#### Planning and Growth Management Committee, City of Toronto, January 15, 2018

#### Items PG 25.4 & 4a

Prioritization of Outstanding Heritage Conservation District Studies and Interim Protective Measures

#### **Harbord Village Phase 3**

Presented by Leslie Thompson for the Harbord Village Residents' Association



#### Where is Harbord Village?

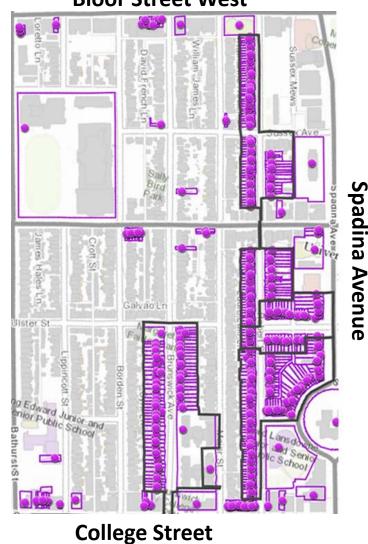
**Bloor St. W.** 



**City of Toronto 1857** – Source: Plan of the City of Toronto, Canada West, Fleming Ridout & Schreiber, 1857, City of Toronto Archives

#### Harbord Village Heritage Conservation Districts

#### **Bloor Street West**



**Bathurst Street** 

Buildings with heritage designations

**Source:** City of Toronto

#### Harbord Village Heritage Conservation Districts

#### **Bloor Street West**



**Bathurst Street** 

- Buildings with heritage designations
- HV HCD Phase 1 approved 2004
- HV HCD Phase 2 approved 2009
- HV HCD Phase 3 proposed June 2013 (Community started research in 2008)

**College Street** 

#### **Urgent Need for Protection of Heritage Value**

#### Non-contributing renovations example

#### Note 2017 image:

- Metal cladding
- Colour
- Windows





2015 2017

#### **Urgent Need for Protection of Heritage Value**

#### **Development and density example**





2007 2017

#### **Urgent Need for Protection of Heritage Value**

#### **Demolition by Neglect and Fire Example**

#### **Lost /Damaged Attributes:**

- Portico with Spandrels and Spindles
- Stained glass windows
- Decorative brickwork









2007

**2017**Harbord Village HCD Phase 3<sup>7</sup>

#### Heritage and Cultural Value of Harbord Village

#### **Design and Architectural Character Value**

- Large number of Victorian buildings
- Bay-n-Gable, Queen Anne, Gothic Revival, Second Empire and Richardson Romanesque attributes
- Prominent builders include: George and Samuel Barton, William McBean, Frederick Clements, Charles Richard Sleeman Dinnick and William St. Croix
- Rhythm of Toronto Bay-n-Gable rows with mature tree canopy









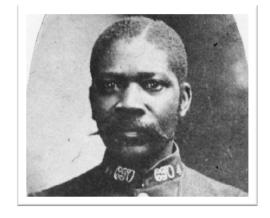


### More than Buildings are at risk: Heritage and Cultural Value of Harbord Village

#### **Historic Value**

- Town of York Park Lots 16,17 and 18
- For over 130 years this 23 block area has been a neighbourhood
- Waves of immigration since the 1880's include British, Russian Jews, Italians,
   Portuguese, and Chinese immigrants and refugees
- Home to Albert Jackson (Canada's first black mail carrier), to Bill James (photographer), Gwendolyn MacEwan (poet), Norman Bethune (physician), David French (playwright), Walter Huston and Douglas Campbell(actors)
- Laneways celebrated in the paintings of Albert Frank

				25		23	28.48.5	21 21	$\vdash$	w. 5			19 20		(3 R C O I	NCE		он	/	F		\		
2	à	g				nell.	lite.		-	n Pl	4	_	16 17	2	1	ewin estic		16	ſ					
Bouchette	Capa A. Shaw	S. Smith	Shank	MeGill	Willcorks	Hon Peter Rassell	The Chief Justice	Swith	-	m Aı			18	-		Skin	ner	14						
29 29	28	Cape 27	26	3	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	23	22	21	Щ.	Shin D-Pla			20	-	i Pla mes l	yter Hays	er	13		A N	FO	RTI		v
70.025	24 23	22 21	20 1	77	7161	1413	12 11	-	8 7	6 5	4 3	2	-(	15	14	13	12	11	10	9	8	7	6	
Charles Alex McNas crid Burns	apu Beachette apu A. Shew	apu S. Smith	apu Spencer	B. Littiohales	Baby	heer I.D. Grav	E.D. Powell	n / Elmsley ner McCauley	orge Playeer	w. Jarois Ww. Smith	w White		Q. Q'IC	John Scadding	John Cox	Patrick Brown	Robinson	Benj Moseby	Jets of Thu Marken	P. Mills Mathias Asbbridg	fobu Arbbridge	Paul Hilton	Mri Samuel Cosenson	
Date	33	ૌર	3			Ho Ho	0000	Hen	1 Y	a rk	1813		3	Jo.	for	Pa	C	Be	100	W.	4	or .	W	1/2





Park lots 16, 17 and 18

Albert Jackson

Painting by Albert Frank

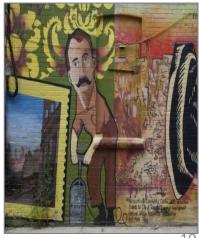
## More than Buildings are at risk: Heritage and Cultural Value of Harbord Village

#### **Social and Community Value**

- For over130 years, this 23 block area of the City of Toronto, now Harbord Village, has called itself a neighbourhood. For that period it has functioned as a community despite demographic shifts, "modernization", and several threats of demolition (e.g. Spadina Expressway)
- Since C19th home to waves of immigrants and refugees
- Harbord Village's many projects include: Fall Fair, Farmers' Market, Pumpkin Festival, Halloween Pipes, Treeing Our Village, Tree Inventory, Graffiti Committee, Community Yard Sale, Fire Prevention Project, Downtown West Solar Energy Project, and awardwinning Oral History Project







1(

Harbord Village annual Fall Fair

Graffiti on Croft Street

#### More than Buildings are at risk: Heritage and Cultural Value of Harbord Village

#### **Nature Value**



- Dense urban forest boasting some of the oldest trees in Toronto
- Neighbourhood Tree Inventory of over 4000 trees in 2007 and updated in 2017
- 137 Heritage Trees Identified- including Burr Oak over 300 years old
- "Treeing our Village" project planted over 130 backyard trees
- Laneway greening plan -



Burr oak-age approx. 300

Dense urban forest in HV

Planting backyard trees

#### The Heritage Values of our Neighbourhood are at Risk

#### **Context:**

- The cultural heritage value of Harbord Village is not confined to the 5 streets granted HCD status in 2007 and 2014.
- We are a neighbourhood and a community linked our history, architectural and urban design values, our urban forest and most important a vibrant and involved community of residents.

#### **Conclusion:**

HV HCD Phase 3 – proposed in June 2013 is threatened by:

- Demolition by neglect and fire
- Non-contributing renovations
- Development and new density

We need interim protection while we wait for our Heritage Conservation District Study.

## **Bathurst Street**

# **Bloor Street West** Spadina Avenue