

April 2021

Prepared for:
City of Toronto

Prepared by:
Stantec Consulting Ltd.

File: 160940494



Bloor West Village Heritage Conservation District Study Report



Contents

EXECUTIVE SUMMARY	6
ABBREVIATIONS	9
1.0 INTRODUCTION	13
1.1 The HCD Study Area	13
1.2 Study Purpose and Process	13
1.3 Study Team	14
1.4 Acknowledgements	15
2.0 HISTORY AND EVOLUTION	19
2.1 Historical Overview	19
2.2 Physiography	20
2.3 Indigenous Presence (Prior to 1791)	21
2.4 Survey and Settlement (1791-1800)	24
2.5 Early 19th Century Development (1800-1850s)	26
2.6 Mid to late 19th Century Development (1850-1900)	28
2.7 Early to Mid-20 th Century Development (1900-1949)	38
2.8 Mid To Late 20 th Century Development (1950-1980)	49
2.9 Late 20 th Century Development To Present (1980-PRESENT)	54
2.10 Importance Of History On The Study Area	57
3.0 ARCHAEOLOGY	61
4.0 POLICY AND PLANNING CONTEXT	67
4.1 PROVINCIAL PLANNING POLICY FRAMEWORKS	67
4.2 MUNICIPAL POLICY FRAMEWORK	69
4.3 HIGH PARK APARTMENT NEIGHBOURHOOD AREA CHARACTER STUDY	82
5.0 BUILT FORM AND LANDSCAPE SURVEY	87
5.1 INTRODUCTION	87
5.2 METHODOLOGY	87
6.0 COMMUNITY CONSULTATION	95
6.1 COMMUNITY CONSULTATION	95
6.2 COMMUNITY ADVISORY GROUP	98
7.0 CHARACTER ANALYSIS	103
7.1 EXISTING HERITAGE PROTECTIONS	103
7.2 SURROUNDING CONTEXT	105
7.3 DATES OF CONSTRUCTION	107
7.4 BUILDING HEIGHTS	109



7.5	LAND USE	111
7.6	ARCHITECTURAL STYLES	116
7.7	URBAN FABRIC AND GRAIN	132
7.8	CIRCULATION ANALYSIS	138
7.9	BUILDING TYPOLOGIES	140
7.10	VIEWS, VISTAS, AND GATEWAYS	162
7.11	STREETSCAPE, PUBLIC REALM AND SOCIAL LIFE	174
7.12	CHARACTER SUB-AREAS	185
7.13	THEMATIC ANALYSIS	193
7.14	DISTRICT TYPOLOGY	196
7.15	DESCRIPTION OF HERITAGE CHARACTER	197
8.0	HERITAGE EVALUATION	201
8.1	PERIOD OF SIGNIFICANCE	201
8.2	CRITERIA FOR THE DETERMINATION OF CULTURAL HERITAGE VALUE	203
8.3	DISTRICT INTEGRITY	212
8.4	STATEMENT OF EVALUATION	213
8.5	SUMMARY OF EVALUATION	218
9.0	RECOMMENDATIONS	223
9.1	INTRODUCTION	223
9.2	PROTECTION OF HERITAGE RESOURCES	224
9.3	ADDITIONAL STRATEGIES FOR KEY CHARACTERISTICS	225
9.4	REVIEW OF CHARACTER DEFINING ELEMENTS AND TOOLS AVAILABLE TO MANAGE GROWTH AND CHANGE	227
9.5	SUMMARY OF RECOMMENDATIONS	229
APPENDIX A – BIBLIOGRAPHY		231
APPENDIX B - GLOSSARY		243
APPENDIX C - CHRONOLOGICAL DEVELOPMENT OF BLOOR WEST VILLAGE		247
APPENDIX D - COMMUNITY CONSULTATION MEETING SUMMARIES AND NOTIFICATION		251
COMMUNITY ADVISORY GROUP TERMS OF REFERENCE AND MEETING SUMMARIES		263
APPENDIX F - TABLE OF PROPERTY SURVEY DATA		305
APPENDIX G - LIST OF HERITAGE POTENTIAL PROPERTIES		323



Executive Summary

In November 2017, the City of Toronto (the City) retained Stantec Consulting Ltd. (Stantec) to undertake the Bloor Street West Village Heritage Conservation District Study (HCD Study). The Study Area contains 275 properties along the core of Bloor Street West, between Keele Street and the Humber River. The Study Area boundary includes primarily properties fronting Bloor Street West. While High Park is not included in the Study Area, it defines the southern boundary of the Study Area between Keele Street and Clendenan Avenue. The HCD Study was authorized and prioritized by City of Toronto Council on March 31, 2015, following a nomination in May 2014. The HCD Study was initiated to honour the rich cultural history of the area and determine whether the Study Area, in whole or in part, merited designation under Part V of the *Ontario Heritage Act* (OHA). The objectives of the HCD Study are to identify and assess the cultural heritage values and heritage attributes that characterize the Study Area, develop a strategic approach for their conservation, and establish a rationale and recommended boundary for any proposed HCD(s).

The HCD Study is the first phase in the HCD process. The study determines whether an area merits designation and is based on the City's Heritage Conservation District Procedures, Policies and Terms of Reference, and the Ontario Heritage Toolkit's Heritage Conservation Districts: A Guide to District Designation Under the *Ontario Heritage Act*. It is the basis upon which policies and guidelines in the HCD Plan are built. To this end, the HCD Study was also a collaborative approach with the Bloor West Village Avenue Study, which overlapped the HCD Study Area.

Stantec undertook a series of tasks that provided the framework upon which an evaluation of the potential cultural heritage value or interest of the Study Area was made. These tasks included an inventory of the built environment, preparation of a detailed background history outlining the historical context and

archeological potential of the Study Area, a review of applicable policies and guidelines related to the Study Area, and extensive consultation with the community.

Following evaluation, Stantec identified that a section of Bloor West Village between Kennedy Avenue and Jane Street demonstrated cultural heritage value or interest and met some of the City's criteria for designation under Part V of the OHA. The identified section contains a representative collection of early 20th century commercial architecture along an established and representative street grid pattern. The area is associated with the theme of early 20th century suburban development in the City of Toronto, and has historical associations with the Business Improvement Area (BIA), the first BIA in Canada, a model that has been successfully followed since its inception in the 1970s. The area's 20th century character is related to its form, scale and commercial land of its resources that are interrelated by design and history. The integrity of the identified area is generally good with respect to having retained the low-rise, fine-grain commercial form that was established in the early 20th century. However, the integrity of individual building has a much wider range.

While a section of the Bloor West Village meets some criteria for designation as an HCD, it has been determined that the conservation and protection of its heritage character and sense of place can be achieved through individual designation under Part IV of the OHA, as well as the implementation of a Site and Area-specific Policy and Urban Design Guidelines, which are the final recommendations of the Bloor West Village Avenue Study. Alternate recommendations that can assist in conserving the character-defining elements of the area may include:

- Individual listing and designation of heritage potential properties (excluding those already listed or designated)

- Adoption of recommendations from the Bloor West Village Avenue Study related to Official Plan Amendments (OPA), Site and Area Specific Policies (SASP), area-specific Zoning By-Law amendments and Area-specific urban design guidelines
- Commemoration and interpretation
- Non-planning related programming with the City's Economic Development and Culture division.

It is recommended that the City of Toronto proceed with the listing and designation of select properties in the Study Area, and adopt area-specific urban design guidelines to manage change in the area and encourage sensitive and compatible development and redevelopment. These guidelines should be derived from the character of the area as identified in this report and be applicable to all new development and redevelopment of existing building stock where applications require review under *the Planning Act*. Furthermore, commemoration and interpretation of the area's historical themes, groups (such as the Ukrainian Community) and organizations (the BIA) should be installed at various publicly accessible locations within the Study Area in a format that is acceptable to the community (e.g., public art, plaques or signage, digital interpretation, etc.). Additional opportunities offered by the City's Economic Development and Culture division that would enhance the area's social value should be identified and promoted by the City.

While outside of the Study Area, High Park is an important feature in relationship to the area and a factor related to its growth and development. Analysis of the area's history, character, as well as community consultation has identified that this area may be a suitable candidate for a Cultural Heritage Landscape study to identify and protect its cultural heritage value. It is recommended that the City consider such a study in the future.





Abbreviations

AMP	Archaeological Management Plan
ASA	Archaeologically Sensitive Area
BIA	Business Improvement Area
CAG	Community Advisory Group
CCMs	Community Consultation meetings
CHL	cultural heritage landscape
CNR	Canadian National Railway
CPR	Canadian Pacific Railway
GGH	Greater Golden Horseshoe
HCD	Heritage Conservation District
HP	Heritage Planning
LPAT	Local Planning Appeal Tribunal
O. Reg.	Ontario Regulation
OHA	Ontario Heritage Act
OPA	Official Plan Amendment
PPS	Provincial Policy Statement
Stantec	Stantec Consulting Ltd.
The City	City of Toronto
TTC	Transit Commission





1.0 Introduction



1.0 Introduction

1.1 The HCD Study Area

The Study Area for the Bloor Street West Village Heritage Conservation District (HCD) Study (HCD Study) consists of an area along the core of Bloor Street West, between Keele Street and the Humber River. The Study Area boundary includes primarily properties fronting Bloor Street West. While High Park is not included in the Study Area, it defines the southern boundary of the Study Area between Keele Street and Clendenan Avenue and is associated with the larger Study Area history. The Study Area captures 275 properties, including commercial properties, mixed use properties, residential properties, civic buildings, parking lots, open space, and vacant lands. The Study Area is shown on Figure 1.

1.2 Study Purpose and Process

The City of Toronto (the City) initiated the HCD Study to honour its rich cultural history and to determine whether the Study Area, in whole or in part, merits designation under Part V of the *Ontario Heritage Act* (OHA). The Study Area was nominated in May 2014 by members of the community (the High Park Residents Association, the Old Mill Community Association, the Swansea Area Ratepayers' Association, and the Bloor West Residents Association). The HCD Study was authorized and prioritized by City Council in March 2015. HCD designations are policy-based tools that can help to manage change in a community by providing a distinct planning framework for conserving the City's heritage and allowing compatible new design that co-exists with the historical fabric, rather than freezing a place in time.

The HCD Study is the first phase in the HCD process. The study determines whether an area merits designation through understanding the historical background of a place, archaeological potential,

reviewing the planning framework in place, evaluating its heritage resources, and analyzing identified cultural heritage values and heritage attributes of an area. It is the basis upon which policies and guidelines in the HCD Plan are built.

This HCD Study has three key objectives:

- **Identify** and assess the cultural heritage values and heritage attributes that characterize the Study Area, in accordance with the research, analysis and evaluation requirements provided in the HCDs in Toronto.
- **Develop** a strategic approach to conserving the identified cultural heritage values and heritage attributes in the Study Area.
- **Establish** a rationale for any proposed HCD(s) including recommended boundaries, objectives, and content of any proposed HCD Plan(s).

The HCD Study follows a series of sequential tasks based on the City's Heritage Conservation Districts in Toronto, Procedures, Policies and Terms of Reference.

- **Task 1** - community consultation through the coordination and carrying out of one Community Consultation Meeting and one Community Advisory Group. [See Section 6.0 of this HCD Study.](#)
- **Task 2** - the primary and secondary research into the history and evolution of the Study Area. [See Section 2.0 of this HCD Study.](#)
- **Task 3** - the completion of the Built Form and Landscape Survey for the 275 properties in the Study Area as discussed in [Section 5.0 and used throughout the rest of the HCD Study for analysis and evaluation.](#)
- **Task 4** - on the archaeological potential within the HCD Study Area. [See Section 3.0 of this HCD Study.](#)
- **Task 5** - character analysis which involved the analysis of the 275 properties including their building

date, architectural style, building height, land use, property grain, and building typology. [See Section 7.0 of this HCD Study.](#)

- **Task 6** - the review of relevant planning documents and development proposals to formulate the planning and policy context analysis. [See Section 4.0 of this HCD Study.](#)
- **Task 7** - the evaluation of the HCD Study Area to determine if the area, or parts of the area, are eligible for designation as an HCD under Part V of the OHA using criteria outlined in the City's Terms of Reference. [See Section 8.0 of this HCD Study.](#)
- **Task 8** - the preparation of recommendations for designation of the Bloor West Village HCD, if appropriate. As well, individual properties for further research and evaluation for the City's Heritage Register or Part IV designation under the OHA are addressed and additional recommendations for character areas outside of the proposed HCD boundary are proposed. [See Section 9.0 of this HCD Study.](#)

To follow the progress and development of the above tasks, team meetings were held with the City. As well, two Community Consultation meetings and two Community Advisory meetings were conducted.

1.3 Study Team

Stantec commenced the HCD Study in November 2017, with its own internal team with various expertise and experience to meet the HCD Study objectives. This internal team included a landscape architect, heritage consultants, cultural heritage specialists, public engagement facilitators, a planner, GIS specialist, and report quality reviewers. The consultant team are provided below.

David Waverman	Senior Landscape Architect and Heritage Consultant
Meaghan Rivard	Senior Heritage Consultant
Heidy Schopf	Heritage Consultant
Lashia Jones	Senior Cultural Heritage Specialist
Laura Walter	Cultural Heritage Specialist
Frank Smith	Cultural Heritage Specialist
Peter Popkin	Project Archaeologist
David Kielstra	Public Engagement Facilitator
Stephanie Bergman	Public Engagement Facilitator
Paula Bernard	Planner
Andrew White	GIS Specialist
Jeffrey Muir	Quality Review
Colin Varley	Independent Review

1.4 Acknowledgements

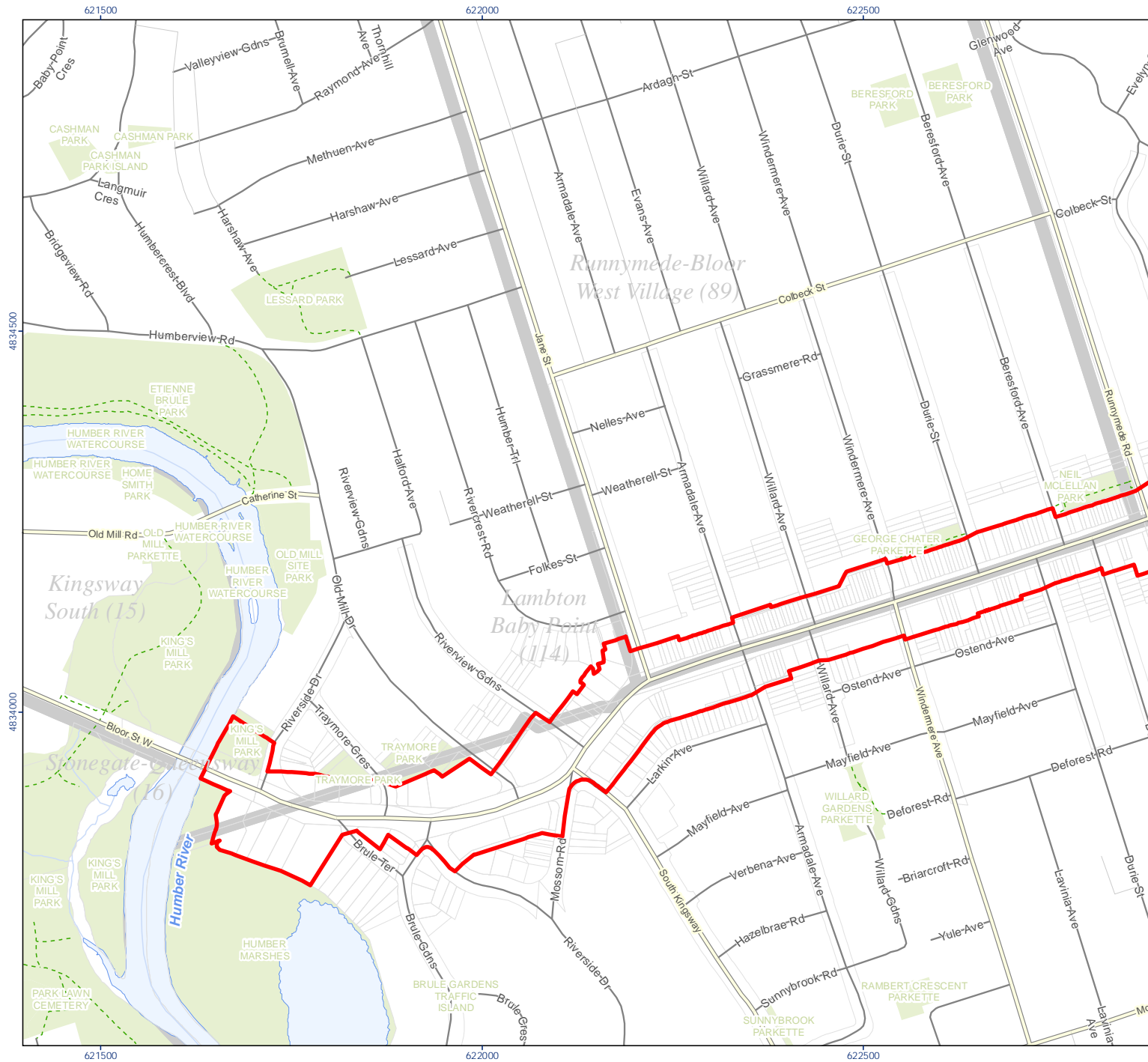
It is crucial that an HCD Study be rooted in the local context. To inform this study, a group of local citizens, experts, and interest group representatives was formed. The Community Advisory Group met throughout the HCD Study to review and provide feedback on the study progress. The Study Team would like to thank the following members:

Stephen Dewdney	Vice President, Bloor West Village Residents' Association
Joseph Guzzi	Municipal Planner, Fasken Martineau, DuMoulin LLP
David Howitt	Chair, Bloor West Village BIA
Allan Killin	High Park Residents' Association
Nick Singh	Former President, Swansea Area Ratepayers' Association
Natalie Sydoruk	Local Property Owner
Mark Warrack	Local Resident
Alexa Wing	Local Resident
Marc Chretien	Local Resident

In addition to the Community Advisory Group, the Consultant Team would like to thank the many members of the community who attended the multiple Community Consultation Meetings. Representing a wide cross section of the community, from property owners and residents to local merchants, input was provided from across the spectrum of interested parties. Supplementing this perspective was the support of Councilors Sarah Doucette and Gord Perks at both the Community Advisory Group meetings and Community Consultation meetings.

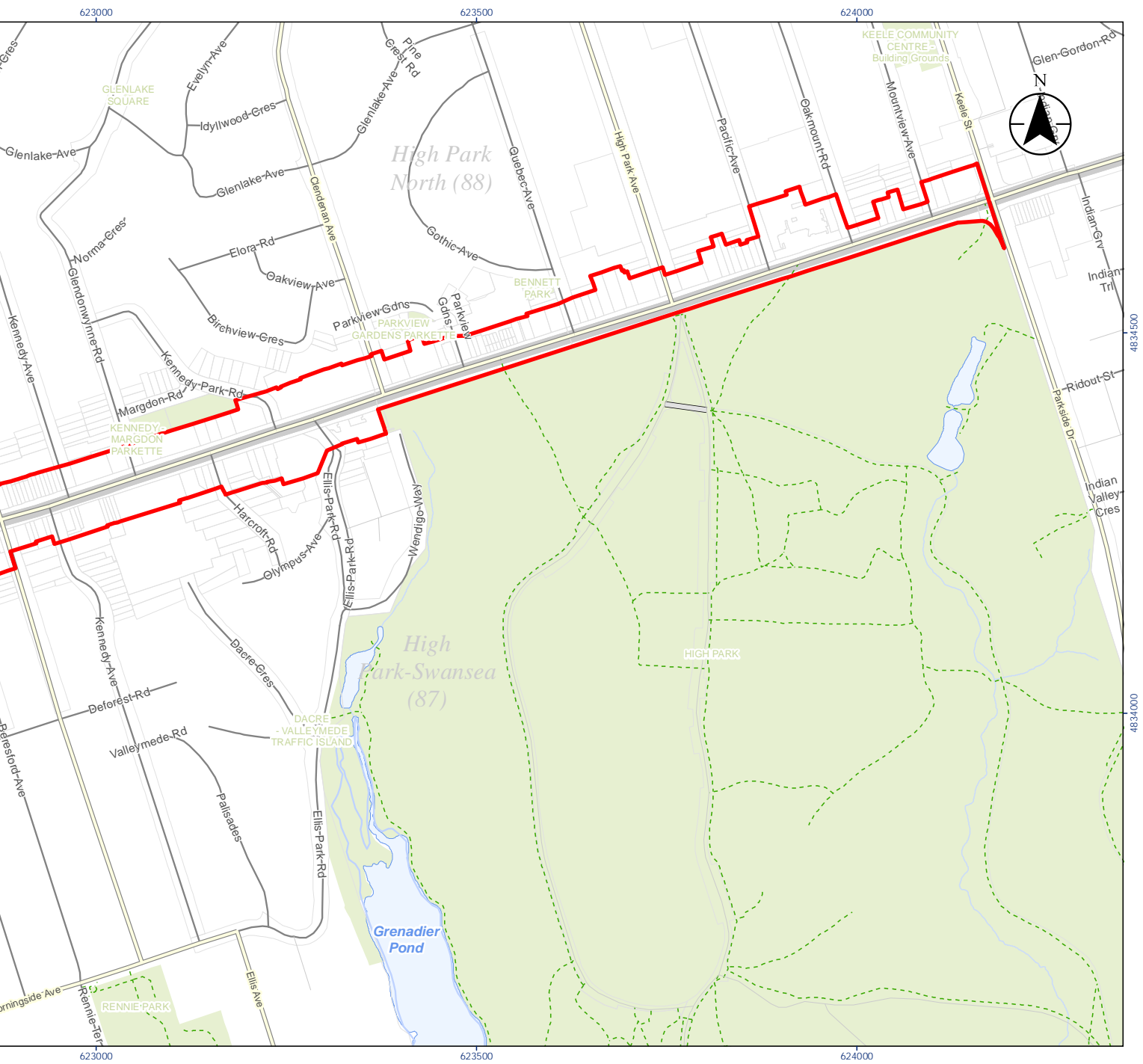


FIGURE 1: STUDY AREA



Legend

- | | |
|-----------------|-----------------|
| Study Area | River |
| Access Road | Trail |
| Collector | Parcel Boundary |
| Laneway | Neighbourhood |
| Local | Greenspace |
| Major Arterial | Waterbody |
| Minor Arterial | |
| Minor Shoreline | |
| Other | |





2.0 History and Evolution

2.1 Historical Overview

This section provides a high-level overview of the historical development of the Study Area from its historic survey parcels to the early 20th century when development along Bloor Street West began to occur. More details on the physiographic characteristics of the Study Area, its survey and settlement, 19th and 20th century development and their contributions to the character of the Study Area are contained in Sections 2.2 to 2.102.5 .

The Study Area is situated within the former Township of York, within the former County of York. The Study Area spans the following historical Lots and Concessions of the former Township of York, within the former County of York, now the City of Toronto, Ontario.

