

1778, 1908, 1914, 1920, and 1926 Bloor Street West – Inclusion on the Heritage Register

Date: December 13, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 4 – Parkdale-High Park

SUMMARY

This report recommends that City Council include 1778, 1908 (including entrance addresses 1910 Bloor Street West and 8 High Park Avenue), 1914, 1920, and 1926 Bloor Street West on the City of Toronto's Heritage Register for their cultural heritage value and interest according to the Listing Statements (Reasons for Inclusion) found in Attachments 1 to 5.

The subject properties are located in the High Park North neighbourhood. The property at 1778 Bloor Street West is located on the northeast corner of Bloor Street West and Mountview Avenue. The properties at 1908, 1914, 1920, and 1926 Bloor Street West are located on the north side of Bloor Street West between High Park Avenue to the east and Quebec Avenue to the west. All five properties were constructed between circa 1927 and 1930 and contain early-20th century walk-up apartment buildings. The four adjacent subject properties located at 1908, 1914, 1920, and 1926 were all constructed for local builders John. M. Cummings and Robert C. R. Cummings. The Cummings brothers commissioned well-known Toronto architect, Frank S. Mallory, to design the building at 1908 Bloor Street West situated at the corner of High Park Avenue.

The properties were identified as having potential heritage value through the Bloor Street West Heritage Conservation District Study and as contributing to the character of the portion of Bloor Street West which fronts onto High Park through the Bloor West Village Avenue Study. A location map and current photograph of each heritage property is found in Attachments 1 to 5.

The properties recommended for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

Under the Ontario Heritage Act (the Act), a municipal heritage register may include properties that have not been designated but Council believes to be of “cultural heritage value or interest”, and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act limits listing to a period of two years.

The Act requires that, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The listing of non-designated properties on the municipal heritage register under the Act extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning, recommends that:

1. City Council include 1778, 1908 (including entrance addresses 1910 Bloor Street West and 8 High Park Avenue), 1914, 1920, and 1926 Bloor Street West on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 1 to 5 to the report, December 13, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On May 13, 2014, the Etobicoke York Community Council nominated the portion of Bloor Street West Area west of Keele Street for consideration as a Heritage Conservation District. [Item – 2014.EY33.39](#)

On March 31, 2015, Council authorized Bloor West Village for study as a potential Heritage Conservation District, and directed the Chief Planner and Executive Director, City Planning, to initiate the study of Bloor West Village in 2016. [Item – 2015.PG2.8](#)

On June 26, 2018, Council adopted the Bloor West Village Avenue Study – Status Report which identified Character Areas in the study area, including the High Park Frontage Character Sub-Area where the subject properties are located. [Item – 2018.EY31.5](#)

POLICY AND REGULATION CONSIDERATIONS

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented. [Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be included in the Heritage Register under subsection 27 (1) of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be included on the Heritage Register as a non-designated property if the property meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. <https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a way to identify properties that the City believes to have cultural heritage value or interest.

The five subject properties are within the boundary of the Bloor West Village Heritage Conservation District (HCD) Study area and were identified through the HCD Study and included on a map of heritage potential properties presented at the second Community Consultation Meeting on April 3, 2019. The properties are also in the High Park Frontage Character Sub-Area as identified in the Bloor West Village Avenue Study Final Report. This Character Sub-Area extends from Keele Street to Clendenan Avenue and is predominantly residential with house form and low-rise apartment form buildings often with setbacks from the right-of-way which provide a green front yard condition.

The subject properties located at 1778, 1908, 1914, 1920, and 1926 Bloor Street West contain early-20th century walk-up apartment buildings constructed between circa 1927 and 1930. Two of the properties at 1778 and 1908 Bloor Street West are brick and stucco apartment buildings with design influences from the Arts and Crafts movement. The properties located at 1914, 1920 and 1926 Bloor Street West are designed with elements of the Edwardian Classical style.

The contiguous row of properties at 1908, 1914, 1920 and 1926 Bloor Street West were all constructed for local builder John. M. Cummings and his brother Robert C. R. Cummings. Cummings commissioned Toronto architect, Frank S. Mallory to design the building at 1908 Bloor Street West. Mallory designed the commercial block at 639 to 641 Queen Street East which is designated under Part IV of the Act.

The subject properties have been identified as having design and contextual value. More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional cultural heritage values for the property.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and invites them to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended properties explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reasons for Inclusion.

