Factory Building
- Kensington Community School

History & Culture

- A settlement house neighbourhood
- Original home to St. Christopher house
- Multiculturalism
- Importance to Portuguese community
- Mixed (use, income, ethnicities, origins)

The "Character" of the Area

- Pedestrians
- Human Scale
- Tourist attractions
- 24/7
- Creative
- Social Housing

Part 2 | Important Places

Use this map to tell us the features or places in the Study area that are of most interest or importance to you. Circle or trace specific places, features or general areas, and write a little bit below to describe why.



As you complete this exercise, please give particular consideration to:

- Streetscapes or vistas
Area easiest to park
Height of building
Sunny side of the street
- Buildings, group of buildings, or individual features
Buildings: school building, busy area
Vacuum with built-in car "structural addition"
Mushroom
- History and Culture
right before, central of stage, mixed use
connected to the rest of the world
place of arrival
placed elements concept
- The 'character' of the area
pleasant, artistic, eclectic, permeable
cultural / community
importance of social gathering
Landmark history

Optional:
Name: _____
Organization/Address: _____

Part 2 | Important Places

Use this map to tell us the features or places in the Study area that are of most interest or importance to you. Circle or trace specific places, features or general areas, and write a little bit below to describe why.



As you complete this exercise, please give particular consideration to:

- Streetscapes or vistas
ORIGINAL SCALE OF BUILDINGS
PERMANENTLY UNDER CONSTRUCTION
- Buildings, group of buildings, or individual features
- BRICK BUILDINGS
- TOO CLOSE BUILDINGS STEPPED BACK
- HIGH AND NEARBY BUILDINGS
- MANY EXTERIOR WALLS AND OPEN AIR
- History and Culture
- LOCAL
- CENTER OF JAMES LEAD'S HISTORY 2011
- The 'character' of the area
- OLD BUILDINGS PROPERTY

Optional:
Name: _____
Organization/Address: _____

Completed Feedback Worksheets

Next Steps

Other Questions or Comments

In addition to responses to the questions asked, the town hall discussion resulted in a robust conversation about a number of broader planning issues affecting the study area. The HCD Study process can only address community issues related to cultural and built heritage however Heritage Preservation Services is committed to sharing community concerns with other City departments and Councillor Joe Cressy's office. Councillor Cressy was also in attendance at the event and able to hear and respond to many of the questions himself.

A record of all questions asked is included in Appendix B.

Over the remainder of the summer and into the fall, the consultant team will be completing their field work and begin analyzing the findings to create draft recommendations. Once draft recommendations have been developed, the City will host a second open house in the fall of 2016 to present these findings. The feedback heard at this event will play a key role in informing the Study's Statement of Heritage Significance and draft recommendations.

APPENDIX A: FEEDBACK WORKSHEET

Part 1 | Your thoughts on the Kensington Market HCD Study Area

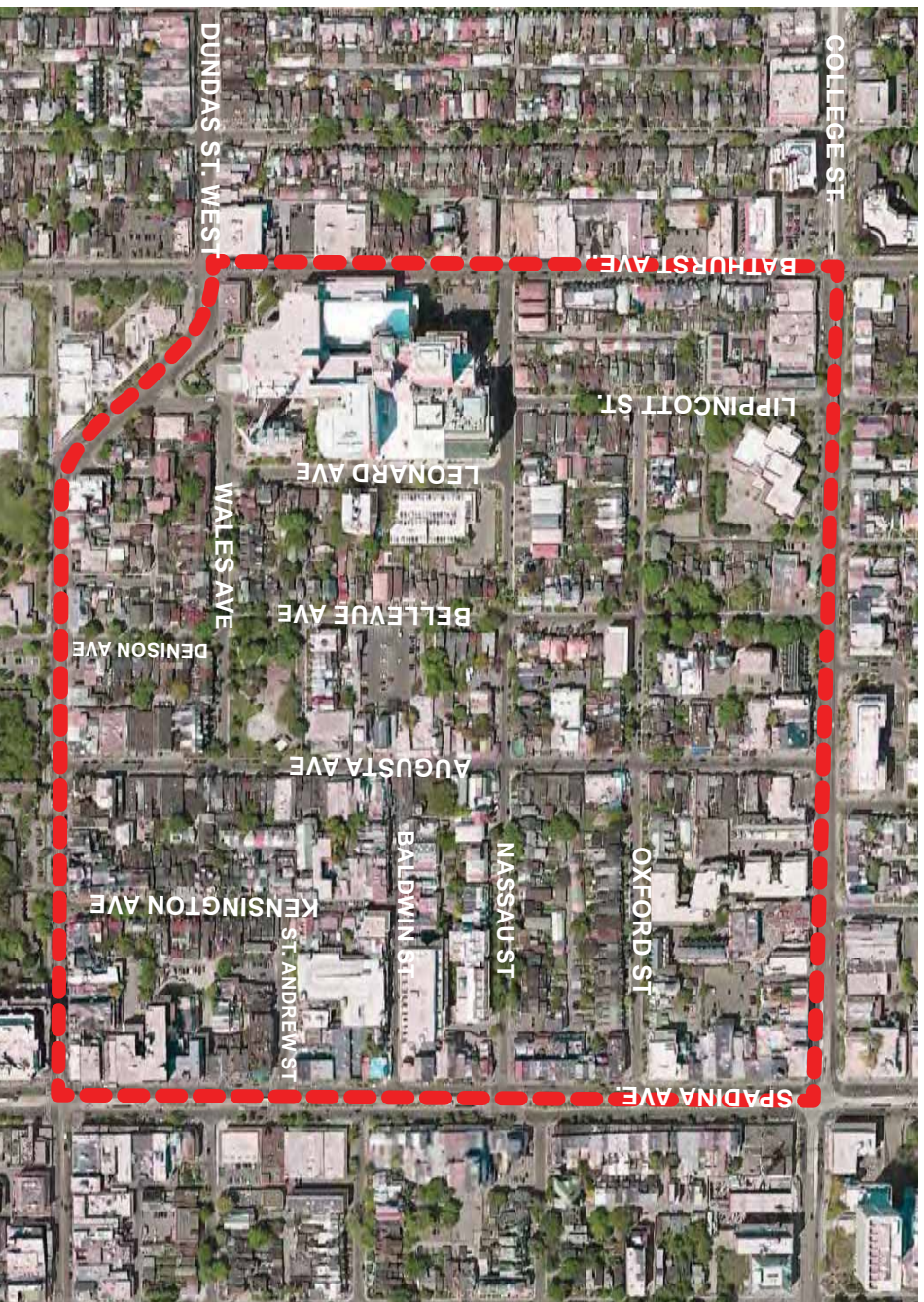
1. What about the Kensington Market HCD Study Area is important to you?