- Lots 36 to 41, Concession 1 from the Bay
- Lot 36, Concession 2 from the Bay
- Lot 1, Concession 2 on the Humber River

The evolution of the modern Bloor Street West through the Study Area is connected to its annexations and amalgamations into the City during the 20th century.¹ Bloor Street West within the Study Area historically passed through several different jurisdictions that became part of the City of Toronto in the 20th century over the course of three annexations and two amalgamations. The land now known as High Park, adjacent to the Study Area, was the first area annexed to the City in 1884. At that time, what is now Bloor Street West was initially known as Second Concession Road, surveyed in 1793 as part of the Township of York survey. The road terminated at the Humber River, due to the river's challenging topography, and the nearest

crossing of the river was located approximately 350 metres north of the Study Area at Milton Mills (Old Mill). This bridge, built in 1837, served as the local crossing of the Humber River up until the early 20th century when it was replaced following an ice jam in 1916 (Wencer 2016) (Plate 1).

In 1909, the City of Toronto annexed lands from the West Toronto Junction, including Bloor Street West as far as Jane Street. This was the major catalyst for beginnings of development in the Study Area on the



Plate 1: Old Mill Road Bridge 1923, looking northwest from Study Area (Toronto Reference Library 1923)



Plate 2: Old Mill Road Bridge and Bloor Street West Bridge in background, 1925 (Pringle & Booth 1925)

¹ The Ministry of Municipal Affairs and Housing defines an annexation as moving jurisdiction of land from one municipality to another. An amalgamation merges neighbouring municipalities into a new municipality.



**Plate 3: Runnymede Library, 2178 Bloor Street West
(City of Toronto Archives 1930)**



Plate 4: Runnymede Theatre, 2223 Bloor Street West (City of Toronto Archives 1980-1998)

north side of Bloor Street West. Following the 1909 annexation into the City, improvements including grading and infill were made to Bloor Street West between 1910 and 1920, which triggered the beginnings of development along the roadway, including some properties within the Study Area on the north side of Bloor Street West between Kennedy Avenue and Runnymede Road. In 1914, the streetcar line was extended along Bloor Street West within the Study Area to Gothic Avenue (near Quebec Avenue). The next annexation that influenced the development of the Study Area was that of the south side of Bloor Street West between High Park and Jane Street from the Village of Swansea in 1920. In 1923, a bridge was constructed over the Humber River, extending Bloor Street to the west side of the river (Plate 2) (Historic Bridges 2018). Many of the surviving buildings in the Study Area fall within the period of development in the early 20th century from 1919 to 1929, following

improvements to Bloor Street West and the construction of the streetcar line along the roadway. Several important heritage potential properties identified within the Study Area date from this time period, including the Runnymede Library (2178 Bloor Street West) (Plate 3), former Runnymede Theatre (2223 Bloor Street West) (Plate 4), apartment buildings located at 2001 Bloor Street, former Kingsway Pharmacy at 2487 Bloor Street West, commercial building at 2199 Bloor Street West, and the Toronto Dominion Bank building at 2438 Bloor Street West.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario within the Sand Plains landform (Figure 2) (Chapman and Putnam 1984:113). The Iroquois Plain in Toronto is bounded to the east and west by the Don and Humber River deltas, respectively, in the former Lake Iroquois, both of which had harboured lagoons protected by baymouth bars (Chapman and Putman 1984:190-193). Within the Study Area adjacent to the Humber River, Lake Iroquois built immense sand and gravel barriers (Chapman and Putnam 1984:192). The sand plain within the Study Area was exposed following the retreat of the Laurentian glacier's Ontario lobe (Karrow and Warner 1990:15).

Running along the western extent of the Study Area is the Humber River (Figure 2). The Humber River watershed encompasses 911 square kilometres, with its headwaters on the Niagara Escarpment and Oak Ridges Moraine. The river flows south, emptying into Lake Ontario approximately two kilometres south of the Study Area (Toronto and Region Conservation Authority (TRCA) 2013). The Humber River is a Canadian Heritage River, designated by the Canadian Heritage River System in 1999 for its significant cultural and recreational contribution to the development of the City and surrounding area (TRCA 2016). The Humber River, the western boundary of the township, was the southern end of the Toronto Carrying Place between Lake Ontario and Georgian Bay

(Boylen 1954:21). The Carrying Place was an important trade route for Indigenous people and early explorers and traders. It was designated as a National Historic Event in 1969 and is marked with a plaque northwest of the Study Area at 37 Humbercrest Boulevard (Government of Canada n.d.).

Crossing the Study Area is Wendigo Creek, on the west side of High Park (Figure 2). The creek originally had its headwaters near Dundas and Laws Streets but has since been filled or run into storm sewers for residential and road development beginning in the early 20th century. The slope of Bloor Street West on the north end of High Park represents the once deep ravine of Wendigo Creek. The creek now includes a 42-hectare storm water catchment area at the northeast corner of High Park at Bloor Street West and Keele Street. Water flows through the creek to the Wendigo Pond, south of the Study Area on the west end of High Park. From Wendigo Pond the watercourse flows into the north end of Grenadier Pond (High Park Nature 2017).

Southeast of the Study Area, the City developed on a prime location along Lake Ontario, with a sheltered bay and harbourfront, while the land itself was low and mostly flat, and crossed by ravines and creeks (Careless 1984:13).

2.3 Indigenous Presence (Prior to 1791)

It has been demonstrated that Indigenous Peoples began occupying southern Ontario as the Laurentide glacier receded, as early as 9000 B.C. (Ferris 2013:13). Between 9000 and 8000 B.C., Indigenous populations were sustained by hunting, fishing, and foraging and lived a relatively mobile existence across an extensive geographic territory. Despite these wide territories, social ties were maintained between groups (Ellis 2013:35-40). Around 8000 B.C., the Great Lakes basin experienced a low-water phase, with shorelines significantly below modern lake levels (Stewart 2013:26). It is presumed that the majority of human settlements would have been focused along these

former shorelines. At approximately 6500 B.C. the climate had warmed considerably since the recession of the glaciers and the environment had grown more similar to the present day. Evidence exists at this time for an increase in population and the contraction of group territories.

At approximately 3500 B.C., the isostatic rebound of the North American plate following the melt of the Laurentide glacier had reached a point which significantly affected the watershed of the Great Lakes basin. Prior to this, the Upper Great Lakes had drained down the Ottawa Valley via the French-Mattawa river valleys. Following this shift in the watershed, the drainage course of the Great Lakes basin had changed to its present course.

This also prompted a significant increase in water-level to approximately modern levels (with a brief high-water period), which would have had a noticeable impact on resource zones and access to the Lake Ontario shoreline (Stewart 2013:28-30).

The Study Area is located within the Humber River watershed and is within the understood territory of the ancestral Huron-Wendat. The Humber River watershed possesses a well-documented settlement sequence dating from the early 15th century (e.g., the Black Creek site, the Emery site and the Riseborough site), through the late 15th century (e.g. the Parsons site) and the early 16th century (e.g., the Boyd site and the Damiani site) to the late 16th century A.D. (e.g. the Seed-Barker site and the Skandatut site) (Birch and Williamson 2013:35-38). No ancestral Huron-Wendat sites are documented within the north shore of Lake Ontario (which includes the Study Area) by the turn of the 17th century A.D., by which point the population had relocated to the northwest to Huronia, the area between Simcoe Lake and Georgian Bay (present day Simcoe County) as part of the Wendat Confederacy or the allied Tionontaté nation (Birch and Williamson 2013:40,158).

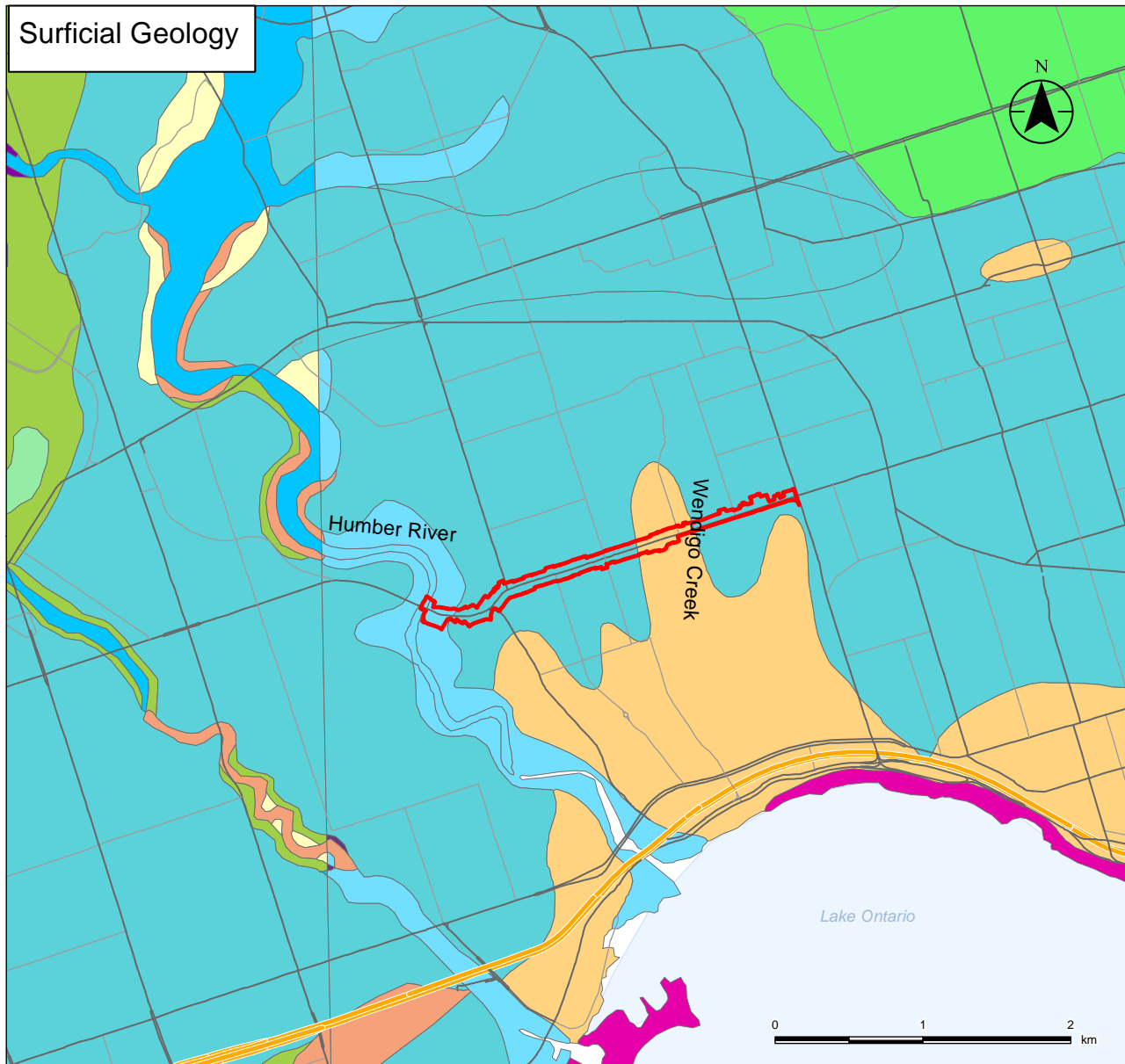
“Contact” is typically used as a chronological

FIGURE 2 PHYSIOGRAPHY AND SURFICIAL GEOLOGY OF THE STUDY AREA



Notes

1. Physiography Source: MNDM MRD228.
2. Surficial Geology Source: MNDM MRD128



Legend

 Study Area	Surficial Geology (Deposit)	 Glaciolacustrine Deposits
Physiography (Description)	 Bedrock	 Halton Till
 Beaches	 Deltaic And Lacustrine Deposits / Glacial Lake Deposits	 Ice-contact Deposits
 Bevelled Till Plains	 Glacial deposits (Halton Till)	 Lake Iroquois Deposits
 Sand Plains	 Glacial deposits (Newmarket/Northern/... Till)	 Lower (drift) deposits
 Till Plains (Drumlinized)	 Glacial lake deposits	 Modern Alluvium
		 Older Terrace Alluvium
		 Recent deposits
		 River deposits

benchmark in discussing Indigenous archaeology in Canada and describes the contact between Indigenous and European cultures. The precise moment of contact is a constant matter of discussion. Contact in what is now the province of Ontario is broadly assigned to the 16th century (Loewen and Chapdelaine 2016:228).

By the turn of the 16th century, the region of the Study Area was abandoned of permanent settlement and was situated within the extended political geography of the ancestral Huron-Wendat (Heidenreich 1990; Ramsden 1990). In 1649, the Seneca, with the Mohawk, led a campaign into the north shore of the Lake Ontario and dispersed the Huron-Wendat, Tionontate (Petun) and Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978). Specifically, the Study Area would have been within the catchment of the settlement of the Seneca village of Teiaiaagon, at Baby Point in Toronto, just northwest of the Study Area (Williamson 2008:52). This permanently occupied settlement on the north shore of Lake Ontario was of great strategic importance, being situated at the natural landfall for one of the branches of the Toronto Carrying Place portage route up to Lake Simcoe (Williamson 2008:50-52). The settlement was also of great economic importance, serving as a staging point for Seneca fur trappers en route to the north shore of Lake Ontario to and from New York State (Konrad 1981).

By 1690, Ojibwa speaking people had begun moving south into the lower Great Lakes basin (Konrad 1981; Rogers 1978). The Mississauga Nations gained dominance in the region, occupying the former Seneca settlement of Teiaiaagon (Benn 2008:53). The Mississauga economy after the turn of the 18th century focused on fishing and the fur trade, supplemented by agriculture and hunting. The Study Area falls within the historical territory of the formerly Credit River Mississauga Nation, modernly the Mississaugas of the Credit First Nation.

The epithet of “Credit River” was made based on the Nation’s promptness to repay any debts (Mississaugas of the Credit First Nation n.d.).

The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women. During the 18th century the progeny of these marriages began to no longer identify with either their paternal or maternal cultures, but instead as Métis. The ethnogenesis of the Métis progressed with the establishment of distinct Métis communities along the major waterways in the Great Lakes of Ontario. Métis communities were primarily focused around the upper Great Lakes and along Georgian Bay. However, Métis people have historically lived throughout Ontario (Métis Nation of Ontario 2016; Stone and Chaput 1978:607-608).

The Study Area is situated within the limits of the 1787 Toronto Purchase, also known as Treaty Number 13, between the British Government (“the Crown”) and the Credit River Mississauga Nation (Indigenous and Northern Affairs Canada 2016).

2.4 Survey and Settlement (1791-1800)

The Study Area is located in the former Township of York, within the former County of York. The historical development of the Township of York is largely tied to the Town of York (now the City of Toronto), which developed within its boundaries. On July 16, 1792, Upper Canada was divided into 19 counties, including the County of York, named after Yorkshire, England. The County of York stretched north from the shores of Lake Ontario to the shores of Lake Simcoe and was part of the Home District. It was surveyed as prime agricultural land and was created to provide a territorial unit to act as an electoral division and home base for the militia (Mitchell 1952).

The survey for the Township of York was initiated in 1791 under Crown Surveyor Augustus Jones, under

the company Messrs. Aitken and Jones. This survey outlined the boundaries of the township and provided the basic framework for the concessions and lots. Jones originally named the township Dublin, but this was changed in 1793 by Lieutenant Governor John Graves Simcoe (Mulvany et al. 1885:77). Messrs. Aitken and Jones surveyed the Township of York in 1793:

The front line of the front concession commences, adjoining the Township of Scarborough (on No. 10), at point known and marked by Mr. Jones, running 740 west from said front, and one chain for a road, and so on till the said line strikes the River Toronto (Humber). The concessions are one hundred chains deep, and one chain between each concession to the extent of 12 miles.

(Mulvany et al. 1885:78)

At the same time as the township survey, construction began on a section of Yonge Street between the Town of York at Lake Ontario and Lake Simcoe. The plan of Yonge Street, running south to north through the township, influenced the layout of concessions and lots. The 1793 survey of the township was left incomplete in Concessions 5 to 7. Further surveys were completed in the late 18th and early 19th centuries, including Abraham Iredell's in 1795, Samuel Street Wilmot's in 1810 and 1829, and Reuben Sherwood's in 1811 (Miles & Co. 1878: xii).

The present Bloor Street West through the Study Area was surveyed in 1793 as the Second Concession Road north of the baseline (formerly Lot Street, now Queen Street). A separate survey was completed for the Town Plot of York in 1793 by Alexander Aitken that divided the 30-acre property set aside by Simcoe into a ten-block rectangular plot (Boylan 1954:7). North of the town plot a series of 100-acre park lots were laid out between Lot Street (Queen Street) and the Second Concession Road (Bloor Street) (Careless 1984:21). There were 32 park lots between the Don River and the current Lansdowne Avenue. West of the park lots were nine Township of York lots of 200 acres size that

extended to the Humber River and included the Study Area (Ontario Genealogical Society Toronto Branch 2017) While prepared in 1851, the County of York Map shows the layout of these lots. Lots 36 to 41 in a north-south orientation are located within the southern portion of the Study Area, with lot 36 located approximately at Bloor Street West and Keele. On the north side of Bloor Street West, lands fell within lot 36 oriented in an east-west direction.

When Simcoe landed in Upper Canada in 1792, he was accompanied by the Queen's Rangers, troops that would be used for both military and civic purposes. The Rangers assisted in the construction of various public works projects including roads and bridges, as well as being available for military duties (Magel 1998:22). Simcoe initiated a road-building program in Upper Canada for the creation of better military communications and to provide direction for settlements (Mealing 1983). Under the direction of Simcoe, a party of Rangers opened Dundas Street to serve as a military connection road between the Great Lakes and the St. Clair River. It was completed between 1793 and 1795, and named by Simcoe for Henry Dundas, Secretary of State for the British Home Department (Magel 1998:30). A party of Rangers also opened Yonge Street from Lake Ontario north to Lake Simcoe by 1796 (Berchem 1996:16).

Following the completion of Dundas and Yonge Streets through the township, 200-acre land grants were advertised for settlement (Kennedy 2013). Early patents were granted in 1796 in the township, with settlement initially occurring along Yonge Street and the shoreline of Lake Ontario. Early settlers in the township included United Empire Loyalists, disbanded British officers, and governmental officials (Guillet 1946:38). Within the Study Area, Lots 36 to 41, Concession 1 from the Bay were set aside as a Crown Reserve, before being granted to King's College in May 1830 (Ontario Genealogical Society, Toronto Branch 2017). Lot 1, Concession 2 on the Humber River was granted to John Lawrence in 1797 (Miles & Co. 1878: xii).

The first record of a meeting for the County of York was held on March 4, 1797, and included the Townships of York, Markham, and Vaughan. During the meeting wardens, assessors, and overseers of highways were elected. The Town of York was included in the Township of York until 1804 when, for administrative purposes, the Township was broken into west and east York, with Yonge Street as the dividing line (Hart 1968:253). The Study Area is situated within the former Township of West York (Mulvany et al. 1885:77). By 1798, the Town of York and Townships of York, Etobicoke, and Scarborough had a combined population of only 749 (Mulvany et al. 1885:79).

Near the Study Area, early settlements developed near river crossings where mills and blacksmiths established their businesses. Sawmills and gristmills were developed to the west of the Study Area on the Humber River. As the township was originally heavily forested, sawmills were the initial industry in the township, prior to farming. The closest mill site to the Study Area was King's Mill which was established to the west on the Humber in 1793, in the Township of Etobicoke. The British Government constructed King's Mill and it was the first industrial structure in the area (Old Mill Toronto n.d.). In 1802, the Township of York had two sawmills and one gristmill (Mika and Mika 1983:1802).

2.5 Early 19th Century Development (1800-1850s)

In the early 19th century, the western border of the Township of York continued to be marked by mill sites. In 1811, a portion of the Toronto Carrying Place along the Humber River was widened and opened as Weston Road, running north of the Study Area. The roadway connected to Dundas Street from the settlement of Weston and served as a supply route between the mills and Fort York (Boylen 1954:21).

The War of 1812 triggered economic benefits to the Township of York, unlike other townships across Upper Canada that were faced with numerous raids

and destruction by American invaders. As the township was situated directly adjacent to the Town of York (the capital of Upper Canada) and the military garrison of Fort York, there was a large demand for food and supplies (Hart 1968:28). Following the War of 1812, the boom that occurred had diminished and development was slowed for 10 years until the arrival of the first wave of immigrants to Upper Canada in 1825. That year 12,818 immigrants, mostly from the British Isles, came to the County of York by way of the St. Lawrence River.

The number of immigrants to the county increased each year, to 16,862 in 1826, and to 28,000 in 1828 (Mulvany et al. 1885:80). The Township of York greatly benefitted from the increased annual influx of arrivals, and by 1833 settlement was occurring in the northern portions of the township (Mitchell 1952:58). The population of the township grew from 1,672 in 1820 to 3,127 in 1830, making it the most populous township in the county (Mulvany et al. 1885:80).

To the south, the Town of York was developing as a distribution centre on Lake Ontario, with roadway connections from its ports to its expanding hinterlands. By the 1830s the town had well-developed business facilities and a diversified mercantile community (Careless 1984:48). In March 1834, the town was incorporated as the City of Toronto, with a population of 9,250 (Hart 1968:63). With the increasing markets in the City, the Township of York was impacted by a demand for produce and supplies. This included the need for large amounts of grain, lumber, flour, meat, fruit, milk, and vegetables (Kennedy 2013). In 1846, of the 55,236 acres in the township, 24,238 were under cultivation (Smith 1846:225).

Mills continued to develop in the township, from 10 sawmills and one gristmill in 1825 to 25 sawmills, eight gristmills, and two woolen mills by 1851 (Hart 1968:63). West of the Study Area, the King's Mill was purchased in the 1830s by William Gamble, who expanded the site on the Humber River into Milton Mills (Plate 5). Gamble constructed a five-storey

gristmill and a distillery. In the 1840s, a small community developed around the mill site, mostly made up of mill workers of Irish and English descent (Toronto Plaques 2015). William Henry Smith, in 1846, described Milton Mills as a large establishment that contained a gristmill with six run stones, a sawmill, tavern, and blacksmith's shop (Smith 1846:95). Gamble, in association with other Humber River mill operators, developed the Humber Harbour & Road Company in the 1840s to increase commercial development on the river. The company erected a wharf and warehouse on the west side of the mouth of the river at Lake Ontario. By 1850, a considerable export trade emerged on the river, with products from the mills transported down the Humber River to the wharf, where they could be exported to larger markets (Fairburn 2013:338).

The mid-19th century was the peak for mills in the township. Since most of the land had been cleared for farming, the need for sawmills decreased towards the end of the century and the 1850s witnessed a shift in the township from wheat exports to livestock and dairy farming (Kennedy 2013). The closest mill to the Study Area, Milton Mills, was forced to close in 1865 (Toronto

Plaques 2015). The mill was destroyed by fire in 1881, but the ruin has survived and over the course of the early 20th century was incorporated into a tea garden and events venue, and remains a prominent landmark on the shores of the Humber River (old Mill Toronto n.d.).