Through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register. Listed properties remain on the Heritage Register for a period of two years unless Council states its intention to designate the property within that time.

CONCLUSION

Following research and evaluation of the properties at 1778, 1908 (including entrance addresses 1910 Bloor Street West and 8 High Park Avenue), 1914, 1920, and 1926 Bloor Street West according to Ontario Regulation 9/06, it has been determined that the properties meet one or more provincial criteria and merit inclusion on the City's Heritage Register. The Listing Statements (Reason for Inclusion) are found in Attachment 1 to 5.

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SIGNATURE

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ATTACHMENTS

Attachment 1 – 1778 Bloor Street West Listing Statement (Reasons for Inclusion)
Attachment 2 - 1908 Bloor Street West Listing Statement (Reasons for Inclusion)
Attachment 3 - 1914 Bloor Street West Listing Statement (Reasons for Inclusion)
Attachment 4 - 1920 Bloor Street West Listing Statement (Reasons for Inclusion)
Attachment 5 - 1926 Bloor Street West Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1778 Bloor Street West and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

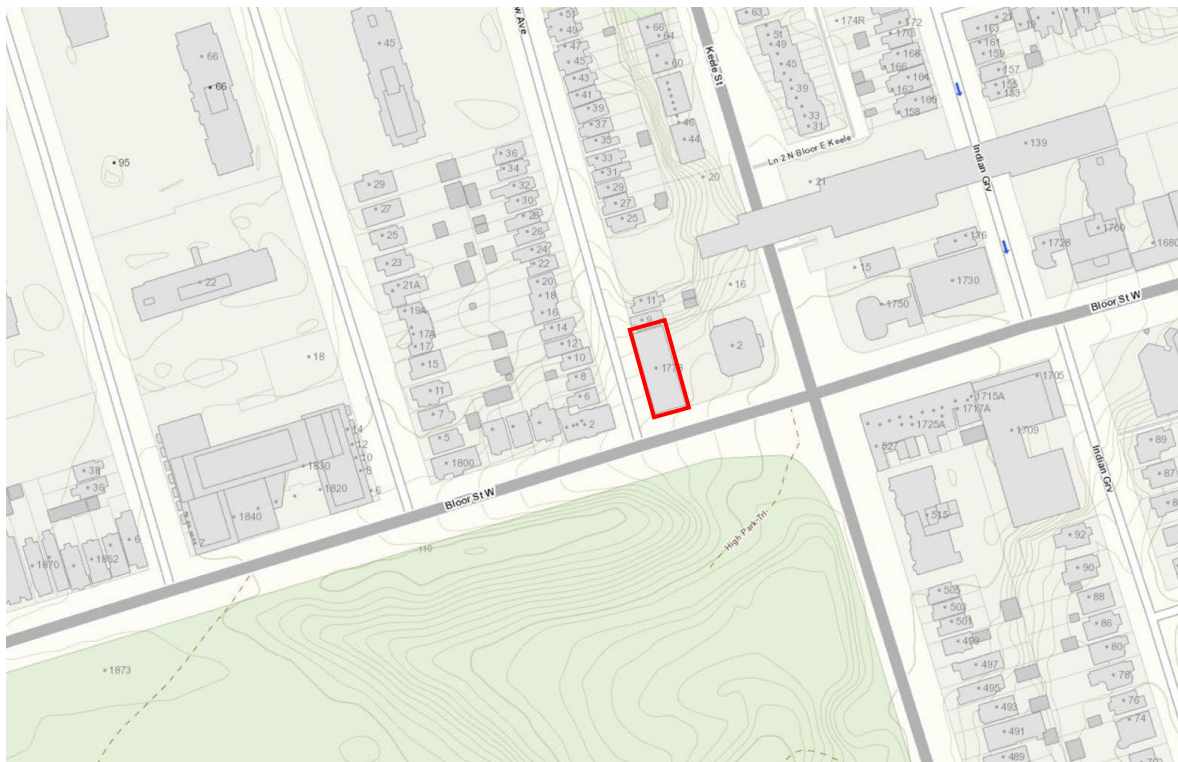
Description: Located in the High Park North neighbourhood on the northeast corner of Bloor Street West and Mountview Avenue and fronting the north side of High Park, the property at 1778 Bloor Street West contains a two-to-three storey apartment building constructed circa 1929. The property is located in the High Park Frontage Character Sub-Area as identified in the Bloor West Village Avenue Study, and within the Bloor Street West Village Heritage Conservation District Study Area.