2. Are there physical or experiential aspects of the Kensington Market HCD Study Area that can be better enhanced or protected?

3. What are distinct experiences, events, or traditions specific to the Kensington Market HCD Study Area?

Part 2 | Important Places

Use this map to tell us the features or places in the Study area that are of most interest or importance to you. Circle or trace specific places, features or general areas, and write a little bit below to describe why.



As you complete this exercise, please give particular consideration to:

- > Streetscapes or vistas
- > Buildings, group of buildings, or individual features
- > History and Culture
- > The 'character' of the area

Optional:

Name: _____

Organization/Address: _____

APPENDIX B: TRANSCRIPT OF COMMENTS

PART ONE: ABOUT THE STUDY AREA

What about the Kensington Market HCD Study Area is important to you?

- Focusing on social sustainability and preservation of Kensington area character and physical environment
- Sustainable raw food
- Fine grained building stock; small economy
- Human scale
- Pedestrian
- Immigration
- Eclectic – recommend survey Baldwin and any residential street
- Owner-operated business
- Pedestrians to have room
- Connected, underground, subversive, arts
- Importance of affordability/mixed income
- Small-scale retail
- Complex, ambiguous, gritty
- Not big, not a dumb, not boring
- No parking/garage (concern about lack of)
- Tearing down properties and building boxes
- Encroachments
- Merchant-homes prior to 50s. Afterwards, residential homes converted to business uses.
- The look of it
- Safe for residents, day and night
- Social environment
- Self-help and family
- Sustainable community
- Walkable
- Human scale
- Small businesses
- Affordable housing
- Public space
- Public market
- Pedestrian-friendly
- Accessible
- Bike parking
- Small-scale
- Urban agriculture and roof gardens
- Green space
- Focus on local businesses and small owners
- Owner-run businesses
- Business-oriented (positive)
- Businesses are self-regulated
- No franchises
- Mixed use street market, not focused on bars
- Economic aspects of the community, especially of the Market – over regulation of the businesses and the buildings would be detrimental
- Tourist destination
- Owner-operated businesses (versus chain stores)
- Food market
- Small economy
- Pedestrian-friendly
- Protecting feel of the area
- Small buildings
- Preserving homes more than 100 years old
- Small businesses
- Community
- Historical
- Low-scale, 3 storeys or less
- Not big, not dumb, not boring
- Variety in people, built forms, and lives
- Antithetical to the developers' dream of turning everything into an oppressive sameness
- 3 storeys or less
- Remain a market of small-scale, independent stores selling raw food, not become an area with a maximum of bars, restos, expensive elitist shops
- Friendly to new Canadians, to students, to low-income families
- Creative, alternative, underground, unique, activist, socialist, Emma Goldman Park, the Bell Building (precision vacuum) at Bellevue and Nassau
- KM is one of the few (last) existing outdoor markets in North America – the sustainable and social aspect is most important
- Demographics versus gentrification
- Colour and variety
- Laneways