Within the Study Area, King's College lots within the First Concession from the Bay were sold to individual landowners. These lots were typically long, narrow, lots 200 acres in size, stretching between what is now Bloor Street West and the lake shore, with an additional long narrow lot parallel to the north side Bloor Street West. Lot 36 was sold to George Percival Ridout in 1835, Lot 37 was sold to John George Howard in 1836, and Lot 38 was sold to John Ellis in 1838 (Ontario Genealogical Society Toronto Branch 2017). John George Howard, the surveyor for the City of Toronto, purchased 165 acres of Lot 37, and constructed a Regency style residence known as Colborne Lodge, which he named for Sir John Colborne, the Lieutenant-Governor of Upper Canada between 1828 and 1836 (Plate 6). (Lundell 1997:112). Colborne Lodge remains today and is situated at the south end of High Park, north of The Queensway.

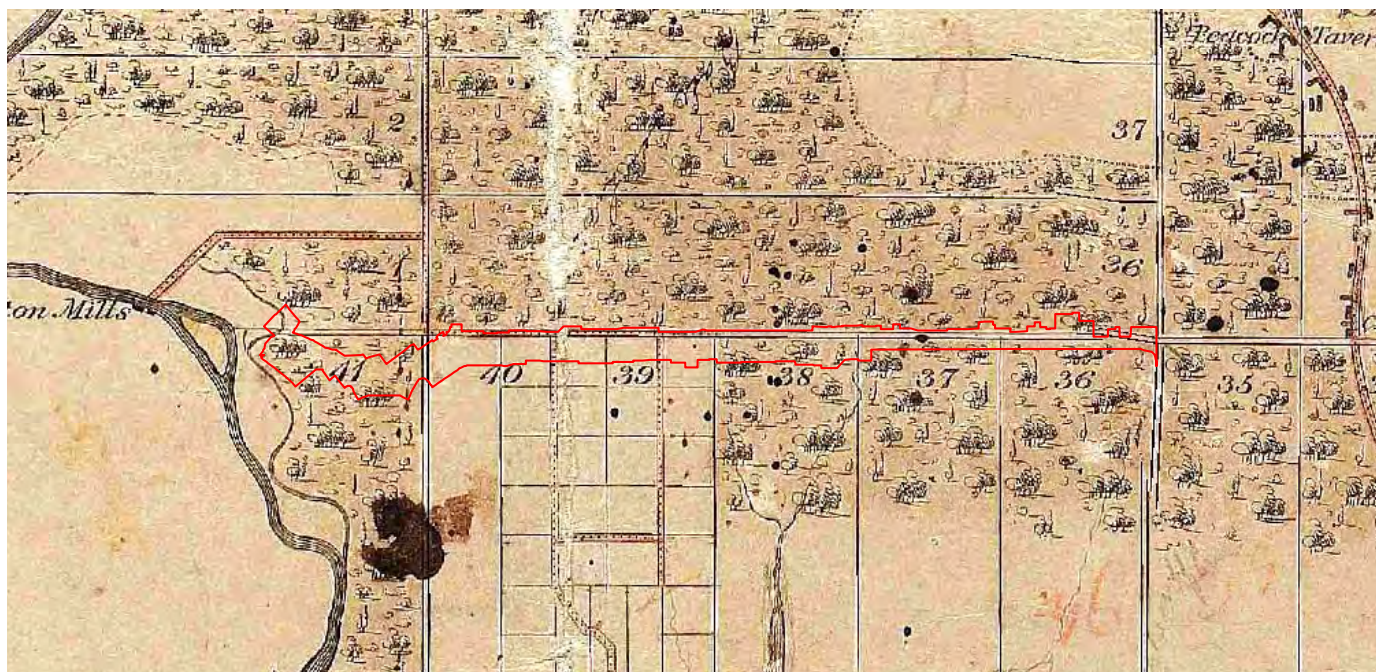


Plate 5: Gamble Mill on the Humber, 1867 (Source: Toronto Reference Library 1867)



Plate 6: Colborne Lodge in High Park southeast elevation (Source: Salmon 1912)

FIGURE 3: TOWNSHIP OF YORK, COUNTY OF YORK 1851 (MAP NOT TO SCALE)



2.6 Mid to late 19th Century Development (1850-1900)

2.6.1 TOWNSHIP OF YORK (1850-1875)

The development of the Study Area in the mid to late 19th century was influenced by the creation of High Park (see Section 2.6.1.1), and the growth of the West Toronto Junction and the Village of Swansea (see Sections 2.6.2.1 and 2.6.2.2). The following provides a general overview of township development in relation to the Study Area.

The Township of York was incorporated on January 1, 1850, following the abolition of districts and the creation of municipalities. The township became part of the United Counties of York, Ontario, and Peel, with meetings held regularly in three hotels at the Village of Eglinton (Hart 1968:254-255). The first township meeting was held on January 2, 1850 at Wood's Tavern on Yonge Street, with Franklin Lockes as the first reeve (Miles & Co. 1878: xii). From the mid to late 19th century, the township remained predominantly a rural farm landscape, with hamlets at road intersections or surrounding mill sites, while the City southeast of the

Study Area was rising in prominence as an industrial city on the lakeshore. Historical mapping from 1851 shows that the Study Area and adjacent areas of York Township remained predominantly rural (Figure 3).

In 1855, Bloor Street was given its name after Joseph Bloor (alternately spelled Bloore) who was prominent in the Town of Yorkville, approximately six kilometres east of the Study Area at the intersection of Yonge Street and Second Concession Line (Bloor Street). Bloore operated a prosperous brewery at the north end of Sherbourne Street in the Rosedale Valley, and was involved in land development with Sherriff William Jarvis. Bloore and Jarvis laid out the early lots within Yorkville (Bateman 2013). Historical mapping from the 1860s depicts increased development in the Township and the area encompassing the present-day City of Toronto. Within the Study Area, the portion of the Study Area between approximately South Kingsway and Windermere Avenue had been subdivided into park lots while the remainder of the Study Area was rural (Figure 4). The hamlet of Brockton had developed in York Township to the southeast of the Study Area and was one of the largest communities in the township (Figure 5).

FIGURE 4: COUNTY OF YORK 1860 (MAP NOT TO SCALE)



FIGURE 5: COUNTRY WEST OF TORONTO, 1868 (MAP NOT TO SCALE)



FIGURE 6: HIGH PARK CA. 1875 (MAP NOT TO SCALE)



FIGURE 7: TOWNSHIP OF YORK, COUNTY OF YORK 1878 (MAP NOT TO SCALE)

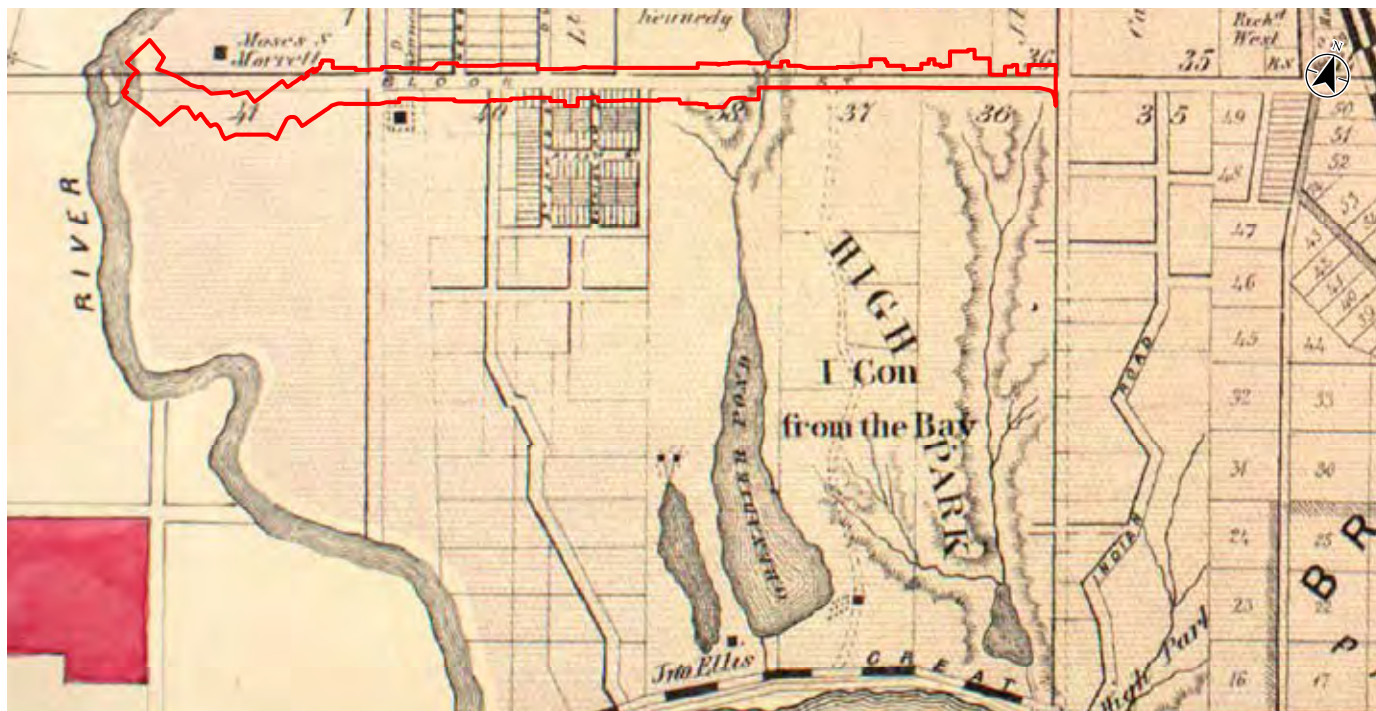
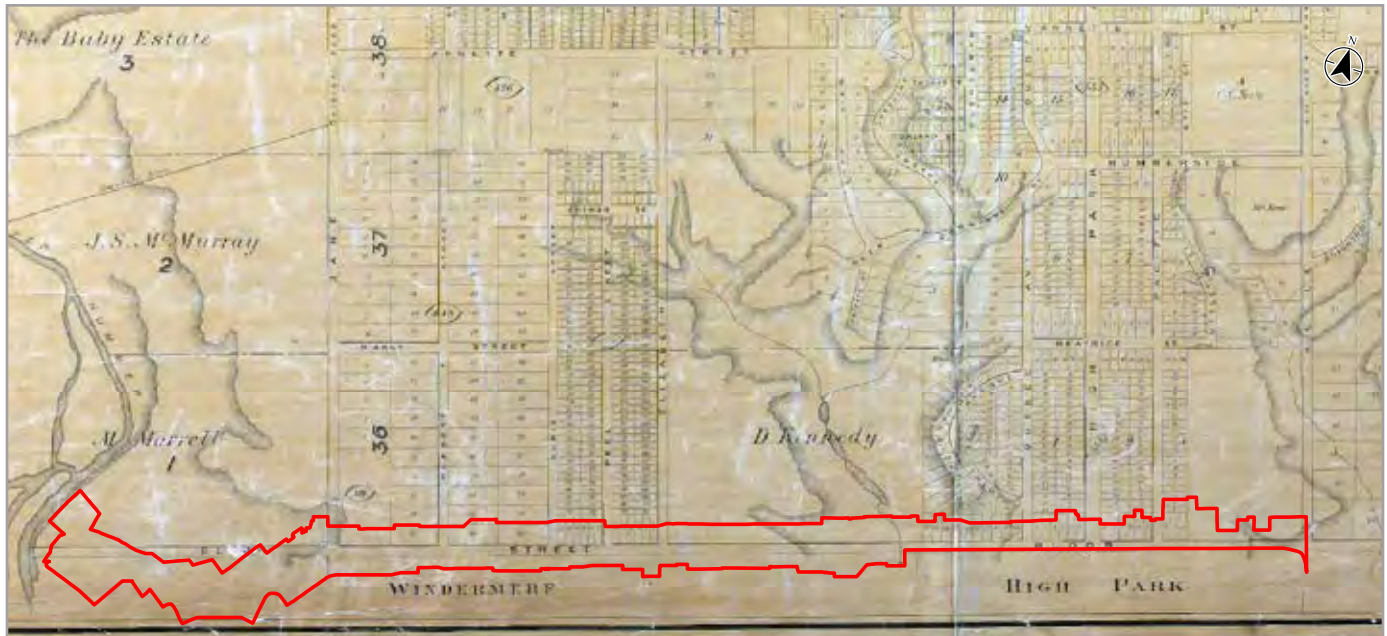


FIGURE 8: WEST TORONTO AND JUNCTION VICINITY 1886 (MAP NOT TO SCALE)



2.6.1.1 HIGH PARK (1873)

Adjacent to the Study Area, on Lot 37, Concession 1 from the Bay, owners John George and Jemima Howard in 1873 decided to deed their property to the City as parkland to be known as High Park (Figure 6). The park was named in reference to its high location set back from Lake Ontario. The deed came with two conditions; that the Howards would continue to live on the property until their deaths, and that Howard would receive an annual pension of \$1,200 per year (Lundell 1997:112). In 1876, the City took ownership of 120 acres of the 165-acre estate. Howard retained the remaining 45 acres surrounding Colborne Lodge until his death in 1890 (High Park Nature 2016).

The City expanded the park prior to Howard's death with the acquisition, in 1876, of part Lot 36, Concession 1 from the Bay, from the Ridout family that included 172 acres on the east side of High Park. The park was later expanded in the 20th century (High Park Nature 2016).

2.6.2 TOWNSHIP OF YORK (1876-1899)

By 1878, development in the Study Area and Township of York continued to intensify. Historical mapping from

FIGURE 9: PLAN OF THE CITY OF TORONTO 1882 (MAP NOT TO SCALE)



1878 and 1886 shows that much of the Study Area and surrounding lands had been subdivided into park lots for development (Figure 7 and Figure 8).

In addition to the growth in York Township during the late 19th century, alongside the growth of population and development in the City southeast of the Study Area, came the expansion of the City boundaries into



Plate 7: John Scarlett's Residence Runnymede, 1896
(Source: Robertson 1896:735)

the adjacent townships (Careless 1984:109). The 1890 Plan of the City of Toronto shows the City's growth by the late 19th century, and its expansion towards the Study Area by way of road developments in the area (Figure 9). Within the Township of York in the 1880s, villages started to be annexed into the City of Toronto as its borders expanded, including, southeast of the Study Area, Brockton in 1884 and Parkdale in 1889 (Boylan 1954:23). High Park south of the Study Area was included in the 1884 annexation associated with Brockton as part of the St. Mark's Ward. The annexation act stated:

"That portion of the township of York, in the county of York, lying to the west of the city of Toronto, comprising the village of Brockton (e), and all the land situated to the west of the said village of Brockton including High Park, bounded on the north by the allowance for road between the first and second concessions from the bay, otherwise known as Bloor Street; and on the west by the westerly limit of lot No. 37; in the first concession from the bay... is hereby annexed to and shall henceforth be included within the limits of the city of Toronto..."

(City of Toronto 1894:23-24)

FIGURE 10: PLAN OF VILLA LOTS, DURIE ESTATE 1890
(MAP NOT TO SCALE)



In 1889, the Toronto Belt Land Corporation was established to turn large parcels of land outside of the City into residential neighbourhoods. The link between these new neighbourhoods and the City was made through the construction of a Belt Line steam railway. The western loop of the Toronto Belt Line used the Grand Trunk Railway (GTR) tracks and ran west out of the City to the community of Swansea, then paralleled the Humber River north to Lambton and the West Toronto Junction. The line was completed, and service began on July 30, 1892. The line had a short period of prosperity but, due to declining numbers, closed on November 17, 1894 (Boles 2017).

2.6.2.1 WEST TORONTO JUNCTION

Northeast of the Study Area, at the intersection of Dundas and Keele Streets, the West Toronto Junction community developed through the coming of the railway lines in the 1850s. In 1853, the Ontario, Simcoe & Huron (OS & H) Railway was completed from Toronto to Barrie, running along the eastern side of the West Toronto Junction. The line was reconstituted as the Northern Railway of Canada in 1858 (Cooper 2014). The OS & H was followed by the GTR in 1856, with an eastern line constructed between Toronto and Montreal, and a western line between Toronto and Stratford. The western line extended through the West Toronto Junction, with a station at the hamlet of Carlton (Heritage Toronto 2013).

FIGURE 11: CHARLES E. GOAD AND COMPANY ATLAS OF THE CITY OF TORONTO 1893 (MAP NOT TO SCALE)



The railway lines allowed for year-round communications and reduced exportation costs (Armstrong 1983:92). They also led the way for financial, commercial, industrial, and population growth in the late 1850s into the 1860s within the Township of York and the City. The railway lines allowed for increased accessibility to the West Toronto Junction and southwest to the Study Area. In the mid-19th century, the area north of Howard's property became a recreational space for tourists and day trips to sketch, hunt, or picnic. The inns at the West Toronto Junction provided lodging and refreshments (Rice 1986:7).

In 1856, John Major purchased and subdivided a portion of John Scarlett's property, north of the Study Area adjacent to Dundas Street, and named it Runnymede Estates, although the property remained undeveloped until the 1880s. The name Runnymede refers to John Scarlett's residence of the same name, constructed in 1838 at the present intersection of Runnymede Road and Dundas Street (Plate 7) (Robertson 1896:787).

In 1879, an additional railway line, the Credit Valley Railway (CVR), was constructed through the West Toronto Junction. The CVR line resulted in a junction with the GTR in the community (Rice 1986:10). In the early 1880s, the CVR was acquired by the Canadian Pacific Railway (CPR), along with the Toronto, Grey, and Bruce Railway. To connect the two lines, the CPR

constructed the Ontario and Quebec Railway line, which ran through the West Toronto Junction. In 1884, the CPR constructed a station and engine house near the intersection of Dundas and Dupont streets, and named the station West Toronto Junction (Cunneenworth 2014). The West Toronto Junction became an easily accessible suburb of the City, making it a prime community for industrial development. Near the intersection of Dundas and Keele streets this included the Comfort Soap Factory, Canada Cycle Motor Co., and Heintzman Piano Works (Cruikshank and De Visser 2003).

In the early 1880s, Daniel Webster Clendenan began purchasing property in the West Toronto Junction and surrounding area. In 1883, Clendenan subdivided his property into village lots, including the northeast portion of the Study Area, north of Bloor Street West between Quebec Avenue and Keele Street. Speight & Van Nostrand's Map of West Toronto Junction and Vicinity from 1886 shows the subdivided lots as part of Registered Plan 553 (Figure 8). The map also shows the location of Kennedy's property, which is starting to be broken into village lots. Northwest of the Clendenan's subdivided property, the Runnymede Estates were also surveyed again in the early 1880s. In June 1888, the West Toronto Junction was incorporated as a village, and included the lands south of the CPR line and south and west to Bloor and Elizabeth Streets, with the exception of the Kennedy property (Rice 1986:12).

With the boom in the West Toronto Junction, speculators were buying up property within the community and were subdividing former estates and farmland (Rice 1986:23). This included Lieutenant Colonel Durie's former estate in the Study Area, north of Bloor Street between Elizabeth and Durie Streets, with villa lots being offered for sale in 1890. The 1890 Plan, including the Study Area on Lot 36, Concession 2 from the Bay, advertised the property as close to High Park and covered with beautiful ornamental and shade trees that added beauty to the lots (Figure 10).

The 1890 Plan also shows, to the north of Bloor Street, the subdivision of Lot 36, Concession 2, between Keele Street and Quebec Avenue, and west of Quebec Avenue property owners G.J. Leger, D. Kennedy, and D'Arcy Boulton. George J. Leger had built a house on his property at the modern address of 32 Gothic Avenue, adjacent to the Study Area, in 1889 (Plate 8). Leger's property initially fronted Bloor Street West, and his large residence of "Glandeboyne" commanded a magnificent view to the south of High Park (Taylor 2016). Although the property north of Bloor Street West was subdivided by 1890, there were only a few structures in the vicinity of the Study Area, as shown on the 1893 City of Toronto Fire Insurance Plan (Figure 11), including Leger's residence on Gothic Avenue and three structures on the northeast corner of Jane and Bloor Streets. Larger numbers of structures along Bloor Street West do not appear on the City of Toronto Fire Insurance Plans in the Study Area until the early 20th century.

2.6.2.2 VILLAGE OF SWANSEA

South of the Study Area, the community of Windermere developed in the early 1880s on Lots 38 to 40, Concession 1 from the Bay. Part of the property for the community came from the northern portion of the Ellis Estate on Lot 38, which was purchased from John Ellis Jr (Swansea Historical Society 2018).

In 1889, James Worthington purchased the Toronto Bolt and Iron Co. foundry and renamed it Swansea Works. The foundry was a large employer in the area



Plate 8: 32 Gothic Avenue, 1920 (Source: Toronto Reference Library 1920)



Plate 9: Herne Hill, 1880 (Source: Baldwin Collection 1880)

and workers' residences were constructed surrounding Swansea Works. The community of Windermere was also renamed as Swansea, for Worthington's native land of Wales (Bloor West Villager 1971). In 1890, a GTR train stop was added in the community off Windermere Avenue near Lake Shore Road. Swansea was slow to develop due to the topography of the area, with its steep hills and watercourses. By the early 1890s, streets and subdivision plans began to be opened and developed in Swansea (Swansea Historical Society 2018). The 1893 Goad's Atlas of the City of Toronto depicts the layout of streets and subdivisions in the south portion of the Study Area as part of Swansea (Figure 11).

2.6.3 19TH CENTURY HISTORICAL MAP REVIEW

The Study Area is shown on Browne's 1851 Map of the Township of York as an undeveloped, mostly treed area northwest of the City of Toronto (Figure 4)



Plate 10: Kennedy Property near Bloor Street West, 1900 (Source: City of Toronto Archives 1900)



Plate 11: Kennedy Property near Bloor Street West, ca. 1912 (Source: James 1912)



Plate 12: Kennedy Property near Bloor Street West, ca. 1912 (Source: James 1912)



Plate 13: Kennedy Property, 1919 (Source: City of Toronto Archives 1919 Fonds 1231 Item 694)



Plate 14: Kennedy Property, 1919 (Source: City of Toronto Archives 1919 Fonds 1231 Item 693)

(Browne 1851). The map shows Lot 39 and the east half of Lot 40, Concession 1 from the Bay as subdivided into smaller lots, but with no structures. On the south portion of Lot 38, Concession 1 from the Bay, south of the Study Area, John Ellis' residence Herne Hill is shown on the west side of Grenadier Pond. No structures, including Colborne Lodge, are depicted on Howard's Lot 37, Concession 1 from the Bay. The closest development to the Study Area is along the Humber River at Milton Mills to the west, and Lambton to the northwest. Through the Study Area, the Second Concession Road (Bloor Street) is partially opened at the north end of Lots 39 and 40, Concession 1 from the Bay, as a connection between Milton Mills and the roadway leading to the Lake Shore Road. The map also shows Weston Plank Road running between the Village of Weston and Dundas Street. In 1841, the Weston Road had been planked under the Weston Road Company (Province of Canada 1841:315-316).