The property at 1778 Bloor Street West has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed circa 1929, the subject property, known historically as the Mountview Garden Apartments, holds design value as a representative example of an early-20th century walk-up apartment building with Arts and Crafts movement influences. Arts and Crafts detailing is notable in the steep gables with half-timbered finishes, the light-coloured, stuccoed upper floor, the brick quoining around the third-floor windows and corners, and the decorative stone surround around the front entrance. Contextually, the property contributes to the character of the north side of Bloor Street West fronting onto High Park.



1778 Bloor Street West (Heritage Planning, 2024).



1778 Bloor Street West (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1908 Bloor Street West and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located in the High Park North neighbourhood on the northwest corner of Bloor Street West and High Park Avenue and fronting the north side of High Park, the property at 1908 Bloor Street West contains a three-storey apartment building constructed circa 1930. The property is located in the High Park Frontage Character Sub-Area as identified in the Bloor West Village Avenue Study, and within the Bloor Street West Village Heritage Conservation District Study Area.

The property at 1908 Bloor Street West (including entrance addresses 1910 Bloor Street West and 8 High Park Avenue) has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed circa 1930, the subject property holds design value as an early-20th century walk up apartment building with Arts and Crafts movement influences. The Arts and Crafts detailing is represented in the light-coloured stucco on the upper level, the decorative stone surrounds on the windows and entrances, the stone quoining on the corners, and the gables that top the two projecting bays on the principal facades. The property is associated with well-known Toronto architect Frank S. Mallory whose commercial block at 639 to 641 Queen Street East is designated under Part IV of the Ontario Heritage Act. Contextually, the property contributes to the character of the north side of Bloor Street West fronting onto High Park.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1914 Bloor Street West and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

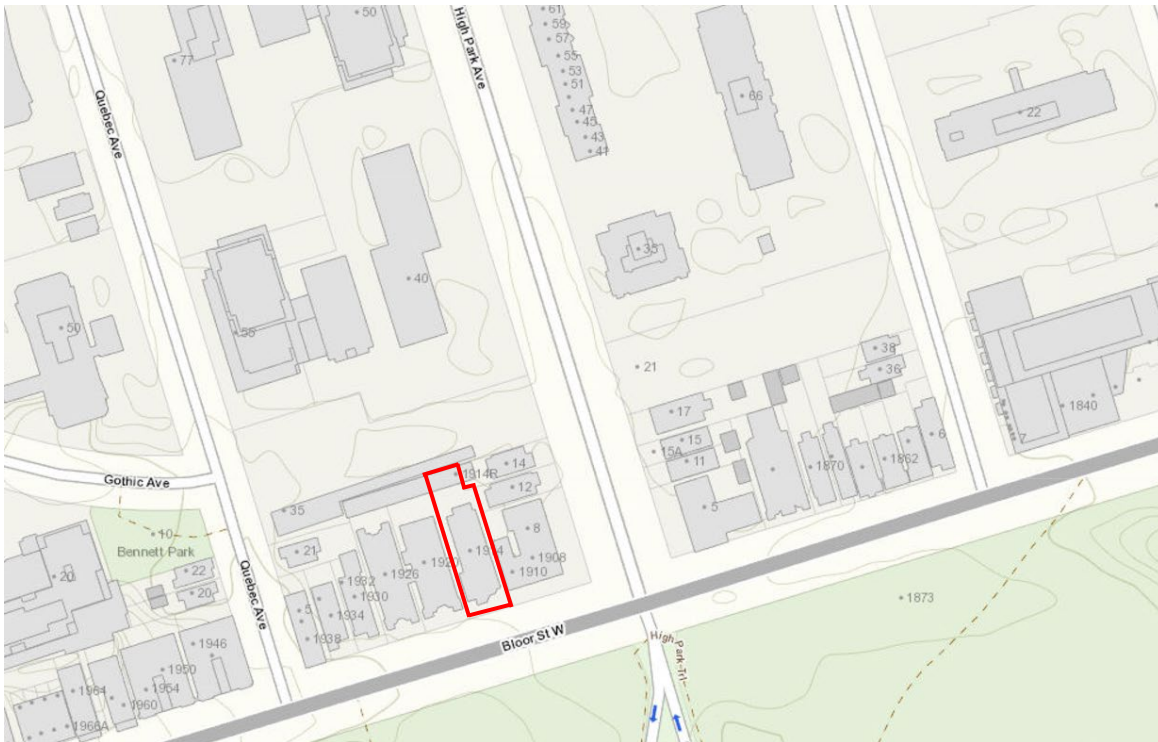
Description: Located in the High Park North neighbourhood on the north side of Bloor Street West and fronting the north side of High Park, the property at 1914 Bloor Street West contains a three-storey with raised basement apartment building constructed circa 1930. The property is located in the High Park Frontage Character Sub-Area as identified in the Bloor West Village Avenue Study, and within the Bloor Street West Village Heritage Conservation District Study Area.