- Relationship between business owners and residents (vertical and side by side)
- Sidewalk transition/openness to street
- Elements of public realm that contribute to character, history, community, social
- Converted residential building is key quality connected to mixed use
- Variety of block orientation is defining quality
- Merchant's homes above shops: mixed use areas are actually residential
- Relationship of residential tenancy and business tenancy
- Relationship between Kensington and U of T – use of market by students
- Don't want area "cleaned up too much"
- Graffiti is important and tells social histories
- Interaction at intersections; role of corners; study traffic flow
- The vibrancy of the area has always come from the energies of the business and building owners
- Permanent residents add greatly to the area, temporary residents sometimes do not
- Owner-operated businesses
- Eclectic feel
- Mix of long-time residents with new home owners
- Architecture
- It is walkable and there is diverse, creative, vibrant street life
- Very multicultural and includes artistic creators – music, visual art, and many writers working in its many cafes
- It is affordable
- A mixed enclave – it is not an entertainment district only, or a food selling area only, or business only, or residential only – a true historical neighbourhood
- Newcomers, greengrowers and raw food sellers
- Affordability – small scale and affordable for the residents not only "destination" tourism of Torontonians and others
- Flow of traffic and people (importance of pedestrians and co-existence of trucks)
- Essential form of the Market is retail below and residential above
- Permeable to new people – the young, the homeless, the artistic
- The use of public space – the importance of public space as gathering places, not just bars and restaurants – "lost souls" do not gather in bars and restaurants, they are, rather, pushed out by bars and restaurants
- Public realm and borrowed spaces
- Keep the graffiti – much of it is beautiful and some is not
- Keep it organic here – as it grew
- Low-scale

PART ONE: ABOUT THE STUDY AREA

Are there physical or experiential aspects of the Kensington Market HCD Study Area that can be better enhanced or protected?

- Do not gentrify
- Keep Kensington the way it is
- No franchises
- No large development
- Plant trees on Augusta
- No large corporation
- Give incentive to fresh produce businesses
- Restrict bars
- No gentrification/only preservation
- Make Augusta Street pedestrian-only
- Public ownership
- Mixed income
- Eliminate cars
- Bikes and bike racks
- Slow traffic
- Owner-run businesses
- Homes not boxes
- Challenge for sympathetic street lighting
- Social environment
- Improve the quality of buildings by standardizing renovation, cracking down on not-to-code additions and interior renovations
- Historical market that sells a variety of raw foods and other good through independent, small business shops
- Streetscape is walkable, livable, and human
- Not a homogenized area filled with chain big box stores and tall condo towers
- A neighbourhood with history, character, diversity, and international flavours
- It is affordable and accessible
- Historically, it has been an area where diverse cultural groups can start diverse enterprises
- Everything in this market MUST be protected
- Preservation of floorplate scale and relationship of flow of commercial to residential
- Clean up park
- Existing quality of building is poor in many instances: how to capture cultural/continuing experience
- Would like to see hidden creeks/revealed waterways
- Graffiti should be considered differently from murals
- Slow traffic flow
- Increase pedestrian-only access
- Increase integration of pedestrian flow
- Restoring interconnection of alley/laneways
- Limit building heights
- Limit parking to promote transit access/use
- Safety in the area has greatly diminished; perceptions of safety have massive impacts on who decides to live in the area (graffiti is one aspect of this, as is late-night traffic including drugs)
- Bring back the natural creeks
- Allowing for more pedestrian mingling through benches/the parks/green space
- Traffic impacts
- Fires
- Enhance pedestrian nature (limit scale)
- Prevent invasion of gloomy buildings currently taking form and will loom over the market for decades to come
- Preserve small floorplate and residential above stores
- Keep one-way streets to prevent through traffic from surrounding streets
- Two-storey buildings are (and should remain) further setback from the sidewalk than one-storey storefronts
- Protect micro storefronts
- Keep condos out
- Keep and add to parks and green spaces
- No more bars with noisy outdoor patios – we live, work, sleep here
- Augusta Ave should run north from Dundas to College and run south from Dundas, down to Queen – if it gets reconnected through Alex Park

PART ONE: ABOUT THE STUDY AREA

What are distinct experiences, events or traditions specific to the Kensington Market HCD Study Area?