The 1860 Map of the County of York shows the increased settlement surrounding the Study Area, with lots taken up by different landowners (Figure 5). The map also depicts Bloor Street as opened between Dundas Street and the Humber River. Along the south side of Bloor Street, the south portion of the Study Area, the map shows Lot 36 owned by G.P. Ridout, Lot 37 by J.G. Howard, Lot 38 by John Ellis, Lots 39 and 40 as subdivided lots, and part of Lot 40 and all of Lot 41 as a Church of Scotland clergy reserve. Along the north side of Bloor Street, the north portion of the Study Area, the map shows Lot 36 subdivided into parcels with owners R.H. Harrison, D. McDonald, John Gwynne, Dr. Durie, and Major Durie, and Lot 1, Concession 2 on the Humber occupied by Milton Mills and the Bank of Upper Canada.

On Lot 36, Concession 1 from the Bay, George Percival Ridout was a co-partner with his brother in the Ridout Brothers & Company in the City. The brothers were the first specialized hardware merchants in Toronto. Ridout

was influential in local politics, serving as president on the Toronto Board of Trade, Toronto City Council and on the board of trustees for the Toronto public schools (McCalla 1972). The Ridout estate residence is shown on Lot 36, on Howard's late 19th century map of High Park, off Ridout Street.

On Lot 37, Concession 1 from the Bay, John George Howard, in the mid-19th century, rented a portion of the land to a tenant farmer, while a staff of three served the household and maintained the landscaped grounds (Lundell 1997:112). The late 19th century map of High Park, drawn by Howard, shows the location of Colborne Lodge at the southern portion of the property off the Lake Road, a separate farm structure in the centre of the property, Grenadier Pond, and the establishment of roads through High Park between the Lake Road and Bloor Street.

On Lot 38, Concession 1 from the Bay, John Ellis, a businessman in the City, had purchased 160-acres, and later constructed a brick residence on the property known as Herne Hill (Plate 9). Ellis' property included a large portion of Grenadier's Pond, named in reference to the supposed, but not factual, drowning of several grenadiers on the pond during the War of 1812. In 1845, Ellis opened a successful printing business in the City on King Street West of Yonge Street (Lundell 1997:117). Following Ellis' death in 1877 and his wife's in 1884, the property was left to their son John Ellis Jr. (Lundell 1997:117). The residence was demolished in 1925 (Whole Map n.d.) (Figure 4).

Lot 36, Concession 2 from the Bay, the west portion was owned by William Smith Durie and his father William H. Durie. William Smith Durie served in the Canadian militia, becoming a captain in 1838 and a lieutenant-colonel in 1856. His father, William H. Durie, was an army surgeon in the Canadian militia. Following his retirement from the army, William H. Durie obtained land grants in Upper Canada for his rank and 38 years of service (Morton 1982). His son, William Smith Durie, also received land grants for his military service. The

1860 Map shows the property further served into smaller lots (Figure 5). Durie Street in the Study Area was later named in honour of the Durie family.

Adjacent to the Durie property, John Wellington Gwynne owned a portion of Lot 36, Concession 2 from the Bay. In the mid-19th century Gwynne was a leading barrister in the City and was appointed a puisne justice of the Court of Common Pleas in 1868. By the late 19th century Gwynne was appointed to the Supreme Court of Canada and his property in the Study Area was sold (Romey 1994). In the 1870 County of York Gazetteer and Directory lists as freeholders on the Lot 36, Concession 2 from the Bay, are R.H. Harrison a barrister, Hon. John W. Gwynne a judge, and Archibald Scarlett (McEvoy & Co. 1870). Little information is known about R.H. Harrison or D. McDonald who are listed as owners on Lot 36 on the 1860 County of York map.

The 1868 Sketch of the County of York, west of the City to the Humber River, shows that the Study Area remained predominantly rural, composed largely of forest ravines and watercourses, with only a few structures evident (Figure 6). The map also shows Bloor Street opened through the Study Area, between the present day Keele and Jane Streets. Roadways are also depicted between Bloor Street and Lake Shore Road to the south, which connect to structures south of the Study Area, including Ellis' Herne Hill, and Howard's Colborne Lodge.

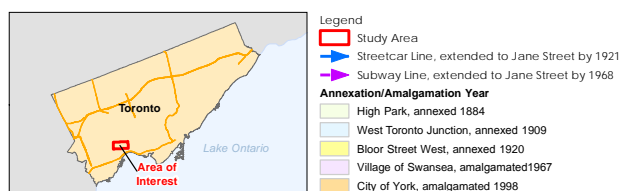
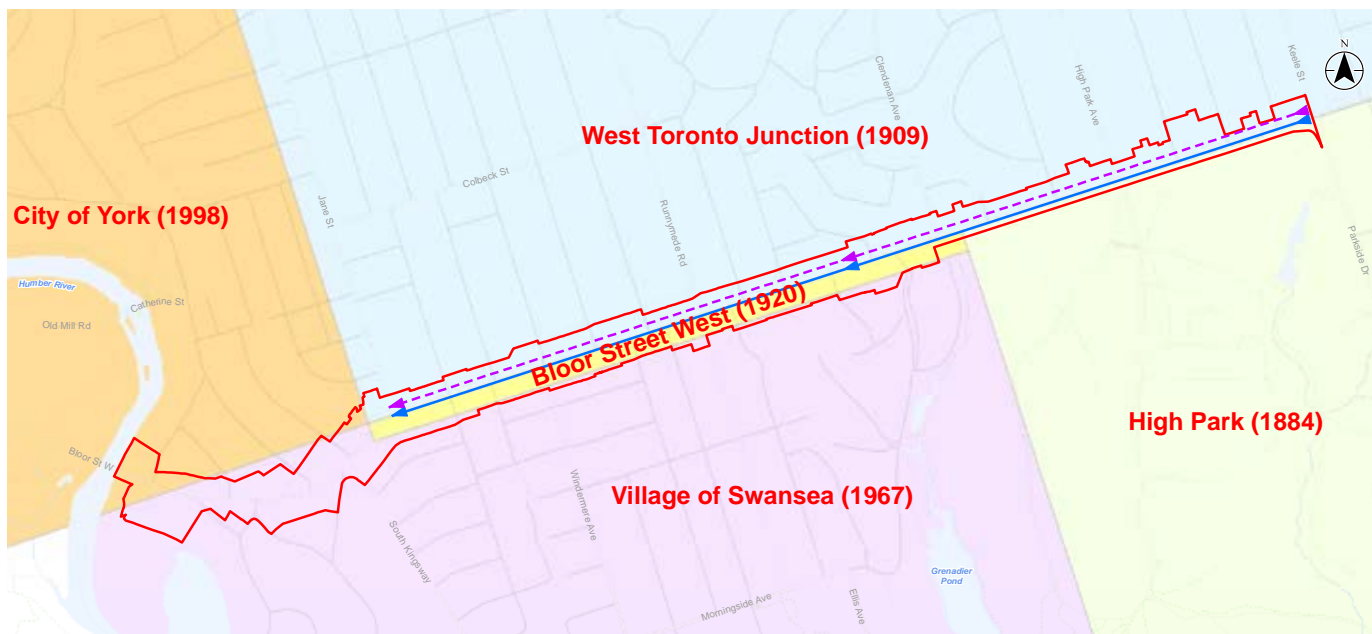
The 1878 Township of York map in the *Illustrated Atlas of the County of York* shows that development to the Study Area was slow from the mid to late 19th Century (Figure 8). The map depicts two new residences having been built on Bloor Street between Jane Street and the Humber River. Along the south side of the Study Area, the map shows Howard's Colborne Lodge on Lot 37, John Ellis on Lot 38, and Lots 39 and 40 further subdivided with named streets. At the northwest corner of Lot 40, at the intersection of Bloor and Jane streets, a structure is shown, but no owner is listed in

association to the structure. Along the north side of the Study Area, the map shows changes in ownership of Lot 36, with owners J. Platt, Dr. Roles, David Kennedy, and Lt. Col. Durie. It also shows that Durie's property was further subdivided and separated with streets D'Arcy, Durie, and Herbert. Moses S. Morrell is shown as owner of Lot 1, Concession 2 on the Humber River, with a structure on his property.

On Lot 36, Concession 2 from the Bay, David Kennedy, a successful lumber merchant, purchased 108 acres in 1874, following his retirement. The property contained an L-shaped valley around Wendigo Creek that fed Grenadier Pond (Figure 8). Kennedy constructed a residence and named the property Lakeview Park (Plate 10 to Plate 14). The property was described in 1885 as "The beautiful and picturesque piece of property, Lakeview Park, [which] is situated five miles west of Yonge Street, on Bloor, here Mr. Kennedy has passed nearly twelve years of hard labour and expended about \$20,000 in converting a wild and romantic broken forest into a lovely quiet home, which is truly unsurpassed by any in Ontario" (Mulvany et al. 1885:226). Kennedy also dammed Wendigo Creek to form ponds in which he stocked trout and introduced English hares to his fenced grounds for hunting parties (Rice 1986:8).

On the eastern portion of Lot 36, Concession 2 from the Bay was John Platt. Platt was a successful hotel operator in the City, who by the late 19th century owned three hotels, and land, including 50-acres in Leslieville, 12-acres in the Study Area adjacent to High Park, and 5-acres at the mouth of the Humber River (Mulvany et al 1885:130). Platt's property in the Study Area was on the northwest corner of Bloor and Keele Streets. The 1881 County of York Gazetteer and Directory lists D. Kennedy, William Durie, and John Platt as freeholders on Lot 36, Concession 2 from the Bay (Irwin & Co. 1881). Little information is known about the other property owners, Dr. Roles, on Lot 36, and Moses Morrell on Lot 1, who are shown on the 1878 Township of York map.

FIGURE 12: ANNEXATIONS AND AMALGAMATIONS INTO THE CITY OF TORONTO



2.7 Early to Mid-20th Century Development (1900-1949)

The development of the Study Area in the early 20th century was influenced by three important annexations and amalgamations by the City (Figure 12). The first was the annexation of West Toronto Junction in 1909. The second was the annexation of Bloor Street West in 1920. The third was the amalgamation of the Village of Swansea in 1967. The remaining northwest portion of the Study Area, adjacent to the Humber River, remained in the Township of York until 1998.

In the early 20th century, the City was booming and expanding beyond its 19th century boundaries. Land speculators interested in financially benefiting from this growth were developing land adjacent to the City. In order to control the subdivision development and provide equal municipal services, the City petitioned the province for regional planning legislation and it was achieved in 1912 with the introduction of the *City and Suburban Plan Act*

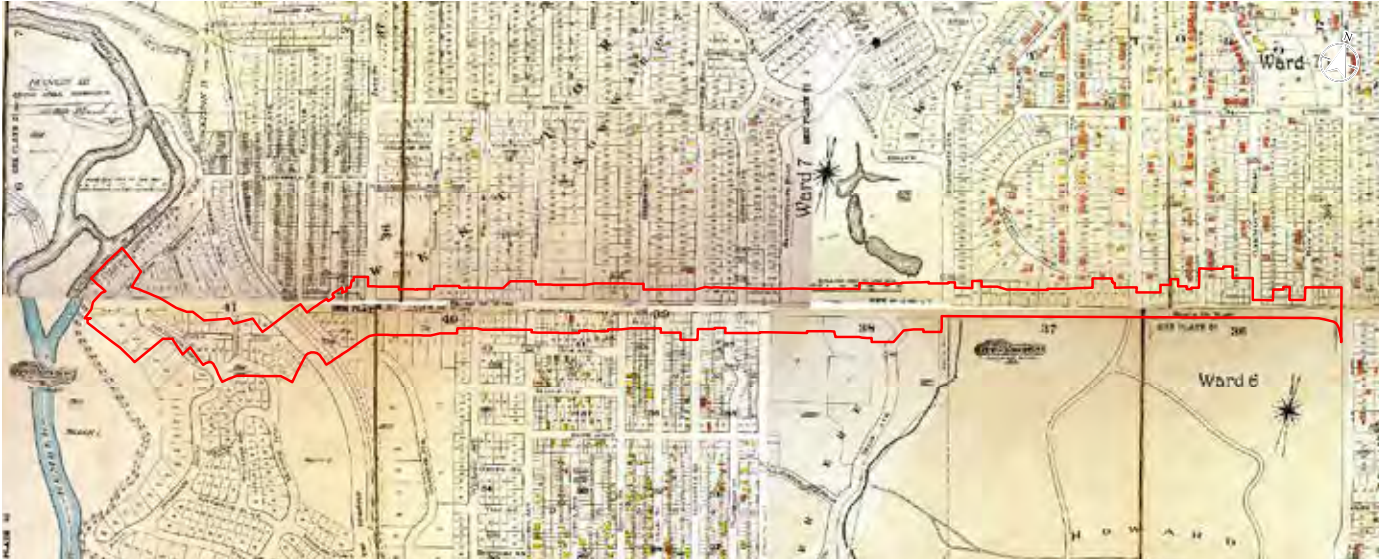
(City of Toronto 2018f). Between 1901 and 1921, the City more than doubled in population, rising from 208,040 in 1901 to 521,893 in 1921 (Careless 1984:200).

Alongside the boom in population came a growth in building construction, particularly within the first decade of the 20th century. In 1901, the value of buildings permits issued was \$3,568,883. This number grew significantly to \$27,401,761 in 1912 (Careless 1984:202). With the Study Area's close proximity to the City, this growth spilled into the Study Area and largely influenced its development in the early 20th century.



Plate 15: High Park Sanitarium, 1910 (Source: Toronto Reference Library 1910)

FIGURE 13: CHARLES E. GOAD AND COMPANY ATLAS OF THE CITY OF TORONTO 1910 (MAP NOT TO SCALE)



On May 1, 1909, West Toronto, with a population of 12,567, was annexed by the City. This included the north side of Bloor Street West between Keele and Jane Streets. According to Toronto mayor Thomas Urquhart, the City chose to expand west as land was still reasonably priced. West Toronto had excellent shipping and railway facilities making it ideal for manufacturing industries, and for the area's proximity to High Park (Rice 1986:74-75). The City at that time was turning into a large metropolis through its leading financial institutions, which derived capital in commerce, transport, and industry (Careless 1984:149).

Little development occurred directly along Bloor Street



Plate 17: High Park Sanitarium Swimming Pool, North Side Bloor Street West (Source: Toronto Public Library 1915)



Plate 16: High Park Sanitarium Swimming Pool, August 1915 (Source: City of Toronto Archives 1915)



Plate 18: Bloor Street West looking east towards Keele Street 1915 (Salmon 1915)

West in the Study Area until the street's condition was improved with infill and grading and the streetcar line was constructed in the 1910s. Funding for the streetcar line in 1914 came directly from the City, which wished to expand service to the area to foster development (Transit Toronto 2017b). The City of Toronto Fire Insurance Plan from 1910 shows the limited number of structures in the Study Area (Figure 13).

One structure that could be seen along Bloor Street at this time was 32 Gothic Avenue (47 Gothic Avenue on Figure 13). The residence and property were purchased in 1905 by Dr. William McCormick from George Leger. McCormick renovated the property into the High Park Sanitarium and it officially opened on June 27, 1907 (Plate 15). The sanitarium treated diseases of the nervous system and promoted a healthy and active lifestyle. In 1913, Dr. McCormick built an outdoor pool that contained beneficial minerals on the southern portion of the property close to Bloor Street (Plate 16). The following year, Gothic Avenue became the terminus of the Bloor Streetcar line. The mineral pool was enlarged the following year and made public (Plate 17). The mineral pool was a popular spot, and a second pool was built in 1917. In 1924, the pool hosted the Olympic Swimming Trials. The pools were closed in the early 1960s to allow for the construction of the Bloor-Danforth Subway line (Taylor 2016).



Plate 19: Sewer Under Bloor Street West at High Park, 1910 (Source: City of Toronto Archives 1910)

Following the annexation of Bloor Street West between Keele and Jane streets as part of West Toronto Junction in 1909, the street was improved through the construction of a sewer line, infill, and grading to promote development to the area. A narrow-gauge railway was built along Bloor Street West to assist with the construction of the roadway. Using steam shovels and the railway line, the deep ravine of Wendigo Creek on Bloor Street West was filled in with sand. In deep sections in the Study Area, piles were used alongside infill (Small 1998:44). Archival photographs from 1910 to 1917, show the work completed to improve Bloor Street West, and illustrate the extensive changes that have occurred in the last hundred years to the Study Area as it evolved from a



Plate 20: Bloor Street West infill on Kennedy Property, 1913 (Source: City of Toronto Archives 1913)



Plate 21: Bloor Street West looking east from Glendonwynne Avenue, May 29, 1914 (Source: Goss May 1914)

rural landscape to a commercial and residential streetscape (Plate 19 to Plate 26).

With the Bloor Street improvements completed to Jane Street, the City of Toronto annexed a 110-foot tract of land of the south side of Bloor Street between Jane Street and High Park in 1920 in order to obtain any tax revenue for businesses that would open along Bloor Street (Swansea Historical Society 2018).

Increased accessibility and development were brought to the Study Area alongside the Bloor Street West improvements with the construction of a streetcar line. Beginning in 1914, the Bloor Streetcar line was



Plate 22: Bloor Street West east at Clendenan Avenue, September 28, 1914 (Source: Goss September 1914)



Plate 23: Bloor Street West, west of Quebec Avenue, July 16, 1914 (Source: City of Toronto Archives 1914b)



Plate 24: Bloor Street West at High Park Piles for Bridge, 1914 (Source: City of Toronto Archives 1914c)



Plate 25: Bloor Street West at High Park looking West, 1914 (Source: City of Toronto Archives 1914 Fonds 1244 Item 18)



Plate 26: Bloor Street Grading near Quebec Avenue, October 27, 1917 (Source: City of Toronto Archives 1917)



Plate 27: Laying Bloor Streetcar line west of Runnymede Road, 1917 (Swansea Historical Society 2018)

extended westward from Dundas Street. A single-track line was opened for service the following year between Dundas Street and Quebec Avenue. By the end of 1915, the line was double tracked, and in 1917 extended to Runnymede Road (Transit Toronto 2017b). Plate 27 shows the Bloor Streetcar tracks being laid in 1917 at the intersection of Bloor Street West and Runnymede Road. The photograph shows the commercial block at 2196 to 2218 Bloor Street West existing prior to 1917.

Following the construction of the streetcar line, the first construction boom began in the Study Area. The boom occurred largely at the east end across from High Park and near the intersection of Bloor Street West and Runnymede Road. At the east end this includes residential structures that have Arts and Craft, Queen Anne, and Edwardian design influences. A small commercial block was constructed on Bloor Street West, west of Runnymede Road, with Edwardian style design influence. This includes the current addresses of 2226 to 2232 Bloor Street West. In order to accommodate the construction of commercial blocks, residences were removed, including 2246 and 2260 Bloor Street West (Plate 28 and Plate 29). By 1921, the streetcar was extended to Jane Street with a new loop (Plate 30 and Plate 31) (Transit Toronto 2017b). Plate 32 shows the line's construction, and the building block of 2226 to 2232 Bloor Street.



Plate 28: 2246 Bloor Street West, 1920 (City of Toronto Archives 1920)

Increased accessibility and development were brought to the Study Area alongside the Bloor Street West improvements with the construction of a streetcar line. Beginning in 1914, the Bloor Streetcar line was extended westward from Dundas Street. A single-track line was opened for service the following year between Dundas Street and Quebec Avenue. By the end of 1915, the line was double tracked, and in 1917 extended to Runnymede Road (Transit Toronto 2017b). Plate 27 shows the Bloor Streetcar tracks being laid in 1917 at the intersection of Bloor Street West and Runnymede Road. The photograph shows the commercial block at 2196 to 2218 Bloor Street West existing prior to 1917.

FIGURE 14: CHARLES E. GOAD AND COMPANY ATLAS OF THE CITY OF TORONTO 1924 (MAP NOT TO SCALE)



The development boom continued along Bloor Street West in the 1920s, when most of the commercial building blocks were constructed. This boom was influenced by growth in the City as early 20th century subdivisions were filled, and development spilled beyond its boundaries. Virtually all areas that were annexed into the City by 1912 were fully developed by the end of the 1920s (Lemon 1985:45). Population in the City grew from 389,681 in 1918 to 606,370 in 1929 (Lemon 1985:50). To the south of the Study Area, the Village of Swansea, with a population of 3,255, was annexed in 1926 (Swansea Historical Society 2018).

Throughout the majority of the 1920s, following the *Ontario Temperance Act* of 1916 as part of a wartime measure, the sale of alcohol continued to be prohibited in the province. The north side of Bloor Street West between Jane and Keele Streets, as it was connected with West Toronto, was dry for a much longer period, as West Toronto became a 'dry' neighbourhood in 1904, when drinking became a problem amongst the railway workers (Johnson 2012). The north side of Bloor street remained 'dry' until 1997 (Gleich 2018). To the south of the Study Area, when the Village of Swansea was established in 1926, they elected to remain a 'dry' neighbourhood. Prohibition ended that

same year, with the *Liquor Control Act* and the establishment of the Liquor Control Board of Ontario (LCBO). Thus, when Prohibition ended in the City, the small 110-foot strip on the south side of Bloor Street West (which had been annexed to the City and was no longer part of the Village of Swansea) was technically a 'wet' area (Roden 2018). Within this strip the local community could drink at restaurants and bars, although no applications for liquor licenses were seen for this area until the 1990s, likely due to the dominant prohibitionist attitude amongst the local residents.

The 1924, City of Toronto Fire Insurance Plan shows the increasing number of structures fronting Bloor Street West, particularly between Glendonwyne Road and Jane Street (Figure 14). The majority of these 1920s building blocks are filled by two-storey brick structures with Edwardian design influences, identifiable by the flat exterior, flat roofline, and concrete or brick windowsills and lintels. By 1924, at the east end of the Study Area, the residential neighbourhoods north of Bloor Street had been largely developed, with only a few empty lots remaining. In the 1920s, the residential development spilled onto Bloor Street West, particularly across from High Park between Keele Street and Clendenan Avenue.



Plate 29: 2260 Bloor Street West, 1920 (City of Toronto Archives 1920)



Plate 30: Jane Street Loop, 1934 (Source: City of Toronto Archives 1934a)



Plate 31: Jane Street Loop, 1934 (Source: City of Toronto Archives 1934b)

Construction of the first multi-residences occurred during this period, in the form of low-rise apartment structures of 3 to 4 storeys in height. Plate 33 shows that by the 1920s, Bloor Street West was a wide, modern paved roadway with hydro lines and sidewalks. The street had drastically changed from the dirt road of the previous decade.

The majority of buildings within the Study Area between Runnymede Road and Jane Street on the north side, and Runnymede and Willard on the south side were constructed in the 1920s. These buildings are typically defined by two to three storey commercial buildings, in early 20th century vernacular and Edwardian styles with brick cladding. Many have since been modified with contemporary design elements on the commercial façade. The building boom in the Study Area lasted until the stock market crash in October 1929 which triggered the onset of the Great Depression of the 1930s.