The property at 1914 Bloor Street West has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed circa 1930, the property, historically known as the High Park Manor Apartments, has design value as a representative example of an early-20th century walk-up apartment building with Edwardian Classical influences. Edwardian Classical detailing is notable in the symmetrical front façade with two full-height bays topped with hipped roofs, the raised flat parapet, the central balconies with classical columns, and the bay windows with stone sills and lintels. Contextually, the property contributes to the character of the north side of Bloor Street West fronting onto High Park.



1914 Bloor Street West (Heritage Planning, 2024).



1914 Bloor Street West (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1920 Bloor Street West and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located in the High Park North neighbourhood on the north side of Bloor Street West and fronting the north side of High Park, the property at 1920 Bloor Street West contains a three-storey with raised basement apartment building constructed circa 1928. The property is located in the High Park Frontage Character Sub-Area as identified in the Bloor West Village Avenue Study, and within the Bloor Street West Village Heritage Conservation District Study Area.

The property at 1920 Bloor Street West has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed circa 1928, the subject property, known as Sunny South Apartments, has design value as a representative example of an early-20th century walk-up apartment building with Edwardian Classical influences. Edwardian Classical detailing is notable in the symmetrical front façade with two full-height bays and flanking balconies with decorative wood columns on the upper level, the raised flat parapet, the bay windows with stone lintels and sills, and the curved central entrance portico with brick piers and wood columns. Contextually, the property contributes to the character of the north side of Bloor Street West fronting onto High Park.

Listing Statement (Reasons for Inclusion)

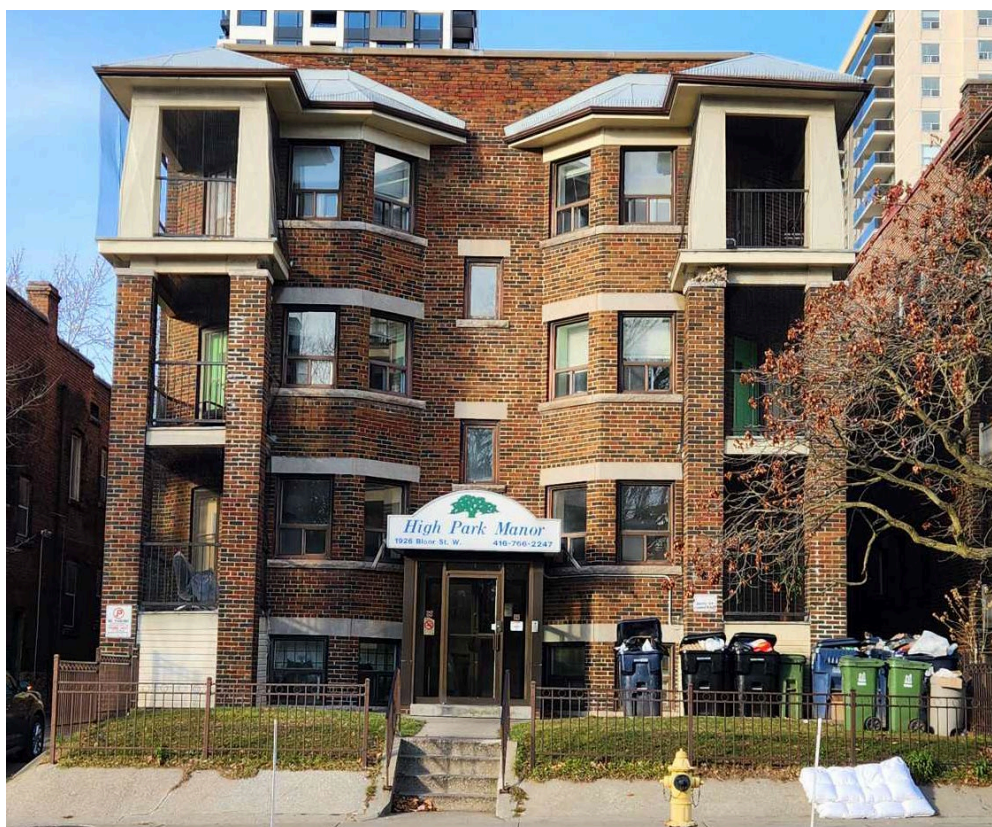
Staff have undertaken research and evaluation for the property at 1926 Bloor Street West and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