- Grassroots
- Pedestrian Sundays
- Solstice celebrations (December 21st)
- Historically significant to Canada as a community at large
- Arts and creativity
- Affordability, eclectic, diversity
- Chaos, kindness, anarchy, community
- Place of changing workplace
- Drugs and alcohol are part of the spirit and character
- New Canadians, alternative
- Soul and spirit resulting from history
- Doug Saunders - Arrival City: How the Largest Migration in History Is Reshaping Our World
- Tourist destination
- Last existing open air markets in North America
- History of unionism – garment district and improving employment conditions
- Activism
- Emma Goldman and social activism
- Street market with pedestrian shopping
- Live/work mixed usage
- Small size to facilities available
- Intersections/interactions
- We like to commune/celebrate diversity among ourselves and with Toronto and the world
- Artistic aliveness
- Multiculturalism
- Spirit
- Open air market style shopping
- Variety, choice, and value in raw food retail from specialized independent vendors
- Festivals
- Parking
- Buskers
- Tours
- A diverse mix of cultural groups setting up shop alongside each other
- Shopping for raw food from a diverse group of small food sellers
- Arts –open-air music, street performers, cultural workers
- Being able to walk the streets in a pedestrian friendly manner
- People come to Kensington for diversity, for creativity, for soul/spirit experiences
- It has not been homogenized, conventionalized, gentrified, or taken over by large commercial interests or dominant cultural groups – it remains diverse, accessible, creative
- Buying from people who are your neighbours (daily shopping) and the community are the most important experiences here, and this is what needs to be preserved
- The “festival” aspect of the Market is more about non-residents than residents, though I always loved the street dancing from way back and my family enjoys Pedestrian Sundays
- Sidewalk commerce (a good thing!)
- Impromptu performances
- Affordability (under threat!)
- Corrugated metal-garage door, graffiti-covered protectors for the storefronts
- Shopping for fresh raw food in small shops, no chain. Keep out any more chains selling food such as Sobeys going into Riocan at Bathurst and Nassau or the Loblaws going into the huge condo on College Street (where the Buddhist temple was)

PART TWO:

Tell us the following features or places in the study area that of most interest or importance to you

Streetscapes or vistas

- Variety of block structure, unique street layout
- Bike corral in front of vegan restaurant
- Corners/intersections
- Would love to have Baldwin and Kensington Avenue an "old city" look – cobblestone, no curbs
- Augusta and Baldwin streetscapes
- (New) patios on Augusta
- Circled empty lot between Glen Baillie Place and St. Andrew
- Tall condo towers destroy Kensington (including ones being built or proposed now)
- Area around the park
- Height of buildings
- Being able to see the sky
- Overall scale of buildings, predominately under 3 storeys
- No more than 2 storeys – not Queen Street West with its chain stores and tall buildings
- Look at juxtapositions: for example, sculpture against open space, lawn car in front of mural, etc.

Buildings, group of buildings, or individual features

- Architectural features, styles
- Religious institutions
- Hospital
- Laneway houses
- Victorian houses
- Social housing (many)
- The size of buildings matters, keep them low
- Glen Baillie Place often gets lumped in with Chinatown but is actually Kensington
- Retail below, housing above
- Victorians with build-outs
- "vernacular architecture"
- Ramshackle
- Small store fronts
- Two storey buildings stepped back from one storey

shop fronts (examples along Augusta, Kensington and Baldwin)

- Policies and guidelines to preserve existing architecture, built form and footprint
- Key buildings: St. Stephen's in the Field, Bell building, Sanci's, Bellevue Ave, area around the park
- Vacuum factory Bell Building – heritage designation requested over the years, historically important

History and culture

- Guided tours, walks
- Original home of St. Christopher house
- A settlement house neighbourhood
- Important to history of Portuguese community
- Architecture of buildings
- Affordable for/accessible to newcomers and people who are not wealthy
- Multiculturalism
- Mixed use, mixed income, mixed ethnicities and origins – retail below, residential above, encounters between rich and poor, places of arrival
- Social centre of immigrants through 20th century
- Zoning btlaws – we are losing far too much of our residential spaces – they become commercial

The 'character' of the area

- Garden car in front of the mural
- Pedestrians on streets
- Keep to 3 storeys or less
- Pedestrians
- Need to fix St. Andrews – unused buildings waste space (water problems)
- Miss chicken store
- Pedestrian
- Human scale
- Affordable

Other comments or suggestions

- Mixed use
 - Students (U of T)
 - 'destination'
 - Tourism
 - 24/7
 - Socialist, anarchist, free-spirited, rebellious, friendly
 - Diverse
 - Accessible/affordable
 - Creative
 - Mixed market
 - Immigrants and artists/eclectic/permeable
conflict/community
 - Importance of social housing (TCHC), St. Clare and others and supportive housing
 - Not developer friendly
 - Affordable
 - We need strong guidelines to protect the character – developers are threatening it every month
- The study should not include the west side of Spadina Avenue because Spadina is not included in the Kensington Market
 - Kensington market requires alternate definition of mixed use: it works and looks different here
 - Lighting of market came in 90s from pressure of ratepayers
 - Need to understand space behind buildings
 - The city through all the departments involved should support the owners of both homes and businesses in their reasonable needs – this will cause that famous trickle-down effect to those who lease in the area and those who use the market
 - Most owners have emotional ties to the Market and wish to preserve the character of this area but conservation has to make economic sense to be practical especially as the buildings often show their age structurally
 - The parking lot beside Glen Baillie Place (also accessed by St. Andrew) is atrocious – it is a dump, a staging area for Oriental Harvest, a toilet (for dogs and people), parking for club kids and Chinatown shoppers, a dust bowl (why aren't there pavement requirements for such a high traffic area?) and apparently owned by absentee landowners and landlords – this needs to be addressed by both the city and the HCD study
 - In terms of zoning, do not let 2nd floor residential turn into commercial – this is a way landlords try to evict long-term tenants