Two of the most architecturally distinct structures in the Study Area were constructed in the late 1920s, this includes the Runnymede Theatre (2223 Bloor Street West) in 1927 and the Runnymede Public Library (2178 Bloor Street West) in 1929. The Runnymede Theatre (Plate 34) was designed by Alfred Hirschfelder



Plate 32: Bloor Street West looking west from Runnymede Road, 1921 (Source: Toronto Transit Commission 967-2-9)

Chapman, a prominent City architect, who also worked on the Royal Ontario Museum and Palais Royale. The 1,400-seat theatre opened on June 2, 1927 (Veillette 2011). It was also known as “Canada’s Theatre Beautiful,” as it was designed in what became known as the Atmospheric Style as murals painted on the interior of the theatre visually transported the audience to an imaginary outside location, complete with an evening sky and (electrical) twinkling stars (Sylvester 2016).

The Runnymede Public Library (Plate 35) was designed by architect John M. Lyle, an influential 20th century architect in Toronto and Canada, who also designed Union Station and the Royal Alexandra Theatre. Lyle designed the building to reflect a Canadian style, using a combination of Georgian, French, and early Quebec styles (Etobicoke Guardian 2008). The one-and-one-half-storey building was constructed of red and yellow Credit Valley stone, with a steeply-pitched roof with slate shingles, a tall brick chimney and semi-circular dormers. The front elevation of the building features interpretations of Canadian Indigenous People’s motifs with reference to totem poles, arrowheads as well as Canadian native plants and animals. The provision of the library represents the significant development of the community in the 1920s.

Little development in the Study Area occurred in the 1930s, with only three structures constructed between 1930 and 1935. This includes the low-rise apartments at 5 High Park Avenue, and 2407 Bloor Street West, (Plate 36 to Plate 38). The City, at the time a large manufacturing and exporting centre, was hit hard by the Depression. Building permits in the City fell to the lowest level in the century, dropping from a value of \$51,000,000 in 1928 to \$4,000,000 in 1933 (Armstrong 1983:169). The number of houses constructed in the City by 1939 barely exceeded the 1929 level (Lemon 1985:60).

By 1937, construction in the Study Area began to resume, with erection of three low-rise apartment structures at the west end of the Study Area. This was followed in 1939 by the construction of buildings and infill particularly west of Armadale Avenue in the Study Area. This included 2401, 2402, 2438, and 2440 Bloor Street West (Plate 38 to Plate 42). The majority of the buildings were similar in design to the ones of the previous decade, except for 2440 Bloor Street West, the Bank of Toronto Building (now TD Bank), which is of a Beaux Arts design influence, with its entrance columns, flat roof with parapet, decorated cornice, and tall lower windows framed by pilasters. Plate 43 shows the Bank of Toronto building as a



Plate 33: Bloor Street West at High Park looking east, ca. 1920s (Source: City of Toronto Archives Fonds 1244 Item 7081)



Plate 34: Runnymede Theatre ca. 1927-1930s (Source: Swansea Historical Society n.d.)



Plate 35: Runnymede Public Library, 1939 (Source: City of Toronto Archives 1939)

landmark structure at the intersection of Jane Street and Bloor Street West. The service station depicted in Plate 44 has since been replaced with a late 20th century commercial structure, but the buildings to the west, and those east of the Bank of Toronto building, remain.

Service stations and automotive related businesses began to appear in the Study Area in the 1930s with the rise of the automobile. This included a Joy Oil Company station, owned by Margaret Austin, at the intersection of Bloor Street West and Clendenan Avenue that was in operation by 1938 (Plate 46) (Filey



Plate 36: 5 High Park Avenue Looking east

2002:108). At the corner of Bloor Street West and Jane Street was a Lion Oil Company service station, as depicted in Plate 44. Numerous stations and garages were established on the south side of Bloor Street West between High Park and Jane Street. The 1938 City of Toronto Directory lists nine automobile related business on the south side between High Park and Jane Street including, Ellis Park Service Station (Plate 45), High Park Motors Ltd., Beatty's Garage, Nesbitt-Maclean Motors Ltd., Walter Stewart Service Station, Harold Leonard Service Station, C.F. Irvine Service Station, McColl-Frontenac Service Station, and William



Plate 37: 2407 Bloor Street West looking south



Plate 38: 2401 High Park Avenue looking east (located outside the Study Area)



Plate 39: 2401 Bloor Street West (a Dark Horse)



Plate 40: 2402 Bloor Street West

Horn Service Station (Might Directories Limited 1938). Within the City and surrounding township, the slow period of production and development was replaced at the end of the 1930s with the commencement of the Second World War, and the change to a war-time economy (Lemon 1985:84).



Plate 41: 2438 Bloor Street West (connected to 2440 Bloor Street West)



Plate 42: 11 2440 Bloor Street West (TD Bank)



Plate 43: Bloor Street at Jane Street looking east, 1943
(Source: City of Toronto Archives 1943a)



Plate 44: Bloor Street from Jane Street to West City Limit, 1943 showing Lion Oil Company service station (Source: City of Toronto Archives 1943b)



Plate 45: Bloor Street from Jane Street to West City Limit, 1943 looking toward Lion Oil Company service station (Source: City of Toronto Archives 1943c)



Plate 46: Joy Oil station 1984, Bloor Street at Ellis Park Road (Source: Cummins 1984)



Plate 47: 2150 Bloor Street West



Plate 48: 2477 Bloor Street West



Plate 49: 2000 Bloor Street West (Grenville Manor)

2.8 Mid To Late 20th Century Development (1950-1980)

Following the Second World War, with the shift back to a prosperous peace time economy, the Study Area witnessed a phase of growth from the early 1950s to the late 1970s. This period was influenced by the large flood of immigrants in the early 1950s from Eastern European countries, combined with the peak, in 1947, of the Canadian birth rates, which remained high throughout the 1950s (Lemon 1985:90). The administration of the Study Area changed in 1953 with the creation of the Municipality of Metropolitan Toronto from the City of Toronto. Since no annexations into the City had taken place since 1920, townships surrounded the City were becoming increasingly urbanized. The population in the City was decreasing while the adjacent suburbs were increasing. This coincided with manufacturing firms also moving outside the central City. In 1946, more than 90% of all manufacturing firms in the County of York were located in the City, but by 1954 that number had fallen to 77%. These industries were established on former agricultural land on the City's fringe (Lemon 1985:85). With the creation of the Municipality of Metropolitan Toronto in 1953, the City, the Townships of York, Etobicoke, and Scarborough, and other surrounding villages, including the village of Swansea, and towns came under the same administration (Archives of Ontario 2015). By 1961, the combined population for the Municipality of

Metropolitan Toronto was 1.6 million (Lemon 1985:113).

New structures in the Study Area in the early 1950s included commercial, residential apartment, and institutional structures. A two-storey commercial block was constructed at 2150 Bloor Street West in 1951, and at 2477 to 2483 Bloor Street West in 1956 (Plate 47 and Plate 48). These structures were integrated into the streetscape with their flat elevations and rooflines, but with mid-century modern storefronts and design details.

At 2000 Bloor Street West a four-storey apartment building was constructed in 1955 facing High Park. The building features a mid-century modern design characterized by horizontal lines, and minimal decorative details (Plate 49). In 1954, St. Pius X church was constructed at 2305 Bloor Street West, altering the early 20th century streetscape with its mid-century modern style. In contrast to the commercial buildings of the street with their large storefront windows that are open to the street, the church has the appearance of being impenetrable from the street, with solid stone and brick elevations and near lack of fenestration. It is however, still characteristic of church style buildings with the presence of stained glass windows and religious iconography. Another mid-century building within the streetscape was the Odeon Humber Theatre (later the Humber Cinemas) at 2442 Bloor Street West. The building is also a distinct



Plate 50: St Pius X Church, 2305 Bloor Street West



Plate 51: The former Odeon Humber Theatre, 2442 Bloor Street West



Plate 52: Bloor Street West looking northwest to Jane Street, 1954 (Source: City of Toronto Archives 1954)



Plate 53: Apartment buildings, between Bloor Street West and Glenlake Avenue, 1973 (City of Toronto Archives 1973 (a))



Plate 54: Apartment buildings, between Bloor Street West and Glenlake Avenue, 1973 (City of Toronto Archives 1973 (a))

feature in the streetscape as a departure from the traditional commercial form and mass wall of concrete panels facing the street, reflective of the changing styles and move towards modern architecture characteristic of the mid 20th century (Plate 51).

With increased automobile traffic in the Study Area, Jane Street was widened north from Bloor Street West in 1954 (Boylen 1954:91). Plate 52 shows the busy intersection of Bloor Street West and Jane Streets that year.

In 1958, Metro Council approved the Bloor-Danforth subway line. Initially, since Queen Street was the main east-west street at the time, it was determined that would be the location of the subway line. However, due to the geography of Lake Ontario cutting off Queen Street at the east end of the City, it was decided that moving the line further north to run along Bloor-Danforth was a better option. The City purchased and expropriated more than 80 properties along the new line. The construction of the line was completed to Keele Street in 1966, after which the Bloor West streetcar was reduced to a shuttle running from the Keele Street subway station to the Jane Loop (Plate 52). The subway line was extended further west by 1968, running along the northern boundary of the Study Area (Transit Toronto 2017a).

Although the opening of the subway line in the Study Area increased accessibility, it created a panic among business owners, who feared that people would ride the subway downtown to shop. Alongside the opening of the subway line, shoppers were also attracted to the shopping centres, which had a large selection of products and services, year-round climate-control, and free parking. Between 1953 and 1966, the number of shopping centres rose from 5 to 227. This included Dufferin Plaza Shopping Centre, constructed in 1956, approximately 2.5 kilometres east of the Study Area (Mosher 2013). The largest shopping centre was Yorkdale, which opened in 1964 northeast of the Study Area (Lemon 1985:136). This created competition for businesses in the Study Area. In the late 1960s, businesses began to leave the Study Area

and stores were left vacant. This included family businesses, which had characterized the area for generations (Charenko 2015:4).

To make shops accessible and to help compete with the large shopping centres, two large parking lots were constructed at Durie Street and Beresford Avenue. However, these lots were used for parking by commuters who used the subway to travel downtown. Between 1967 and 1969, the Cadillac Development Corporation began buying residences north of the Study Area on Windermere Avenue, Durie Street, and Beresford Avenue with plans to construct high-density apartment towers. Alongside the apartment developments, Cadillac Development Corporation created plans for a revamped commercial strip along Bloor Street with trees, benches, lights, and flowers. The plan was not implemented due to opposition by local businesses (Bloor West Villager May 1971).

In the 1960s, apartment building construction boomed in the City to meet the growing population demands. Between 1961 and 1970, 626 apartment buildings with five or more storeys and 20 condominium buildings were constructed in the City (Kesik and Saleff 2009:48). This type of development also occurred within the Study Area as an apartment building boom took place north of High Park. In the early 1960s, the City's Planning Board determined the neighbourhood north of High Park to be an ideal location for the development of apartment buildings, with its close location to the park, the recently expanded subway line, and the Gardiner Expressway to the south (City of Toronto May 2018:23).

Between 1965 and 1981, single-detached residences north of Bloor Street West between Keele Street and Gothic Avenue were replaced with high-rise apartment buildings using the 'Tower in the Park' concept (Plate 53 and Plate 54). The premise of this concept was characterized by high-rise apartment buildings set within large areas of open and landscaped space. Within the plan, apartment buildings are off-set from one another to maximize light, ventilation, and views



Plate 55: Bloor Street West looking west near Kennedy Avenue ca. 1980-1998 (City of Toronto Archives n.d. (b))

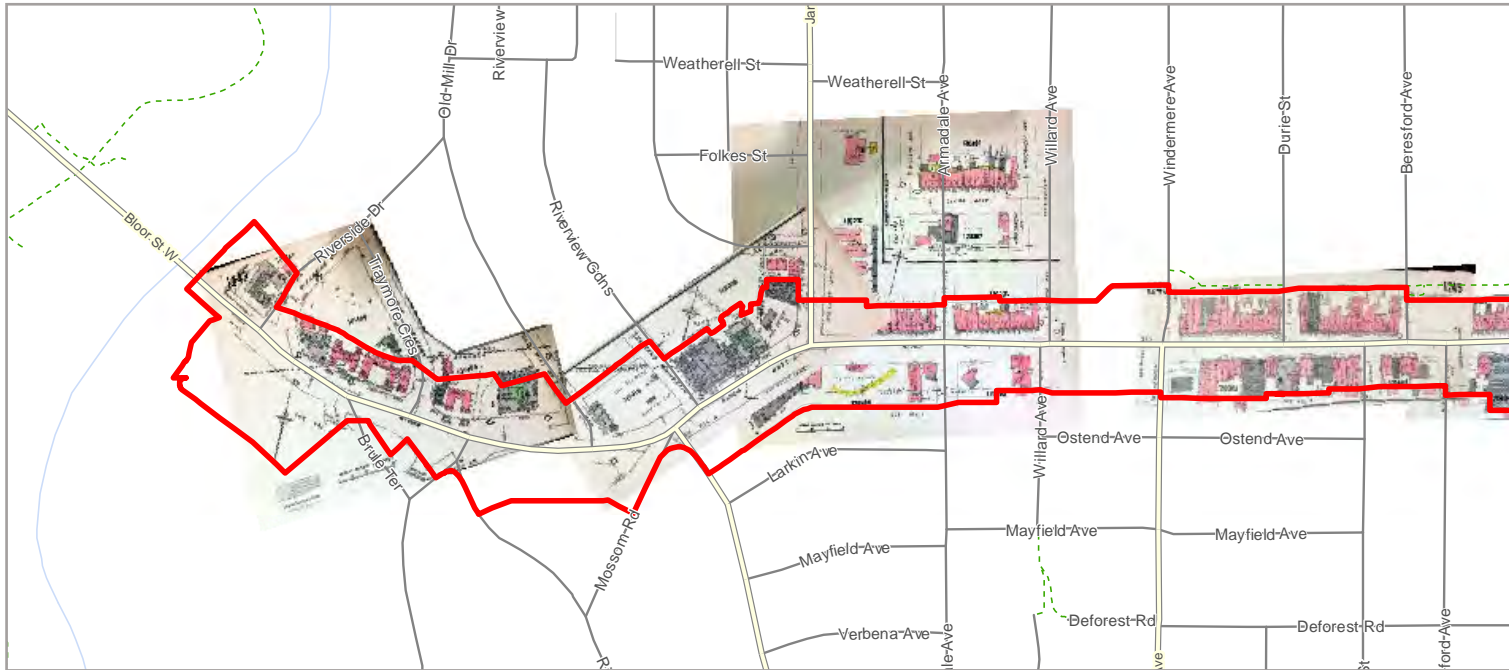


Plate 56: Bloor West Village Street Sign at Bloor Street West and Kennedy Avenue ca. 1970-1989 (City of Toronto Archives n.d. (a))

(City of Toronto May 2018). The construction of high-rise structures within the City during this period was also influenced by the *Condominium Act* passed in September 1967 by the provincial government (Province of Ontario 1967). Following the Act, between 1971 and 1980, 234 condominium buildings were constructed in the City, while the number of new apartment building developments with five or more storeys numbered only 137 (Kesik and Saleff 2009:48).

The 1964, Underwriter's Survey Bureau Fire Insurance Plan shows the structure types and businesses in the Study Area in the early 1960s (Figure 15). At the east end of the Study Area between Keele Street and Clendenan Avenue across from High Park the area was

FIGURE 15: UNDERWRITER'S SURVEY BUREAU INSURANCE PLAN OF THE CITY OF TORONTO, 1964 (MAP NOT TO SCALE)



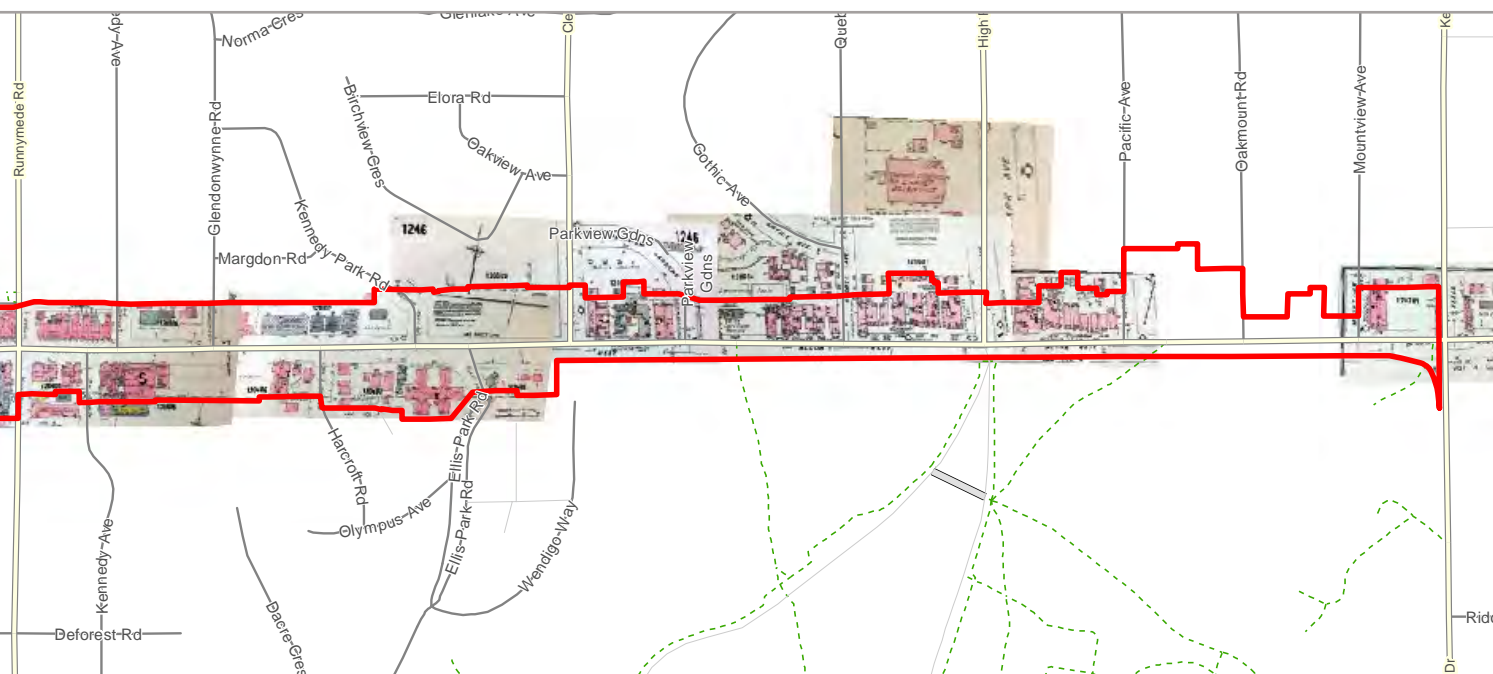
mostly composed of residential structures. West of Clendenan Avenue, the Study Area is shown as mixed use with commercial and residential structures. Between Kennedy Avenue and Jane Street, the north side of Bloor Street West was composed of attached commercial buildings that fill the entire streetscape block, while the south side of the street was broken up by service stations, garages, low-rise apartments, and the Jane Bus and Streetcar Loop. Every block on the south side at this time contained a service station. The west end of the Study Area between Old Mill Drive and the Humber River, similar to the east end, was largely composed of residential structures.

By 1970, 57% of the businesses present in 1960 along Bloor Street West had been replaced by a different store or were vacant. Local community citizens, including Neil McLellan, Bill Whiteacre, and Bob Bundy, came together to develop a plan to save the strip. A model was developed that involved businesses paying a levy on top of their regular business taxes to form a fund to improve the streetscape (Charenko 2015:5). Although a good model in theory, the plan initially received great opposition, as local businesses did not

want to pay extra taxes. Once better communication was achieved amongst the economic stakeholders and public officials, the Business Improvement Area (BIA) concept began to take shape. The City, in By-law no. 174-70 on May 14, 1970, enacted the creation of the Bloor West Village BIA (Charenko 2015:6). The addition of 'village' to the name helped to define the character of the area and become a promotional tool for the Bloor West Village BIA (Charenko 2015:7).

The newly formed BIA had 275 local merchants involved and an initial operating budget of \$47,500. The first improvements made to the streetscape included flowerboxes, interlocking brick for the sidewalks, and light strings for the trees (Charenko 2015:6). On May 21, 1971, Bloor West Village was officially proclaimed opened for business, with a ribbon-cutting ceremony that had Mayor William Denison doing the honours at the intersection of Bloor Street West and Windermere Avenue (Bloor West Villager May 1971).

By 1972, Bloor West Village streets were largely revitalized, overhead wires and signs were removed,



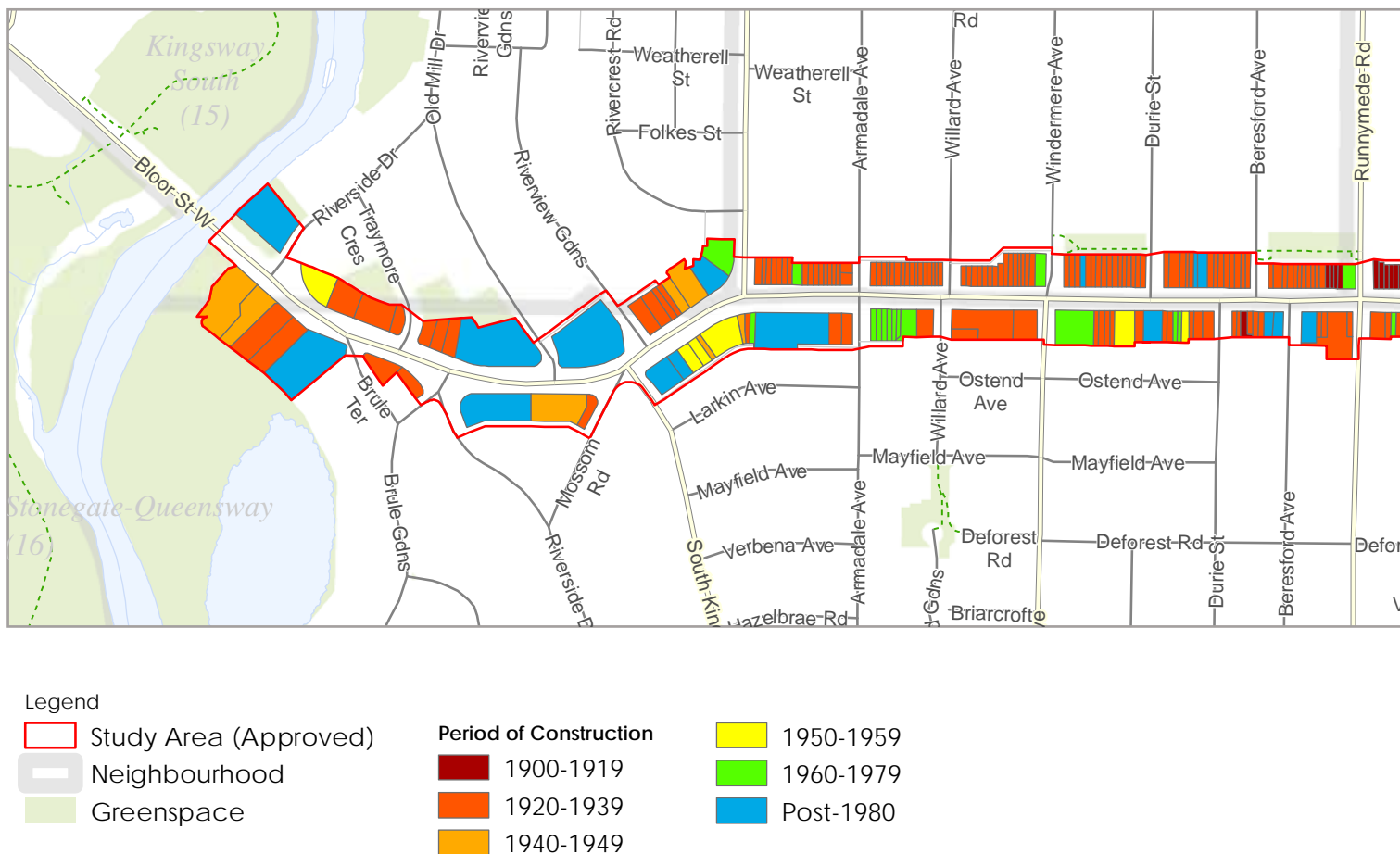
street furniture, including concrete planter boxes, benches, and garbage receptacles, was installed, new street signs were added and trees were planted (Plate 55 and Plate 56). Although the street itself was attractive, the businesses did not see an increase in sales and customers. It was recognized by the BIA that they needed larger outreach to the surrounding community. Thus, the Bloor Street Villager paper was created, under the influence of Verner and Sally Kure. The newspaper was successful in bringing the residential community together with the businesses along Bloor Street West. In the mid to late 1970s, the area saw an increase in population and the number and variety of businesses, including the Village Players Theatre, constructed in 1974 west of Jane street and relocated to 2190 Bloor Street West in 1977 (Bloor West Villager June 1979).