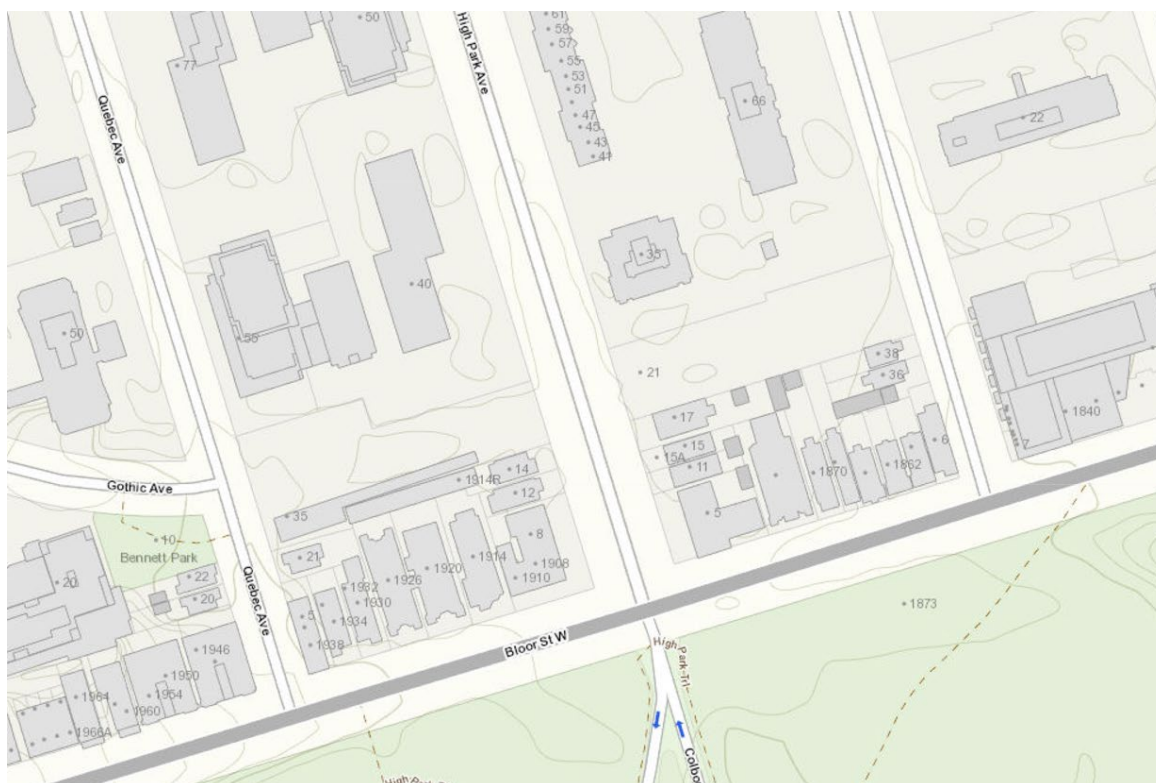
Description: Located in the High Park North neighbourhood on the north side of Bloor Street West and fronting the north side of High Park, the property at 1926 Bloor Street West contains a three-storey with raised basement apartment building constructed circa 1928. The property is located in the High Park Frontage Character Sub-Area as identified in the Bloor West Village Avenue Study, and within the Bloor Street West Village Heritage Conservation District Study Area.

The property at 1926 Bloor Street West has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed circa 1928, the subject property, known as High Park Manor, has design value as a representative example of an early-20th century walk-up apartment building with Edwardian Classical influences. Edwardian Classical detailing is notable in the symmetrical front façade with two full-height bays topped with hipped roofs and flanking balconies with brick piers and tapered columns on the upper level, the raised flat parapet, and the bay windows with stone lintels and sills. Contextually, the property contributes to the character of the north side of Bloor Street West fronting onto High Park.



1926 Bloor Street West (Heritage Planning, 2024).



1926 Bloor Street West (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).