Questions Asked

- Is there a tool that will preserve floorplates and prevent the wholesale destruction of blocks by rezoning and C of A applications
- Are laneways being surveyed?
- Does this process help us to define values of the area?
- How do sidewalks factor in?
- Does this speak to preservation of floorplate size?
- How will small businesses and fine grain be preserved?
- Is it important to the heritage of Canada considered?
- How is the "home" character going to be preserved? We don't want just "boxes."
- How is independent/self-regulated business going to be allowed?
- How to distinguish between original residential buildings, residences that became businesses and commercial buildings? Need to make (something) to the City at this point
- How will encroachments be dealt with?
- How will accessibility and diversity be addressed?
- How will the spirit be addressed? Arts and creativity? Arrival City?
- How will the "open air" / character be addressed
- How will the history be commemorated?
- How will cleanliness be addressed?
- Will the architectural styles be identified?
- Will the discovery walks and towns be acknowledged?
- Where do we take our concerns about the existing policy framework (planning) if it is not covered by HCD? The notice of change has to be understood in the whole kit of parts.
- How is the eclectic mix of the "foreground" on street and sidewalk (moveable) that are part of the public realm, and cultural landscape going to be included if we are just doing invention(?) of individual buildings?
- Will the HCD determine heights of buildings –N- (reference by Liora to neighbourhood policies)
- Is there an intent to change the height limits in the area?
- Will there be preservation of the "mixed use" in the middle of the HCD (as opposed to primary(?) streets)?
- Will the extraordinary block structure be preserved?
- What are you going to recommend for buildings that are in poor condition – built form may be ephemeral – what to do?
- Can we get a different word for "mixed use" that is more applicable to Kensington?
- Will there be anything on analysis of historical(?) lighting?
- The red and yellow maps may not be correct because of the residential that is mixed with the "red." This is important. How are you going to deal with this?
- How does the "Special Policy Appendix" help to define low scale?
- What is the relationship between Kensington and U of T?
- Where are the original watercourses
- Booze cans are part? Graffiti is part? – 2 sides of the story from businesses point of view

**URBAN
STRATEGIES
INC .**

Kensington Market HCD Study - CCM #2 – Comment Summary**Date:** February 9, 2017**Time:** 6:30-9pm**Location:** St. Stephen's Community House, 91 Bellevue Avenue

The following comment summary includes notes taken by the Project Team at the CCM #2 meeting held on February 9th, 2017. At the end of the presentation, three questions were posed to the crowd:

1. Have we captured the values and attributes that reflect your ideas about Kensington?
2. What are your thoughts on the Proposed Heritage Conservation District Boundary?
3. What would you like a Heritage Conservation District to achieve?

Through that discussion, and comments received following the meeting via email, the comments received can be broken down into the following broad categories: values and attributes; the proposed boundary; character areas; what would you like an HCD to achieve?, traffic, recent developments (and other threats), and property standards/other.

Values & Attributes

- There are different views on what Kensington Market is
- Dynamism is a distinguishing characteristic – how might HCD restrict dynamism?
- Diversity and inclusion – both age and ethnicity
- Low-scale (height and size) is a key attribute
- Walkability is key to Kensington
- Maintaining diversity and culture of acceptance
- Affordability played a key role in the evolution of the market
- Rental, ownership and affordability are important to the mix
- The unintended mix of uses within buildings – new buildings may not fit in because we need to allow for the evolution at the right scale
- The relationship between ground floor and street/public space is important – we can't lose that relationship
- Contributing and non-contributing criteria are limiting and truncate the entire process of preserving the area
- Residential units above ground floor retail is very typical – how can this be assessed?
- This is a village focused on people first thus needs to remain at a human scale
- Little park space we have has strong influence on community (Dennison Square)
- We should clearly define the values and attributes that a plan cannot protect and who should be responsible
- On page 47 of the presentation, the following Design and Physical Attributes should be introduced:

- *ongoing and incremental modification of residential buildings that promote and reflect individual tastes*
- *the offbeat and eclectic nature of the built form as a result of incremental and ongoing modification to properties and buildings*
- On page 46 of the presentation, the Contextual Value should be revised to state:
 - *As a layered neighbourhood that includes altered structures set within residential and former residential streets, the district is a place reworked by successive generations of ethnic and social outsiders.*
- Institutional buildings are important in the area (e.g. church, hospital, synagogue and fire hall).