During the mid to late 1970s, some of the older structures and automobile related businesses in the Study Area were replaced with modern infill through increased business development, including the building block at 2192 Bloor Street West, the building block at 2323 Bloor Street West, the current BMO building at

2330 Bloor Street West, and the building block at 2387 to 2397 Bloor Street West (Figure 16). The replacement of service stations, in particular, had a major influence on the south side streetscape of Bloor Street West between Kennedy Avenue and Jane Street, which in the previous decade was intermixed with service stations and automobile garages. Based on City of Toronto aerial photographs, the Jane Loop was removed and replaced with the commercial structure at 2425 Bloor Street West between 1977 and 1981 (City of Toronto 2018b).

In 1979, the north side of Bloor Street West between Runnymede Road and Jane Street included blocks of various food shops that displayed evidence of the new mid-20th century cultural communities. The strip is described in the Bloor West Villager, "Today, the strip, which is only a third of a mile long, offers 24 food establishments on the north side alone...and if you stroll along there some Saturday, you'll get a great sampling of our international culinary wonders" (Brown 1979). In September that year, a community meeting was held at the Runnymede Public School to discuss the proposed development of low-rise housing to be

FIGURE 16: BUILDINGS DATES OVERVIEW



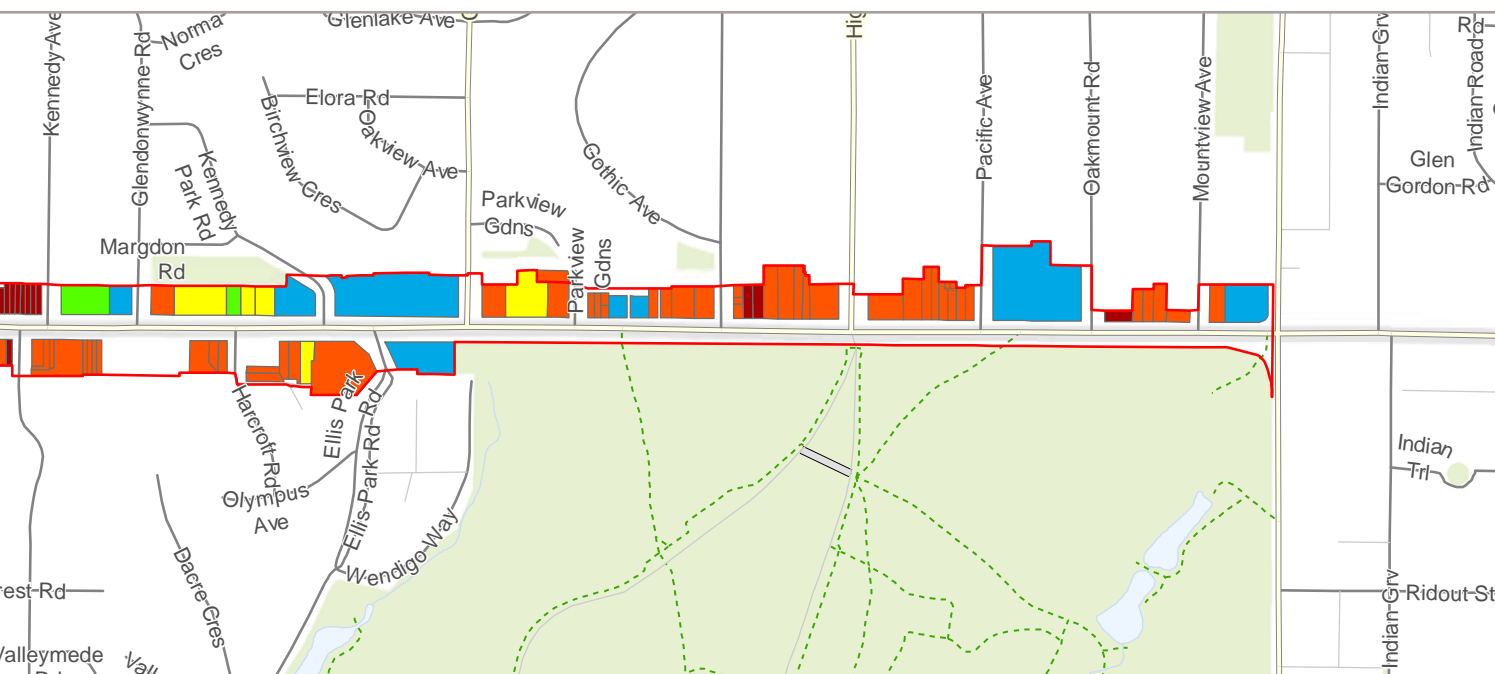
constructed along the Bloor Street subway right-of-way. Following protests from the Runnymede-Jane Homeowners' Association, Swansea Area Ratepayers' Association, and High Park Residents' Association it was voted that any type of development on the lands would be used for public purposes (Bloor West Village October 1979). Since that meeting, the subway right-of-way lands between Kennedy Park Road and Jane Street have remained for public purposes and include parkettes (George Chater Park, Neil McLellan Park, Kennedy Margdon Parkette) and parking areas.

2.9 Late 20th Century Development To Present (1980-PRESENT)

The late 20th century development in the Study Area was highly influenced by the growth of the City and its increasing population, which reached almost three

million by 1981 (Armstrong 1983:190). It was during this period that the remainder of the Study Area was amalgamated into the City, first in 1967, with the amalgamation of the Village of Swansea, and later with York in 1998 when Metropolitan Toronto was amalgamated (Swansea Village Co-operative 2017/ City of Toronto 2017b).

Density began to increase in the Study Area in the late 20th century and early 21st century. The construction of taller apartment buildings in the Study Area coincides with the proximity of the residential structures to a subway station and scenic views, including, specifically, views to High Park and the Humber River. This first modern apartment tower with numerous windows, was situated directly across from High Park and the Keele subway station at 2 Keele Street. Larger structures in excess of 10 storeys were constructed adjacent to the Study Area during this period.



0 250 500
m

1:8,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

Development of this kind did not occur along Bloor Street West until the early 21st century. This includes the larger towers of 1990 Bloor Street West built in 2017. Both structures are primarily glass curtain walls and are directly across from High Park. The development at 1840 Bloor, built in 2015, included low-rise, mid-rise and townhouse units facing the side streets and a forecourt facing Bloor Street West in an attempt to have more interaction with the urban streetscape.

While some modern development in the late 20th century and early 21st century stands out in the streetscape, construction during this period included infill to fit with the character of the Bloor West Village. This includes the residential townhouses at 1968 Bloor Street West, which have New Traditional architectural design influence, seen through its mansard roof and tall windows and doors.

With the population growth in the Study Area, and under the influence of the BIA, the commercial spaces in Bloor West Village also received a boost and were retaining their spots along the strip. The high number of business turnovers in the 1960s was reversed in the late 20th century: by 1991, 49% of the business that had been there 11 years earlier still remained (Charenko 2015:9). The number of businesses increased from 156 in 1960 to 232 in 1991 (Charenko 2015:19). The once vacant spaces along the strip were replaced by clothing shops, doctors' offices, and restaurants (Charenko 2015:10). Through the filling in of the streetscape and successful marketing under the influence of the Bloor West Village BIA, residents once again began to shop within the community, and the Study Area began to increasingly attract people from elsewhere in the City, with the ironic reversal of the subway now being a beneficial tool for local business (Charenko 2015:13).



Throughout the mid to late 20th century and into the present, the Study Area includes a large community of Ukrainian people. In 1995, the Bloor West Village Toronto Ukrainian Festival was established under the Toronto Branch of the Ukrainian Canadian Congress. The festival was created to showcase the Ukrainian culture in Canada through music, dance, food, and visual arts (Bloor West Village Toronto Ukrainian Festival 2019). The original festival hosted 3,000 people within the parking lot at the Bloor Street West and Jane Street intersection. Since then, the festival has grown block by block and now attracts more than 300,000 people (Cap 2009). In 2006, the High Park North neighbourhood had a population of 20,970, with 1,715 identified as having a Ukrainian background, while the High Park-Swansea neighbourhood had a population of 19,980, with 1,740 identified as having a Ukrainian background, and the Runnymede-Bloor West Village neighbourhood had a population of 9,632, with 950 identified of Ukrainian heritage (City of Toronto 2018c). In 2016, the Bloor West Ukrainian Mural project was initiated by the Ukrainian Canadian Social Services to have a mural painted on the east side of the Ukrainian Canadian Social Services Inc. building at 2445 Bloor Street West. The mural which will celebrate the Ukrainian community within the Bloor West Village was set to be unveiled at the 2017 Ukrainian festival (New Pathway 2017), but as of 2019 had not been implemented.

2.10 Importance Of History On The Study Area

The Study Area retains buildings that are indicative of the heritage of the Bloor West Village and provide a connection to its growth in the early 20th century, followed by its revitalization in the late 20th century. Figure 16 outlines the Study Area with building dates by era, with numerous building blocks of the early 20th century boom era (1900-1939) evident. The mid to late 20th century (1950-1979) commercial and residential growth is also noted, combined with modern infill, although to a much lesser extent. From the late 20th

century to the early 21st century, contemporary development replaced some original buildings in the Study Area. Some of this development has been influenced by the Study Area's scenic location adjacent to the Humber River and High Park, which has led to the construction of large modern apartment and condominium towers.

The majority of early 20th century buildings in the Study Area reflect the growth of the City westward into the Study Area, following improvements to Bloor Street West and the introduction of the streetcar line. From its early beginnings, the area has been a local community that developed close ties between its businesses and residents, with early presence of local institutions and services such as the library, theatres, bank branches and service stations. The community identity of the area as a distinct 'village' increased when local businesses pushed to keep local customers in the area even with the introduction of large shopping centres nearby and the arrival of the subway line, which business owners feared would lure customers downtown. The establishment of the BIA in 1970 expressed and named the character of the area distinctly by calling it the "Bloor West Village", and brought a revitalization to the streetscape with physical-aesthetic improvements to the commercial structures and the addition of trees and public benches, along with a social and economic revival through the creation of stronger ties between the local businesses and community members. Through its success, the BIA has been replicated elsewhere, with Bloor Street West as the initial example.

As the City continues to grow, Bloor Street West remains a character-distinctive community within the largest city in Canada, through its retained heritage and architecture, variety of shops, and connection to the natural landscape of the Humber River and High Park.





3.0 Archaeology



3.0 Archaeology

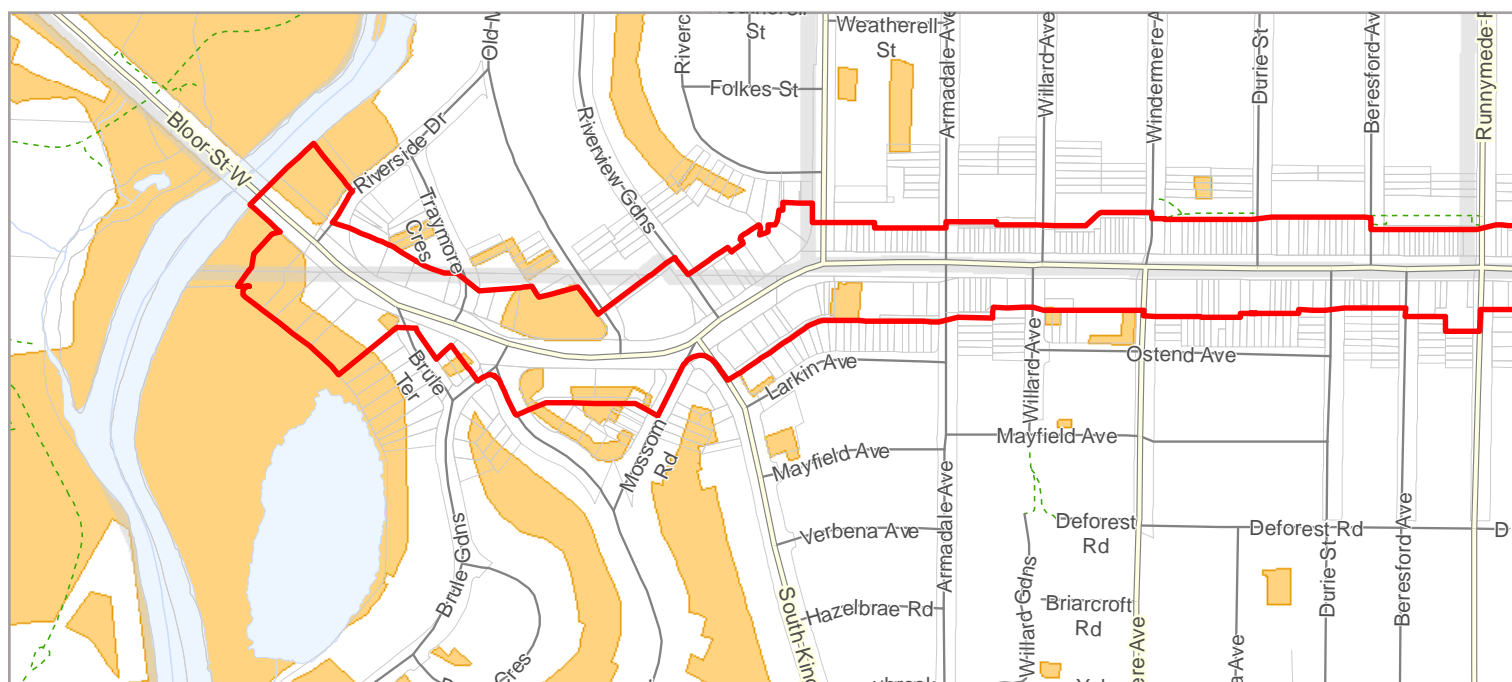
Archaeological sites help tell the stories of our cultural heritage by uncovering the past that lies beneath our feet. In most cases, these stories are based on the artifacts and features that have been excavated, analyzed, and reported on by licensed archaeologists. The City of Toronto's Heritage Planning (HP) is mandated with the task of conserving archaeological resources below our streets, parks, and vacant lots that may be threatened by destruction through the ever-present development and re-development of our city. HP has created an Archaeological Management Plan (AMP) to identify areas of archaeological potential (City of Toronto 2018d). The AMP models where archaeological sites are most likely to exist based on extensive historical research, landform analysis, the location of registered archaeological sites, and a consideration of previous archaeological assessments (ASI 2004). This data allows planners and heritage practitioners to estimate the archaeological resource distribution and the archaeological potential of lands within the municipality. Accompanying the AMP research is a publicly available map that shows if a property holds archaeological potential (Figure 17; City of Toronto 2018d). HP periodically updates this map to reflect changes in archaeological potential resulting from archaeological assessments. Areas of archaeological potential can be added to the mapping when additional research indicates it is warranted, but most commonly, areas of archaeological potential are removed from the mapping when assessments demonstrate that potential has been removed through deep and extensive disturbance.

Under the City of Toronto's Official Plan, redevelopment of a property with archaeological potential triggers an archaeological assessment and requires a property specific background study and property inspection (Stage 1 archaeological assessment) by a licensed archaeologist. This assessment includes a detailed land use history which helps predict the likelihood that

archaeological resources exist within the property. If the results of the Stage 1 assessment indicate the property retains archaeological potential, an archaeological survey (Stage 2 archaeological assessment) of the property is required. If significant archaeological resources are identified during the Stage 2 survey, the resources are further assessed through a site-specific archaeological assessment (Stage 3). If it is determined through the Stage 3 assessment that the archaeological resources have cultural heritage value or interest, a mitigation plan for the resources must be developed. Options for the mitigation plan include the long-term avoidance and protection of the archaeological resources, or, if that is not viable in the framework of the development, monitoring of the construction work in the vicinity of the archaeological resources and/or full excavation of the archaeological resources. The mitigation of an archaeological site is complete when the site has received formal long-term protection or has been fully excavated and is determined to have no further cultural heritage value or interest according to HP and the Ministry of Tourism, Culture and Sport. Currently, no archaeological sites have been registered within the Bloor Street West HCD Study Area.

The Bloor Street West HCD Study Area has small areas of archaeological potential dispersed throughout, with the highest concentration of archaeological potential being located near the Humber River (Figure 17). Previous archaeological assessments within Ontario have demonstrated that Pre-contact sites tend to cluster near watercourses. As a result, areas within approximately 300 metres of watercourses are deemed to have archaeological potential in the absence of evidence for extensive disturbance. The western portion of the HCD Study Area has areas of archaeological potential based on its proximity to the Humber River (Figure 17). The central portion of the HCD Study Area shows sparse archaeological potential

FIGURE 17: ARCHAEOLOGICAL POTENTIAL OVERVIEW



Legend

- Study Area
- Area of Archaeological Potential
- Neighbourhood
- Parcel Boundary

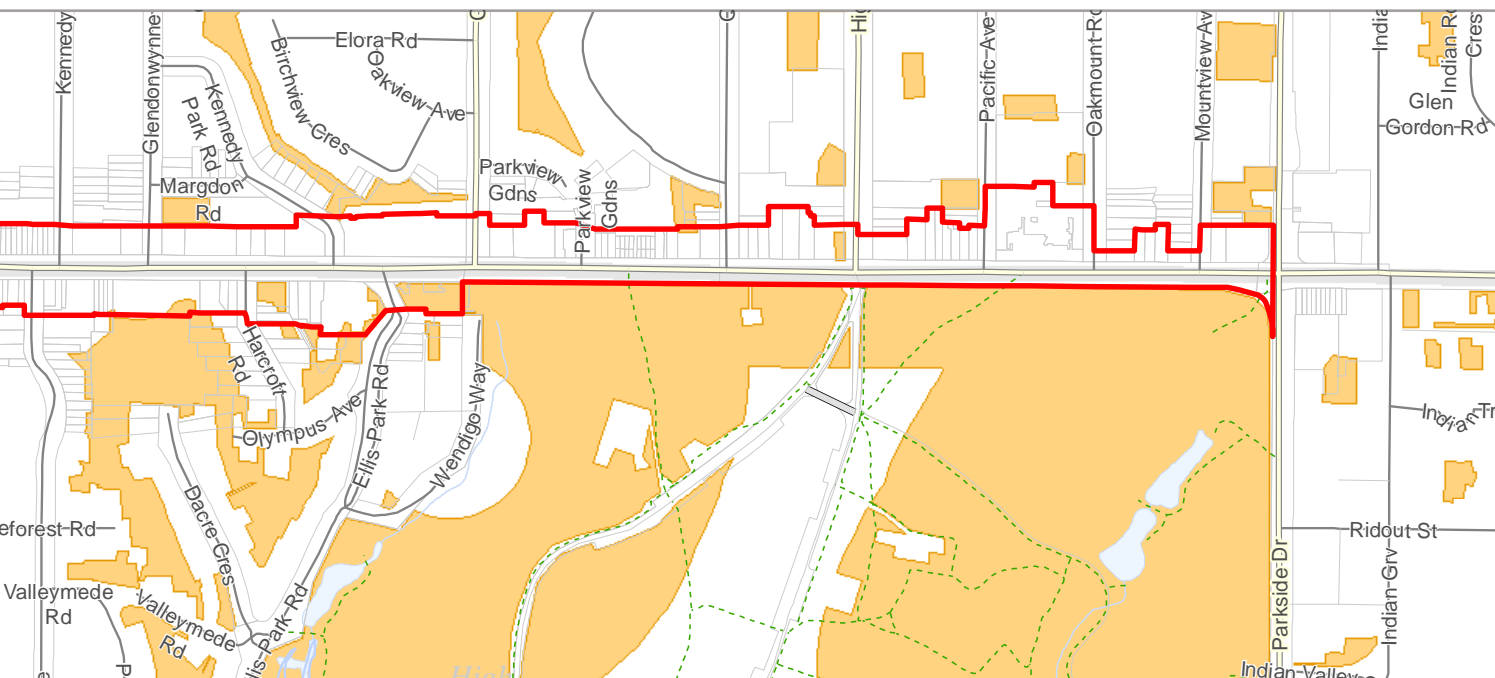
0 250 500 m
1:8,000 (At original document size of 11x17)

because of the density of historical and more recent commercial and residential development. The main factors contributing to the removal of archaeological potential in urban environments is the deep and extensive grading that often takes place in advance of development and the excavation of foundations and basements. The lack of archaeological potential in the east portion of the HCD Study Area is also due to the density of development caused by the excavation for underground parking and infrastructure for the large condominium towers lining the north side of Bloor Street. The HCD Study Area abuts High Park on the south side of Bloor Street but does not enter park property, which retains archaeological potential.

Five registered archaeological sites are located within one kilometre of the Study Area. Two registered archaeological sites exist within High Park in the

vicinity of the HCD Study Area: the “Grenadier Pond” and “Bear Mound” sites. The Bear Mound site was registered in 2003. The validity of the site has been questioned and recent research indicates that there is no archaeological evidence supporting previous claims concerning its Pre-contact character or function (ASI 2008), rendering the site registration spurious. The Grenadier Pond is an Indigenous cemetery dating to the Archaic Period. It was first identified in 1921 by road construction crews and then relocated and registered as an archaeological site by researchers in the early 1970s (MTCS 2018).