Proposed Boundary

- We are looking at boundary as 2D space – we should approach it in 3D perspective to address the problem of development along the edges
- The issue with the boundary is the boundary streets
- The proposed boundary may work
- “The boundary is like an egg – if the outer shell (the boundary streets) breaks we are all breakfast”
- The boundary is hazy – an attribute
- Are we defining Kensington Market? Definition has changed over time
- Boundary is larger than Kensington Market – “Greater Kensington Area”
- The boundary should not include boundary streets (College, Bathurst, Spadina) – these are outside Kensington, not within.
- The HCD boundary should correspond to the “Kensington Special Identity Area” as outlined in SASP 197. This long recognized area is classified low density mixed commercial and residential and its boundaries comprise what is and has been considered to be the actual “Kensington Market” proper over the past several decades. It is also essentially the area that the original HCD nomination was intended to protect, but it is not the current KM BIA area which includes properties outside the “Market” zone such as Toronto Western Hospital and low density residential streets.
- The heritage evaluation of the Study Area bounded by College-Spadina-Dundas-Bathurst has provided valuable insights into the community at large. It would be appropriate and very desirable to make recommendations for zoning and planning guidelines to City Council to preserve small scales of future development in the areas adjacent to the proposed as defined by SASP 197.
- support the inclusion of both sides of the 4 major boundary streets to protect the Market’s boundary integrity. As a strategy against rampant and ill-planned proposals, it would have been a way of preventing the proposed RioCan development on Bathurst, or “Carmen’s local grocer” and high-rise on College.

Character Areas

- Need to treat residential areas differently than commercial areas (separate guidelines)
- West side acts as a community, east side is more fractured

What would you like an HCD to achieve?

- HCD should limit demolitions
- HCD should prohibit chain stores
- Are we preserving storefronts? What about the back ends of buildings?
- Would an HCD limit land assembly like the Byward Market HCD?
- Will the study be part of a secondary plan or will it be an update to the SASP?
- Height should be restricted to “tree-top” height with maximum 3 storeys everywhere except College St.
- Most of the small narrow residential properties within the final designated HCD area to be classified as non-contributing unless individual property owners would like to opt-in and be considered for designation as contributing on the basis of significant qualifying features. This is to preserve the preeminent heritage value of diversity that is strongly manifest in physical and design attributes. A non-contributing status precludes unintended outcomes such as future modifications being subject to static formulaic heritage criteria that ironically would hinder preservation of local cultural values of diversity and individuality.
- Larger individual historic properties in the Study Area should be nominated for the City's Heritage Register, but the HCD boundary should coincide with the Special Identity Area shown on the attached map.
- The HCD Study team should make recommendations for zoning controls on the scale, height, massing, and setbacks of future buildings throughout the entire Study Area to protect the fine grained qualities of the residential components.
- Prevent the sanitization of traditional market features like shop awnings
- Maintaining the small scale of Kensington Market, perhaps by requiring that all changes to properties must “respect historical lot lines”, i.e. that assembly of properties (for development) would not be permitted
- Including the boundary streets (College, Spadina, Dundas and Bathurst), at least on the sides adjacent to Kensington Market, as the outside boundaries of the study area. Rationale: Historically, many properties on these boundary streets have been part of Kensington Market; and, any development on the boundary streets (on the same sides as Kensington Market) could have a significant impact on the character of Kensington Market (particularly on deep lots)

Traffic

- People use the neighbourhood to pass through to other areas of the City
- People speed through the Market streets as if they are thoroughfares and it is dangerous

- Limit traffic to 25km/hr with more police presence
- We need more pedestrian Sundays and car-free shopping days on weekdays

Recent Developments (and other threats)

- Proposed development on College Street comes deep into Kensington Market due to the lot depth of these development sites. Therefore, the relationship of the back of buildings is important.
- How will an HCD affect development applications on Bathurst, College and Spadina?
- We are demolishing affordable rental spaces for condominiums – the slums of tomorrow
- Currently four demolition applications within the Kensington area
- Demolition should be limited
- How change is being described should be reviewed – watch out for interpretations
- Consider the impact of UofT students have on rental stock and on the infrastructure in Kensington – There is a historical relationship between Kensington Market and UofT – Kensington Market represents services to the UofT students
- Developers' projects undermine the small grocers in the market and vitality of entire neighbourhoods. Big box shops do not belong near or in Kensington, protection against their construction must be i.e. Historic designation would begin the process to prevent this from the start.
- The Kensington Market HCD Study/Plan and other area studies must not limit the capacity to construct a high-rise building potentially on the following properties:
 - 281, 283, 285, 289 College Street; 8,10,14,16,18,20,22 Oxford Street; 291 College Street and 8R Oxford Street; 295 College Street; 446-448-450 Spadina Avenue
 - An application for rezoning some of these properties is imminent (lands owned by applicant include 289 and 291 Collect and 8R Oxford Street – other properties may be acquired).