Three archaeological sites have been registered in the vicinity of the western portion of the HCD Study Area, near the Humber River. The “Parklawn” site consists of 10 to 15 Indigenous lithic artifacts that were recovered in 1971 (MTCS 2018). No further investigations have



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.
3. Archaeological Potential from City of Toronto Open Data. <https://www.toronto.ca/city-government/data-research-maps/open-data/> Last accessed January 15, 2018.

been carried out at the site. The “Brulé Gardens” was identified in 1971 when a researcher interviewed a local resident who had collected human bones, projectile points, and other Indigenous Late Woodland artifacts from the neighborhood (ASI 2006). Prior to its registration, the site had been destroyed by various developments (MTCS 2018). Because of the potential importance of the site, however, and because the site extent has not been confirmed through archaeological excavation, the City of Toronto has designated a two-hectare area of land in the vicinity of the site as an Archaeologically Sensitive Area (ASA). The ASA designation is a higher level of protection whereby any type of development or alteration to the property requires an archaeological assessment or review prior to commencement.

Excavations at the “Milton Mills/Old Mill” site resulted in

the recovery of both Indigenous and Euro-Canadian artifacts (ASI 2012). The Baby Point ASA contains multiple Pre-contact and Euro-Canadian sites. The Baby Point HCD Study provides an overview of the distribution of archaeological potential in the Baby Point ASA.

There are no registered archaeological sites or Archaeologically Sensitive Areas within the Bloor Street West HCD Study Area. The most recent version of the City of Toronto’s AMP archaeological potential mapping indicates that portions of the Study Area have archaeological potential (Figure 17). If any of the properties containing archaeological potential will be subject to re-development, City policy requires that the developer retain a professional archaeologist to conduct an archaeological assessment of the property prior to ground disturbance.





4.0 Policy And Planning Context



4.0 Policy And Planning Context

The Bloor West Village HCD Study Area is subject to a number of existing planning documents that create a policy and zoning framework for the area. To understand this context, the following documents were reviewed:

Provincial Planning Frameworks:

- Provincial Policy Statement (PPS) (Ministry of Municipal Affairs and Housing 2020a)
- Growth Plan for the Greater Golden Horseshoe (GGH) (Ministry of Municipal Affairs and Housing 2020b)
- The Planning Act (Ministry of Municipal Affairs and Housing 2020c)
- Ontario Heritage Act (Ministry of Municipal Affairs and Housing 2020d)

Municipal Planning Frameworks:

- City of Toronto Official Plan (City of Toronto, June 2015 consolidation)
- Swansea Secondary Plan (City of Toronto 2006)
- Zoning By-law 569-2013 and former City of Toronto Zoning By-law 438-86 and former City of York Zoning By-law 1-83
- Mid-Rise Buildings Performance Standards (2010) and Addendum (2016)
- Townhouses and Low-Rise Apartment Guidelines (City of Toronto 2018g)
- Bloor West Village Avenue Study (DTAH 2018)
- High Park Apartment Neighbourhood Area Character Study, Policy and Guidelines (City of Toronto 2018)

4.1 PROVINCIAL PLANNING POLICY FRAMEWORKS

4.1.1 PROVINCIAL POLICY STATEMENT (PPS)

The current PPS was issued in 2020. The PPS provides policy direction on matters of provincial interest related to planning and development. Cultural heritage is addressed in Section 2.6 of the PPS where it states that:

2.6.1 - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 - Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Government of Ontario 2020: 31)

The PPS does not specifically identify HCDs but does provide the framework for conserving significant heritage resources as seen in Section 2.6.1.1. In addition, the PPS outlines that development adjacent to protected heritage properties is required to assess the impacts to heritage resources. The PPS includes properties designated under Part V of the OHA as protected properties, thereby requiring that impacts to HCD character be considered as part of the planning process.

4.1.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

As the GGH is one of the fastest growing regions in North America, the Growth Plan for the GGH was developed to ensure the protection of the region's finite resources. The Growth Plan establishes a unique land use planning framework for the GGH that "supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity" (Government of Ontario 2020b: 3).

Cultural Heritage Resources are identified under Section 4.2.7 of the Growth Plan where it states that:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

(Government of Ontario 2020b:47)

4.1.3 PLANNING ACT

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest (Government of Ontario 2020c). Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

Under the Planning Act, the Minister of Municipal Affairs and Housing may issue provincial statements on matters related to land use planning that are of provincial interest.

4.1.4 ONTARIO HERITAGE ACT

The OHA came into force in 1975 with the purpose of giving municipalities and the province the power to preserve heritage properties and archaeological sites. The OHA underwent a comprehensive amendment in

2005 which strengthened and improved heritage conservation in Ontario. As a result of this amendment, the province and municipalities were given new powers to delay and stop the demolition of heritage properties. It further established an appeals process that respected the rights of property owners while municipalities were given an expanded ability to identify and designate sites of provincial significance. The 2005 amendment also provided enhanced conservation of marine heritage sites, archaeological resources, and HCDs. Additional amendments were made to the OHA in 2020 but have not yet come into force.

An HCD is an area that is conserved by a municipal by-law passed under Part V of the OHA. An HCD provides a framework for protecting and conserving heritage resources by creating policies and guidelines to manage change and new development within the HCD boundaries.

An HCD Study identifies and evaluates heritage buildings and landscapes within a defined boundary to determine the overall heritage character of the area. The goal of the study is to determine whether an area warrants designation and to identify its heritage character in order to develop a framework for change that is sensitive to and compatible with that character.

Two sections of the OHA are relevant to the Bloor West Village HCD Study.

- Part IV regulates the designation of individual heritage properties. As outlined in the Ontario Heritage Toolkit (Ministry of Culture 2006), when an HCD Plan is adopted and designated under the OHA, municipalities must consider the guidelines and policies of the HCD Plan when reviewing applications to alter or demolish a property designated under Part IV of the act. Part IV also requires a municipality to keep a register of properties of cultural heritage value or interest within the municipality, and also that the registry may

include property that has not been designated under Part IV but that council believes may have cultural heritage value or interest (Government of Ontario 2020d 27(1) and 27(2)). Inclusion of non-designated properties on the registry is typically referred to as “listing”.

- Part V regulates the designation of HCDs. The OHA requires that HCD studies: examine the character of the Study Area (including buildings, structures, and other property features) to determine if the area merits preservation; make recommendations on the boundaries of the area to be designated; consider objectives for designation and the HCD Plan, and make recommendations where changes are needed to a municipality's official plan and by-laws. As outlined in the Ontario Heritage Toolkit (Ministry of Culture 2006), municipalities are required to adopt a district plan when an HCD is designated under Part V the OHA. The plan must include a statement of objectives and provide policies and guidelines so that these objectives can be met, and change can be managed in the district. Municipalities have the option to implement interim control by-laws under Section 40.1 of the OHA for up to one year to protect areas that are being studied for HCD designation. Municipalities must consult with their heritage committees and the public in the development of an HCD Plan.

4.2 MUNICIPAL POLICY FRAMEWORK

4.2.1 CITY OF TORONTO OFFICIAL PLAN

4.2.1.1 Heritage Policies

The City's Official Plan (June 2015 consolidation) provides a comprehensive policy framework to direct and manage physical, social, and economic change in Toronto. The Official Plan places a strong emphasis on Toronto's heritage resources and civic legacy, including heritage conservation districts, and supports the protection, conservation, wise use and management of heritage resources in the City. The Official Plan recognizes the importance of heritage to placemaking,

liveability, sustainable development, cultural diversity and economic vitality. As stated in the Official Plan, the City's goal is to integrate the significant achievements of its people, their history, its landmarks, and its neighbourhoods into a shared sense of place and belonging for its inhabitants. As Toronto continues to grow and intensify, it is important that growth recognizes and is balanced with the ongoing conservation of significant heritage properties, views, natural heritage systems and landscapes.

The Official Plan provides the framework for the conservation of heritage resources, with a particular focus on heritage policies in Section 3.1.5. Policies promote the preservation of important heritage buildings and structures, historical and cultural assets, landscape features and archaeological resources. Policies also encourage raising awareness of heritage conservation and providing incentives for conservation. Key objectives identified in the Official Plan are as follows:

- 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 and will include 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. (3.1.5.2)
- Heritage properties of cultural heritage value or interest properties, including heritage conservation districts and archaeological sites that are publicly known, will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register. (3.1.5.3)
- Potential and existing properties of cultural heritage value or interest, including cultural heritage

landscapes and heritage conservation districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation. (3.1.5.14)

- The development of neighbourhood heritage initiatives will be encouraged to promote an understanding of local history and how our neighbourhoods and open spaces have evolved. (3.1.5.15)
- Incentives for the conservation and maintenance of designated heritage properties will be created and made available to heritage property owners. (3.1.5.18)
- Heritage Impact Assessments will address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate conservation options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be conserved. (3.1.5.22)
- Policies specific to identifying and designating heritage conservation districts include:
- 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. (3.1.5.30)
- Heritage Conservation District Studies and Plans shall, among other things:
 - a) Be conducted in accordance with Council adopted guidelines and terms of reference
 - b) Include protocols for amendment and periodic review
- Include provisions addressing the relationship between the Heritage Conservation District Plan and the Official Plan and provincial policy within the context of the Heritage Conservation District Plan's directions for conserving the cultural heritage values and character of the heritage conservation district,

its attributes, and the properties within it, including but not limited to identifying any required changes to the Official Plan and Zoning By-law. (3.1.5.31)

Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to heritage conservation districts will be assessed to ensure that the integrity of the districts' heritage values, attributes and character are conserved. This assessment will be achieved through a Heritage Impact Assessment. (3.1.5.32)

- Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District Plans. (3.1.5.33)

The City of Toronto's Official Plan encourages the retention of existing structures and landscapes that contribute to the village and main street character of the area, consistent with the objectives of this Heritage Conservation District Study.

The City's official Plan also includes policies for maintaining a Heritage Register that will include non-designated properties that have been identified through consultation with the City's heritage committee and approved for inclusion by Council. The integrity of properties on the Register is to be maintained when alterations, developments or public works are proposed and may required a Heritage Impact Assessment (3.1.5.1 and 3.1.5.5).

There are no recommended changes to the City of Toronto's policy framework at this stage of the Heritage Conservation District Study, as the City's Official Plan contains cultural heritage policies to support the preparation of HCD Studies and Plans that conserve cultural heritage resources in the City.

4.2.1.2 Urban Structure

Chapter 2 of the Official Plan sets out the Urban Structure of the City and establishes principles and policies to steer growth and change within this structure. Integrated land use and transportation policies are presented in this section to provide

guidance in achieving this goal. As identified in Section 2.2 of the Official Plan, future growth in the City will be steered toward areas that are well served by transit and the existing road network and contain properties with redevelopment potential. Growth areas are identified as Avenues, Centres, Employment Areas, and Downtown and Central Waterfront Areas on Map 2 - Urban Structure in the Official Plan. The Bloor West Village HCD Study Area, which includes Bloor Street West from Keele Street to the Humber River, is identified as an Avenue in Map 2 (Plate 57). The growth strategies outlined in Chapter 2 are implemented through land use designations that are described in Chapter 4 of the Official Plan. Land use designations in the Study Area are discussed below in Section 4.2.1.3.



Plate 57: Extract from Toronto Official Plan, Map 2 – Urban Structure (City of Toronto 2015)

Avenues are discussed in Section 2.2.3 of the Official Plan, where they are generally described as important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities, and transit service for community residents. The exception to this is where a portion of an Avenue is also designated as a Neighbourhood. In this case, the neighbourhood protection policies prevail to facilitate the preservation of the character of an established neighbourhood. It should be noted that

both the area in the vicinity of the Humber River and the section of the Study Area north of High Park are both designated as an Apartment Neighbourhood as discussed further below.

Avenues throughout the City are each unique and there is no set program for reurbanizing of these areas. Instead, an Avenue Study is prepared for each Avenue to create a framework for change that considers the perspectives of local residents, businesses, and other stakeholders. In relation to the Study Area, the Bloor West Village Avenue Study was completed by DTAH in

April 2018. A discussion of the Bloor West Village Avenue Study is provided in Section 4.2.5 of this report.

Section 2.3.1 of the Official Plan includes guidance on the development of healthy neighbourhoods. Here, it is acknowledged that focusing new residential development in Centres and along Avenues creates opportunities to preserve the shape and feel of neighbourhoods in other parts of the City. The policies presented here are to ensure that new development respects the physical character of the area and reinforces the stability of neighbourhoods. Both Neighbourhoods and Apartment Neighbourhoods are considered to be physically stable areas in this section of the Official Plan. Policies in this section related to Neighbourhoods and Apartment Neighbourhoods include:

- *Neighbourhoods* and *Apartment Neighbourhoods* are considered to be physically stable areas.
- Development within *Neighbourhoods* and *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas [2.3.1 (1)]
- Developments in *Mixed Use Areas*, *Regeneration*

Areas and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) Be compatible with those *Neighbourhoods*;
- b) Provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) Maintain adequate light and privacy for residents in those *Neighbourhoods*; and,
- d) Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods* [2.3.1(2a-d)]

4.2.1.3 Land Use

Bloor Street West is largely designated as a Mixed Use Area in Chapter 4 of the City of Toronto’s Official Plan, with smaller portions of the Study Area designated as *Apartment Neighbourhoods* and *Neighbourhoods*. The following section provides an overview of these land use designations and their respective Official Plan policies. The designations are shown on Land Use Maps 14 and 17 (Plate 58).

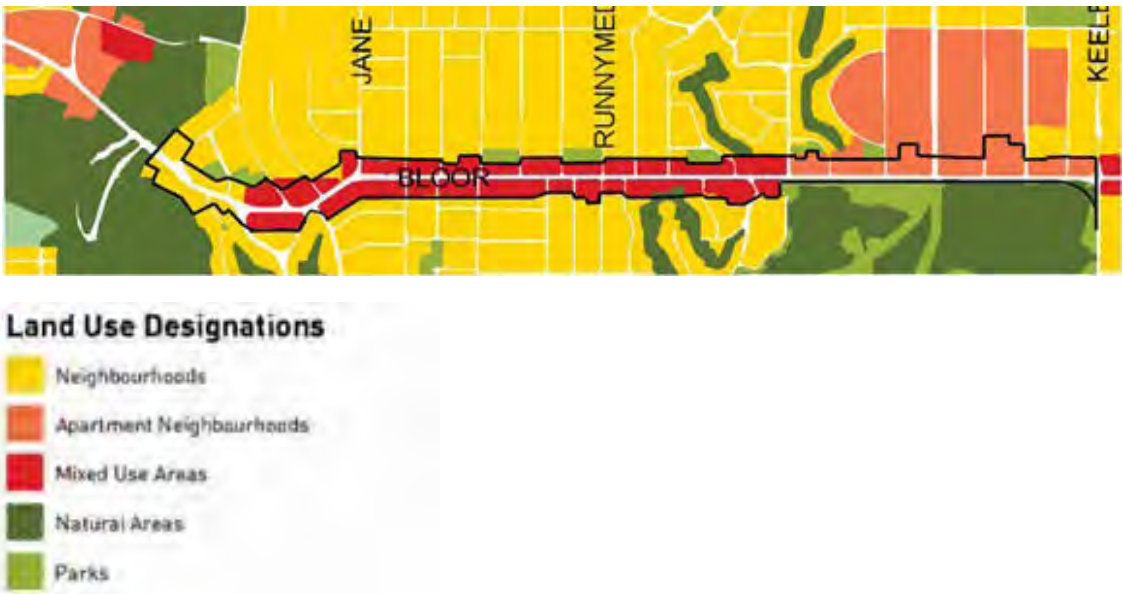


Plate 58: Land Use Designations, City of Toronto Official Plan (City of Toronto February 2019)

The *Mixed Use Areas* land use designation applies to most of the Bloor West Village HCD Study Area. Policies related to Mixed Use Areas are found in Section 4.5 of the Official Plan. The *Mixed Use Areas* designation supports a range of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, in single or mixed use buildings, as well as parks and open spaces, allowing residents to live, work and shop in the same area or the same building. Many of these uses support a village or main street environment, in particular, pedestrian-oriented retail and shops, food and cultural establishments, and recreation uses.

Mixed Use Areas are intended to create districts along transit routes that are animated, attractive and safe, giving the local community the opportunity to meet their daily needs and depend less on their cars. The proportion of commercial and residential uses is expected to vary widely among *Mixed Use Areas*. Some areas, such as the Financial District, will contain a higher percentage of commercial and retail uses, while new development among Avenues, especially outside the downtown core, will have a greater emphasis on residential growth. Development along Avenues will generally be at a lower scale than in downtown *Mixed Use Areas*.

Mixed Use Areas policies support the conservation and complementary development of Bloor Street West. In order to be compatible with the existing context, the Official Plan states that new development should be located and massed to provide transition between areas of different development intensity and scale, limit shadow impacts on adjacent properties and open spaces, maintain sunlight at street level, provide an attractive, comfortable and safe pedestrian environment, provide easy access to nearby amenities, frame the edge of streets and parks with good proportion and take advantage of nearby transit services.

The *Apartment Neighbourhoods* land use designation applies to the portion of the Study Area along the north

side of Bloor Street West facing High Park. Policies related to *Apartment Neighbourhoods* are found in Section 4.2 of the Official Plan. The *Apartment Neighbourhoods* designation accommodates clusters of rental apartment and condominium buildings, as well as parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. *Apartment Neighbourhoods* differ from *Neighbourhoods* as they permit a greater building scale and different scale-related criteria are needed to guide development.

According to the Official Plan, *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated, although there may be opportunities for compatible infill, such as townhouses or apartments on underutilized sites. Key considerations for *Apartment Neighbourhoods* include improving amenities and integrating sensitive infill in order to improve the quality of life and safety for residents in these neighbourhoods.

Apartment Neighbourhoods policies support the conservation and complementary development of Bloor West Village HCD Study Area. In order to be compatible with the existing context, the Official Plan states that new development should be located and massed to provide transition between areas of different development intensity and scale, limit shadow impacts on adjacent properties and open spaces, maintain sunlight at street level, maintain appropriate levels of residential amenity on the site, and frame the edge of streets and parks with good proportion.

The *Neighbourhoods* land use designation applies to a portion of the Study Area west of South Kingsway and east of Humber River. Policies related to *Neighbourhoods* are found in Section 4.1 of the Official Plan. The *Neighbourhoods* designation “supports a range of residential uses within lower scale buildings, as well as home occupations, parks, schools, local institutions, cultural

and recreational facilities, and small-scale retail, service and office uses serving the needs of area residents". Permitted lower scale residential buildings include detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments that are four storeys or less. Mid-rise apartments and tall buildings are not permitted in these areas.

Neighbourhoods are considered physically stable and established areas, contributing to the overall feel of the City of Toronto. While communities experience constant social and demographic change, the general physical character of Toronto's Neighbourhoods should endure. The Official Plan requires that any physical changes to established Neighbourhoods be "sensitive, gradual, and generally fit the existing physical character". Development should "respect and reinforce the general physical patterns and character in a Neighbourhood", including streets, blocks, lot sizes and configurations, building heights and scales, building types, setbacks, the continuation of landscape features. The Official Plan provides criteria for residential infill or the conversion of non-residential uses, often on sites that differ from the prevailing patterns of lot size, configuration and orientation, that is harmonious with the surrounding area and fills in any gaps in order to extend streets and paths.

In amendment No. 320 to the Official Plan (By-Law No. 1297-2015), Section 4.1, *Neighbourhoods*, was amended with the additional wording that "lots fronting onto a major street. and designated Neighbourhoods are to be distinguished from lots in the interior of the block adjacent to that street in accordance with Policy 6" in order to recognize the potential for a more intense form of development along major streets to the extent permitted.

4.2.1.4 Swansea Secondary Plan

Within Chapter 6 of the Official Plan, under Section 25 the [Swansea Secondary Plan](#) Area spans east-west from the Humber Ravine to High Park and North-South from Bloor Street West to the Gardiner Expressway (City of Toronto 2006). Within the boundary, the Secondary Plan highlights *Apartment Neighborhoods*, Employment Areas, and Parks and Open Space areas as points for more detailed design than as provided in the Official Plan. A portion of the Study Area west of Jane Street falls within the boundaries of the Swansea Secondary Plan (Plate 59). Lands within this area are classified as *Mixed Use Areas* and *Neighbourhoods* per the Official Plan.



Plate 59: Extract from Swansea Secondary Plan, Map 25-1 Land Use Plan (City of Toronto 2006)

Policies contained in the Secondary Plan that are relevant to the Bloor West Village HCD Study Area include:

- Where Zoning By-law permits apartment buildings in areas designated as Neighbourhoods, any apartment will respect the zoned height and density limits (2.1)
- Any development will maintain, and where possible, enhance views of:
 - a) Grenadier Pond and its ravine slopes from:
 - i. The south and east shores of Grenadier Pond; and,
 - ii. The Queensway; and,
 - b) Lake Ontario from:
 - i. The lands at the rear of 2155 Bloor Street West;
 - ii. The lands at 154 to 164 Windermere Road; and,
 - iii. The portion of Etienne Brule Park opposite 171 to 201 South Kingsway. [5.3(a)(i-ii)(b) (i-iii)]

It should be noted that Policy 5.3(b)(i) includes the rear of the parking lot property at 2155 Bloor Street West, which falls within the Study Area.

No policies related to Mixed Use Areas are contained in the Swansea Secondary Plan. The Swansea Secondary Plan does not contain any overt heritage asset conservation policies. Rather, its policies ensure future development coincides with the existing low-scale nature of the area.

4.2.2 ZONING BY-LAWS

Through zoning by-laws, good community design can be achieved with provisions that regulate the built environment, including use, location, size (including density, height, and setbacks), character and parking. The Bloor West Village HCD Study Area is subject to the provisions of the City of Toronto's Zoning By-law 569-2013 (last updated May 1, 2020) with a small number of properties governed under the former City of Toronto Zoning By-law 438-86 and former City of York By-law 1-83. There are also eight properties that are subject to site-specific zoning. Zoning By-laws are discussed below in Sections 4.2.2.1 to 4.2.2.3.

4.2.2.1 Zoning By-Law 569-2013

[Zoning By-law 569-2013](#) is a City-wide By-Law that was enacted on May 9, 2013 (City of Toronto 2020).

The majority of the Study Area is zoned either Commercial Residential (CR) or Residential (R) under Zoning By-law 569-2013, with site specific modifications applying throughout the Area. A discussion of each zoning category along Bloor Street West within the Study Area is provided below.

The Commercial Residential Zone applies to most of the Bloor West Village HCD Study Area. Commercial Residential Zone provisions are found in Chapter 40 of the Zoning By-law. The Commercial Residential Zone permits uses associated with the *Mixed Use* designation in the Official Plan. A broad range of uses are provided for, including residential, retail, commercial, office and institutional uses, often in mixed use buildings, as well as parks. These uses are supportive of development along traditional main streets and reinforce the village character of the area.