Property Standards/Other

- Garbage is a problem in the market
- Address hygiene problem in the neighbourhood and a lack of public washroom facilities
- Marijuana dispensaries are an issue in the market
- Visitors to the Market should have better etiquette – especially towards the elderly
- Enforce character of a true market which can be defined by its hours of operation. Business hours of operation are different for grocers than they are for pubs and bars.
- Prevent the Market from becoming an entertainment hub.
- We don't want any change in the Market.

Please note that the comments presented above are from the public either in the form of participation at the public meeting, feedback forms or through emails to the study team and do not necessarily represent the opinions of the study team.

- Demolition should be limited
- How change is being described should be reviewed – watch out for interpretations
- Consider the impact of UofT students have on rental stock and on the infrastructure in Kensington

APPENDIX C:
ARCHITECTURAL
STYLES GUIDE



APPENDIX C: ARCHITECTURAL STYLES GUIDE

THA categorized all primary buildings in the Study Area according to architectural style to better understand the built character of the Study Area. Styles were applied using established sources such as Patricia McHugh's *Toronto Architecture*, Harold Kalman's *A History of Canadian Architecture*, and Mark Fram's *Manual of Principles and Practice for Architectural Conservation*.

Much of the Study Area resisted straightforward categorization, however, either lacking clear adherence to a style, or having been so altered that a single style does not predominate. As a response, THA developed several stylistic definitions specifically to aid in analyzing the built form of the Study Area: Residential Vernacular, Commercial Vernacular and Modified. These categories are described in Section 7.0 Character Analysis of the Kensington Market HCD Study report.

The following architectural styles are defined in this Architectural Styles Guide. For each style relevant characteristics of plan, form, height, façade, roof, openings, materials and ornamentation are described, as they apply to the public realm. The styles are organized alphabetically.

- Bay-n-Gable
- Byzantine Revival
- Contemporary
- Edwardian Classicism
- Gothic Revival
- Italianate
- Modern Classicism
- Ontario Cottage
- Queen Anne
- Renaissance Revival



FIG. 1 BAY-N-GABLE, NASSAU STREET (THA 2017).

BAY-N-GABLE (1875-1890)

Defined by bay windows set beneath off-centred gables, this form was an extremely popular residential style in late 19th-century Toronto (Fig. 1 on page 3).

- rectangular in plan
- narrow, rectangular, asymmetrical in form
- a polygonal bay on the façade with a peaked gable over the bay



FIG. 2 BYZANTINE REVIVAL, ST. ANDREW STREET (THA 2016).



FIG. 3 CONTEMPORARY, OXFORD STREET (THA 2016).



FIG. 4 EDWARDIAN CLASSICISM, OXFORD STREET (THA 2016).

- built as part of a row or as a semi-detached house - individually asymmetrical but together a symmetrical composition
- two-and-a-half storeys in height
- a raised foundation contains a basement
- a side gable roof with front gable roof over the bay
- rectangular or segmentally arched window and door openings
- exterior steps up to the main entrance
- commonly red or buff brick
- may have Gothic Revival, Italianate or Queen Anne features but are generally fairly narrow and not overly ornamented
- ornamentation is focused on the woodwork within the gable peak

BYZANTINE REVIVAL (1895-1935)

Part of a larger trend of period revivals in the early 20th-century, Byzantine Revival buildings were often religious and used forms, massing and motifs inspired by the Byzantine Style (Fig. 2 on page 4).

- often square or rectangular in plan
- usually symmetrical, with a large central bay set back from flanking towers, which are sometimes topped by domed features
- massive round arches
- domes supported by thick walls
- large-scale and simple masses
- flat roofs, with decorative parapets
- round arched, sometimes with simple tracery
- cladding is usually brick with stone accents
- stained glass windows
- ornamentation can range from simple to complex
- elaborately decorated capitals

CONTEMPORARY (1970-PRESENT)

An umbrella term encompassing a variety of styles, aesthetics and design approaches that emerged in the 1970s and later. Buildings display distinct contemporary aesthetics, with geometric forms and highly processed materials and finishes (Fig. 3 on page 4).

- geometric forms, often emphasizing horizon-

- tal movement of façade planes
- low-rise to mid-rise
- flat, or stylized roof

EDWARDIAN CLASSICISM (1890-1930)

Edwardian Classicism is characterized by a simplification of decoration, and focused use of classical elements on large, commercial buildings (Fig. 4 on page 4).

- often rectangular in plan and form
- low to mid-rise in height
- a clear tri-partite horizontal façade articulation
- the centre section of the façade may be quite plain and repetitive and may be unified by large pilasters called a 'giant' order
- straight rooflines, with an attic storey or heavy cornices
- most doors and windows have flat arches or plain stone lintels
- upper floor(s) may have smaller windows with a unique shape or decorative treatment
- commonly brick construction with stone, artificial stone, decorative brickwork or terracotta details
- the base may be rusticated
- usually articulated with elaborate cornices with dentils and brackets
- classical ornament is bold and simplified, sometimes with dramatic Baroque elements usually applied at entrances - often includes exaggerated keystones above openings and corner quoins
- doorways are often heavily decorated

GOTHIC REVIVAL (1840-1870)

The Gothic Revival used the forms and motifs from Gothic religious architecture to create a style that was strongly tied to British identity. These elements find their fullest expression in religious buildings (Fig. 5 on page 7).

- overall emphasis on height, lightness and verticality
- generally symmetrical
- towers and belfries are very common

- heavy use of buttressing
- steeply pitched
- pointed, Gothic arches exclusively used for window and door openings
- stained or leaded glass windows often set within elaborate tracery
- brick, stone or a combination
- can be heavily decorated through elaborate stone carving, brickwork, and stained glass

- new stylized decorative elements based on traditional forms
- highly aesthetic modernism of simple decoration and façade treatment

ITALIANATE (1845-1885)

A picturesque 18th-century style with residential expressions often characterized by towers, asymmetry, and round or segmentally arched windows with bold voussoirs (Fig. 6 on page 7).

- usually rectangular in plan
- can be symmetrical or asymmetrical
- sometimes feature a tall, off-centre tower
- often feature a long veranda
- flat or low-pitched with a shallow gable
- extended eaves, often richly decorated
- windows are round or segmentally arched, usually with boldly articulated voussoirs
- cladding is usually brick, with stone accents
- frequent use of differently coloured materials to create dichromatic effects
- eaves often set with ornate brackets

MODERN CLASSICISM (1925-1955)

A transition phase between classical and modern architecture, Modern Classicism is characterized by a flattening of details toward a single wall plane with simplified rectangular massing (Fig. 7 on page 7).

- usually rectangular in plan
- simple, rectangular form
- flat roof
- usually two to three storeys in height
- shallow depth of window openings suggests flattened wall surfaces
- brick, stone or a combination
- use of simplified classical vocabulary and façade organization
- strong tendency towards flattening surfaces, as seen in bas-relief carvings and the reduction of structural elements like columns to decoration

ONTARIO COTTAGE (1845-1890)

This humble vernacular derivation of the Gothic Revival became a popular residential form in Ontario from the mid to late 19th-century. It is typified by a simple, diminutive form and central gable (Fig. 8 on page 7).

- simple rectangular plan
- prominent centre gable
- one-and-a-half storeys in height
- usually symmetrical, with a centrally located door
- side gable roof intersected by a smaller central cross gable
- window openings are usually jack or segmentally arched
- sometimes has a pointed opening in the centre gable to permit light or ventilation
- usually brick, or clad with stucco or wood
- ornament is limited to wooden decoration at the doorway or along the fascia

QUEEN ANNE (1880-1915)

A late 19th-century residential style characterized by busy, asymmetrical compositions and using a variety of rich materials (Fig. 9 on page 8).

- usually asymmetrical in form
- usually two-and-a-half storeys in height
- raised basements are common features
- porches and balconies are common façade features
- large front gable roofs
- large window openings
- bay windows and oriel windows (cantilevered from the wall) are common motifs
- recessed entryways are common features
- may have Romanesque Revival features such as heavy round arches and carved sandstone details
- typically contain Classical references such as a Palladian window in the gable
- cladding is often red brick with stone accents



FIG. 5 EDWARDIAN CLASSICISM, OXFORD STREET (THA 2016).



FIG. 6 ITALIANATE, BELLEVUE AVENUE (THA 2016).



FIG. 7 MODERN CLASSICISM, SPADINA AVENUE (THA 2016).



FIG. 8 ONTARIO COTTAGE, LIPPINCOTT STREET (THA 2016).



FIG. 9 QUEEN ANNE, OXFORD STREET (THA 2016).

- and foundations
- highly textured surfaces (decorative brick, terracotta, turned wood porches and balconies)
- front gables typically shingled with clay tiles or wood shingles in various shapes
- may have towers, turrets or tall chimneys

RENAISSANCE REVIVAL (1845-1890)

A popular style for commercial buildings on prominent streets, using classical elements and motifs confined within a commercial block façade (Fig. 10 on page 8).



FIG. 10 RENAISSANCE REVIVAL, SPADINA AVENUE (THA 2016).

- rectangular, symmetrical in form
- low-rise (maximum six storeys) in height
- often an emphasis on a three-part or Classical division of the façade from top to bottom (i.e. base, shaft, capital) like an Italian Renaissance palazzo
- flat roof
- decorative treatment of door and window surrounds (exaggerated keystone or pediment)
- window openings may have square, segmentally arched or round arched tops
- brick and stone
- repetitive patterns in ornamentation
- polychromic or dichromatic façades (contrasting materials such as red brick with buff brick details or brick with stone details)
- base may be rusticated (rough-cut stone)
- façade may be articulated by pilasters, belt courses
- corner quoins may be exaggerated
- decorative treatment of cornice (dentils and/or brackets)
- decorative embellishments may be executed in wood, brick, stone or pressed tin (or a combination)