The Commercial Residential Zone provisions address specific requirements, such as permitted minimum and maximum building heights, permitted minimum and maximum building setbacks, and angular planes, which promote development that is generally consistent with the existing built form, including the largely historical building stock.

The Residential Zone applies to the north side of Bloor Street West facing High Park and some of the residential neighbourhoods adjacent to the Humber Valley. Residential Zone provisions are found in Chapter 10 of the Zoning By-law. The Residential Zone permits uses associated with the Neighbourhoods and Apartment Neighbourhoods designations in the Official Plan. The purpose of the Residential Zone is to provide areas for a variety of residential building types, including detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes and low-rise apartment buildings, as well as supporting uses.

The Residential Zone provisions address specific

requirements, such as permitted maximum building heights, building and floor area dimensions, minimum setbacks, yards and landscape provisions, which promote development that is consistent with the existing built form and open space character, which includes a largely established residential building stock.

4.2.2.2 Former City of Toronto Zoning By-law 438-86 and former City of York By-law 1-83¹

Several parcels in the Bloor West Village HCD Study Area remain under the former City of Toronto Zoning By-law No. 438-86 or the former City of York Zoning

By-law No. 1-83. These parcels include land on the north side of Bloor Street West facing High Park, as well as land adjacent to the Humber Valley. Under these By-laws, properties within the Study Area are zones as either CR or R.

4.2.2.3 Site Specific Policies

A small number of properties in the Study Area have site-specific zoning that was created to address recent development proposals and applications. Approved rezoning and applications under review are depicted in Table 1.

TABLE 1: RECENT DEVELOPMENT PROPOSALS AND APPLICATIONS

Address	General Use	Description	Status
1844 Bloor Street West	Residential Apartments	Amendments to the Official Plan and Zoning By-law to permit the development of a mixed use building	<ul style="list-style-type: none"> Built Work completed as of September 2015
1990 Bloor Street West	Mixed Use - Residential / Non-Residential	Amendment to Zoning By-law 438-86 to permit the development of an 11 storey mixed use building	<ul style="list-style-type: none"> Built Work completed as of April 2017
2114-2130 Bloor Street West	Residential Apartments	Amendments to the Zoning By-law to permit the development of an eight storey mixed use building containing 62 residential units	<ul style="list-style-type: none"> Under construction Draft Plan approved as of March 2019
2115 Bloor Street West	Residential Apartments	Amendments to the City's zoning bylaws to permit the development of an eight-storey mixed use building. Non-residential uses including office and retail are proposed to occupy the ground floor and second floor.	<ul style="list-style-type: none"> Under review Planning application submitted as of July 2017
2259 Bloor Street West	Mixed Use - Residential / Non-Residential	Three-storey, 582 m2 mixed use building.	<ul style="list-style-type: none"> Under review Planning application submitted as of October 2016
2265 Bloor Street West	Residential Apartments	Amendments to the Official Plan and Zoning By-law to permit the redevelopment of a mixed use building.	<ul style="list-style-type: none"> Under review Planning application submitted as of December 2013

1) These older zones are a result of site specific zoning by-law amendments that were approved before By-law 569-2013 came into effect throughout the City (this is further described in Table 1).

Address	General Use	Description	Status
2452 Bloor Street West	Mixed Use - Residential / Non-Residential	Amendments to the Official Plan and Zoning Bylaw to permit the development of a fourteen (14) storey mixed use building with 244 residential (condominium) units and ground floor retail space fronting on Bloor Street West.	<ul style="list-style-type: none"> • Under review • Planning application submitted as of April 2018
2 Old Mill Drive	Mixed Use - Residential / Non-Residential	Amendments to the zoning by-law to permit the development of a mixed use residential condominium building at the 2490 Bloor Street West site, and a residential condominium building at 2500 Bloor Street West site	<ul style="list-style-type: none"> • Built • Work completed as of December 2014
8, 12 and 14 High Park Avenue and 1908, 1910, 1914 and 1920 Bloor Street West	Mixed Use - Residential / Non-Residential	Amendments to the zoning by-law to permit the residential development of the northern portion of the site at 8, 12 and 14 High Park Avenue and the rear of 1908, 1910, 1914 and 1920 Bloor Street West to permit commercial, day nursery and 'micro-rental' residential units	<ul style="list-style-type: none"> • Under review • Planning application submitted April 2016

There are no recommended changes to the City of Toronto's zoning regulations as of the date of completion of the HCD Study, as they support the low-rise residential and commercial character identified in the HCD Study Area.

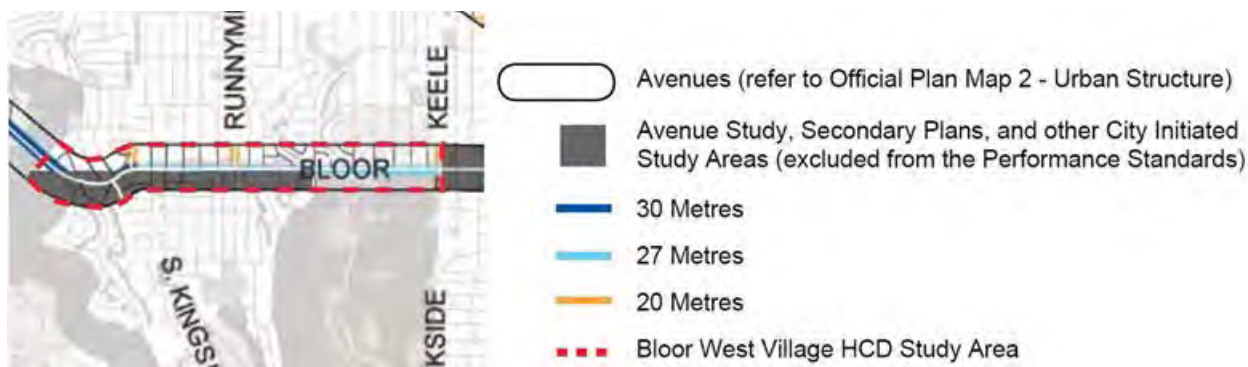
4.2.3 MID-RISE BUILDINGS PERFORMANCE STANDARDS AND ADDENDUM

In 2008, the City Planning Division initiated the Avenues & Mid-Rise Buildings Study (Brook McIlroy Planning and Urban Design/Pace Architects 2010). The study puts forth a list of best practices for Avenues based on historical, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied. With the exception of Standard 5B, the Mid-Rise Buildings Performance Standards from this study were adopted by City Council in 2010 and an addendum was adopted in 2016.

The Mid-Rise Building Performance Standards and Addendum are used by City Staff to evaluate

development applications where mid-rise buildings are proposed and to inform the preparation or review of area studies and policies involving mid-rise buildings. The addendum included clarification on the applicability of the performance standards, noting that performance standards should not apply to apartment neighbourhoods where local context and character does not support repeatable streetwall buildings such as towers in park areas. The Avenues & Mid-Rise Building Study applies to Avenues that area designated in the Official Plan as Mixed Use Areas, Employment Areas, Institutional Areas, and Regeneration Areas that are targeted for growth.

As discussed above in Section 4.2.1.2 and 4.2.1.3, the entire Bloor West Village HCD Study Area is classified as an Avenue with the central section of the Study Area (from Clendenan Avenue to Riverside Drive) identified as Mixed Use Area. Accordingly, the Mid-Rise Performance Standards and Addendum apply to this area. The road widths associated with Bloor Street West in the Study Area are shown in Plate 60.



**Plate 60: Extract from Map 6 – Avenues & R.O.W. Widths, Performance Standards for Mid-Rise Buildings
(Brook McIlroy Planning and Urban Design/Pace Architects 2010)**

Regarding heritage, the Avenues and Mid-Rise Study assessed four different area types: existing Heritage Conservation Districts, Heritage Conservation Districts under study, areas that warrant further heritage analysis, and Character Areas. The ambition of the study was to conserve and be sensitive to/strengthen the heritage assets in these areas, through:

- Careful integration of new mid-rise buildings into their historical context;
- Respect of the character and values of HCDs to ensure that the district is not diminished by future change; and
- Minimizing impact of adjacent development on heritage properties.

The Mid-Rise Buildings Performance Standards provide 36 standards that development should be measured against to provide for a high quality, appropriately-scaled mid-rise urban form along identified Avenues. These include standards for minimum and maximum heights (10.5 m to 36 m or no taller than the width of the Avenue right-of-way). Minimum ground floor heights are to be 4.5 m to facilitate retail use. Buildings are to be built to front property lines or the applicable setback lines. The standard also sets requirements for minimum and maximum angular planes and setbacks to allow sunlight onto the sidewalks between March and September and require setbacks on taller buildings to

maintain a pedestrian scale at the street level. Angular plane provisions are also applicable to transition to neighbourhood, apartment, employment, park and open space areas. On corner buildings, angular plane heights apply for primary and secondary street frontages. The standards also require that the pedestrian realm is not affected by balconies or projecting units, and that mechanical penthouses not penetrate angular planes if they are to exceed 5 metre above the maximum height.

To maintain an aesthetically pleasing streetscape, urban design treatments are required to enhance the area. This includes avoiding blank streetwalls or finishing with architectural surfaces. Materials should be high quality and durable. Existing buildings with windows should not be negatively impacted by new developments. Where buildings will be greater than 60 m long, the facades should be 'broken up' to avoid overly long continuous facades in order to reflect the finer grain nature of the area. Buildings should have appropriately scaled facades to reflect their surroundings. If retail use is not required at grade, the design of ground floors must provide appropriate public/private transitions and be convertible to retail use in the future. The standards also require that vehicular access be prioritized from local streets and rear lanes rather than the Avenue, though front driveways may be permitted for mid-block sites. Loading and servicing areas should not affect the quality of the pedestrian realm.

Consideration is provided for heritage properties in Standards 19A-D. Specifically, mid-rise development sites located within existing HCDs, HCDs under study, areas that warrant further heritage analysis, and Character Areas should reflect local conditions and reference additional design guidelines that promote “context sensitive” intensification (30). The following policies are specific to heritage and character areas:

- 19A. Heritage & Character Areas:
All mid-rise buildings on the Avenues should respect and be sensitively integrated with heritage buildings in the context of Heritage Conservation Districts.
- 19B. Development in a HCD:
The character and values of HCDs must be respected to ensure that the district is not diminished by incremental or sweeping change.
- 19C. Development Adjacent to a Heritage Property:
Development adjacent to heritage properties should be sensitive to, and not negatively impact, heritage properties.
- 19D. Character Area – Fine Grain Fabric:
New mid-rise buildings in Character Areas that have a fine grain, main street fabric should be designed to reflect a similar rhythm of entrances and multiple retail units.
- 19E. Character Area – Consistent Cornice Line:
Buildings in a Character Area should maintain a consistent cornice line for the first step-back by establishing a “datum line” or an average of the existing cornice line.
- 19F. Character Area – Vertical Additions:
Additions to existing buildings is an alternative to redevelopment projects on the Avenues, and should be encouraged in areas with an existing urban fabric.
- 19G. Character Area – Other Considerations:
Additional “context sensitive” design and

massing guidelines should be considered for development in Character Areas.

(Brook McIlroy Planning and Urban Design/
Pace Architects 2010)

While other standards are applicable to development in an HCD, such as setbacks, step backs, transitions, etc., they must be considered on a case by case basis and in context with the heritage attributes of an HCD. There is also an ongoing study in the area, the Bloor West Village Avenue Study (see Section 4.2.5 for details). Heritage Planning and the Avenue Study team are working closely to create consistency between the HCD and Avenue studies.

4.2.4 TOWNHOUSES AND LOW-RISE APARTMENT GUIDELINES

In March 2018, the City of Toronto adopted the Townhouse and Low-Rise Apartment Guidelines (City of Toronto 2018). These guidelines provide appropriate design standards for current and future townhouse and low-rise apartment development applications to implement policies of the City’s Official Plan. The document was adopted by City Staff in 2018 to replace the 2003 Infill Townhouse Guidelines. The guidelines are used by the City to help evaluate development proposals to ensure that they support the goals of the Official Plan with respect to townhouses and low-rise apartment buildings. The guidelines provide a framework for how these types of developments can make a positive design contribution to their surrounding contexts through spatial relationships, design, materials, and relationship to heritage features.

The guidelines are intended to apply to new developments that involve townhouse or low-rise apartments, in particular where they may be located within or adjacent to stable neighbourhoods. The guidelines require that new developments for townhouses and low-rise apartments conserve cultural heritage values of a property if they are to be on or adjacent to properties on the City’s Heritage Register, and that heritage properties should be used to inform

the scale and setting of proposed new developments. In particular, where such developments are proposed within an HCD, the developments will be required to conform to the HCD Plan and guidelines created for the HCD so that the development does not adversely affect that heritage character of the district.

With regard to heritage properties several guidelines are applicable:

- With regard to site context, new development should be located such that it conserves the cultural heritage values, and character of the HCD and heritage properties.
- With regard to site context, larger development applications should include planning rationale and context analysis showing how the development will respond to heritage properties and identified views, where applicable.
- New development will be expected to conserve and integrate existing heritage properties into the new design in a manner compatible with Official Plan policies. A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Register and/or to properties adjacent to a property on the Register to the satisfaction of the City.
- New development should retain the cultural heritage values and attributes of a heritage property, not just the façade.
- New development adjacent to heritage properties should reflect the property grain, scale, setbacks, proportions, visual relationships, topography and materials of the surrounding heritage context.
- New development should integrate the qualities of heritage character using high quality design cues.
- New development should be consistent with the HCD Plan requirements.
- New development should not visually impede or physically impact the setting of heritage properties.
- New development should encourage the adaptive re-use of heritage buildings.

- With regard to fit and transition, new development should reflect the height and scape of adjacent heritage properties to reinforce the height established by the historical context.

If the City should proceed with the development of an HCD Plan for Bloor West Village, the Townhouse and Low Rise Apartment Guidelines would only be relevant to the Neighbourhoods and Apartment Neighbourhoods designations within the Bloor Street West HCD Study Area.

4.2.5 BLOOR WEST VILLAGE AVENUE STUDY

4.2.5.1 Background and Overview

The Official Plan defines Avenues as a significant area for growth and improvement. High quality pedestrian environments, street scale and appearance, shopping opportunities and access to transit along an avenue is central to the City's priority of creating new housing and employment opportunities.

The Bloor West Village Avenue Study (Avenue Study) Area boundary consists of Bloor Street West between the Humber River and Keele Street (the same study area as the Bloor West HCD Study). The Bloor West Village Avenue Study subdivides the area into five character areas: West Village, Village Main Street, East Village, High Park Frontage, and the Humber Gateway.

The Status Report was adopted by the Etobicoke York Community Council in June 2018 and included the consultant report completed by DTAH. The final report is available online: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-west-village-avenue-study/information-reports-bloor-west-village-avenue-study/>.

4.2.5.2 Study Recommendations

The Avenue Study includes 110 draft recommended guidelines and standards, a community services and facilities strategy, numerous recommendations for the natural environment, street design and transportation and servicing infrastructure, as well as 23 recommended actions for implementation. The Avenue Study also recommends the development of policies,

by-laws, and guidelines be coordinated with related studies, such as this HCD Study and the High Park Apartment Neighbourhood Area Character Study discussed further in Section 4.3.

The Avenue Study provided a number of standards and guidelines for built form, land use, street design and natural heritage, summarized as follows:

a) Built form: built form guidelines and standards related to building type, height, setbacks, stepbacks, angular planes, transitions, building separation and façade design were created to reflect the different character areas of the Bloor West Village Study Area. These include:

- All character areas: mid-rise and low-rise buildings are permitted; ensure consistent/continuous streetwall; maximum first floor heights of 4.5 m; building heights to vary between 3-6 storeys; additions to existing buildings no more than 50% of original height; side stepbacks required for buildings more than 3 m wide; design guidelines reducing blank facades; rhythm and spacing that reflects the character of the area; reflection of adjacent expression lines; terminal and corner building architectural enhancement; the consideration of materials, fenestration patterns, and colours similar to adjacent heritage buildings; 70% glazing on first floors and 50% on upper floors; entrances at intervals no greater than 10 m; recessed entrances/doors; and design of buildings to reflect/address topography.
- East Village character area: minimum 3 storey (10 m) new building height; maximum 8 storeys; minimum setback to achieve 4.8 m sidewalk zone; no side setbacks required for small buildings, but mid-block connections required for larger buildings; angular planes to be 80% of the right of way; 20 m stepbacks required at 6 storeys; vertical articulation that reflects character of the area (parcel/retail bays

6-8m wide).

- Village Main Street character area: minimum 3 storey (10.5 m) new building height, maximum 6 storeys; minimum setback to achieve 4.8 m sidewalk zone; setback should align with adjacent properties; no side setbacks required for small buildings, but mid-block connections required for larger buildings; angular planes to be 60% of the right of way; first floor heights of approximately 4 m; 14 m stepbacks required at 4 storeys; vertical articulation that reflects character of the area (parcel/retail bays 6-8 m wide).
- West Village character area: minimum 3 storey (10 m) new building height, maximum 9 storey; minimum setback to achieve 6 m sidewalk zone; no side setbacks required for small buildings, but mid-block connections required for larger buildings; angular planes to be 80% of the right of way; 20 m stepbacks required at 5-6 storeys; vertical articulation that reflects character of the area (parcel/retail bays 6-8 m wide).
- High Park frontage character area: minimum 3 storey (10 m) new building height, maximum 8 storey; minimum 4.5 m setbacks including a projection zone for porches, bays and stoops; 9 m setbacks on High Park Avenue; 5.5 m separation between buildings; angular planes to be 65% of the right of way; 20 m stepbacks required at 6 storeys.

b) Land Use: minor adjustments to reflect current conditions, main street retail and office employment, support of soft intensification for midrise development, small scale retail across from High Park. Guidelines are also provided for maximum retail area sizes (400-1750 sqm at grade level depending on character areas, with large areas on upper floors), and requiring mandatory retail uses at grade level in the village area.

- c) Street Design and Transportation: introduction of cycling infrastructure, support of safer pedestrian and cycling environment, improve traffic flow, reduce congestion, parking considerations.
- d) Natural Heritage/Water: development of natural heritage planning and management framework, enhanced requirements for sensitive areas, no impedance on flow of aquifer groundwater, limit of depth on below-grade structures.

4.2.6 IMPLEMENTATION

DTAH submitted the final draft of the Bloor West Village Avenue Study to the City of Toronto for consideration in April 2018. The Bloor West Village Avenue Study – Status Report prepared by City of Toronto staff in June 2018 recommends that City staff prepare a draft Official Plan Amendment (OPA), draft Zoning By-law Amendment and draft Urban Design Guidelines for the Bloor West Village Avenue Study Area that consider the findings and recommendations contained in the Final Report on the Bloor West Village Avenue Study.

Chapter 2.2.3 Avenues policies of the Official Plan speaks to a framework for change that is tailored to the situation of each Avenue and recognize the important role of Toronto’s traditional “main streets” as focal points for local neighbourhoods and the wider community, as well as the conservation of cultural heritage resources.

The Implementation Phase of the Avenue Study, presently in progress, involves the preparation of a comprehensive, area-specific planning framework. This framework will include an Official Plan Amendment (OPA) with Site and Area Specific Policy (SASP), area-specific Zoning By-law Amendments and the development of detailed, area-specific Urban Design Guidelines.

As realized in other recent Avenue studies carried out within an existing historic main street context, such as Roncesvalles Avenue and Dundas Street West Study and Danforth Avenue Planning Study, these planning

policy and implementation tools for Bloor West Village will be developed in unison, detailed to reinforce the unique characteristics of the local area and coordinated to set out a clear vision to conserve and enhance the cultural heritage resources within the Study Area and manage incremental growth and change over time.

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. Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance and enables the conservation of these resources are to be balanced with other provincial interests.

The findings and recommendations from the HCD Study will inform and guide the up-to-date planning framework for the Bloor West Village Avenue including integration of heritage into the Site and Area Specific Policy and the Urban Design Guidelines.

4.3 HIGH PARK APARTMENT NEIGHBOURHOOD AREA CHARACTER STUDY

4.3.1 BACKGROUND AND OVERVIEW

The High Park Apartment Neighbourhood Study sought to evaluate the character of the High Park Apartment Neighbourhood and identify policies, principles, and guidelines to influence development and community improvements. Recommendations from this study are implemented through OPA 419, which includes Site and Area Specific Policy (SASP) No. 551, as well as Area-Specific Urban Design Guidelines adopted by City Council in July 2018.

The study area is situated adjacent to the Bloor West Village HCD Study Area and was bounded by Glenlake Avenue to the north, Mountview Avenue to the east, the Bloor-Danforth (Line 2) subway corridor to the south and Gothic Avenue to the west. Given its position

outside of the Bloor West Village HCD Study Area, only a summary of the findings, guidelines, and implementation have been provided below.

The study concludes with a Statement of Area Character which summarizes that the High Park Apartment Neighbourhood Area is an established, stable residential apartment neighbourhood that provides a representative example of the “Tower in the Park” planning concept and has a strong connection to the natural environment, both within and adjacent to the StudyArea, through High Park. It is positioned within a walkable, transit-oriented early 20th century low-rise residential neighbourhood. The area contains a collection of residential towers with generously spaced setbacks along streets and an extensive network of mid-block pedestrian walkways that are tree-covered and contain soft landscaped open space.

The full *High Park Apartment Neighbourhood Study*, Policy, and Urban Design Guidelines are available online: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/high-park-apartment-neighbourhood-area-character-study/overview-high-park-apartment-neighbourhood-study/>

4.3.1.1 Study Recommendations

The study provided six ‘Next Steps’ that generally include:

- Recommendations to ‘test’ the development criteria and area specific policy and guidelines
- Finalize planning and policy changes including the OPA and Site and Area Specific Policy
- Prepare urban design guidelines
- Prepare and finalize the draft Biodiverse Landscape Manual for High Park Area
- Apply the Study outcomes to current and future development applications
- Coordinate outcomes with the Bloor West Village Avenue Study and the Bloor West Village HCD Study

4.3.2 IMPLEMENTATION

Planning and policy recommendations were implemented through OPA 419 and SASP No. 551 which was adopted by City Council through by-law 1230-2018 passed in July 2018.

4.3.2.1 Design Guidelines

A key result of the High Park Apartment Neighbourhood Study was the creation of design guidelines to assist implementation of the character area. The High Park Apartment Neighbourhood Area Urban Design Guidelines (2018) were prepared to inform the evaluation of current and new development applications to determine the appropriateness of the change given the surrounding context. The guidelines connect directly to the vision, objectives, and policies of the Official Plan generally and Site and Area Specific Policy No. 551 (SASP No. 551) more specifically. Topics considered included the natural environment, public realm, open space, built form, and site servicing. New development is evaluated in accordance with the design guidelines.





5.0 Built Form and Landscape Survey



5.0 Built Form and Landscape Survey

5.1 INTRODUCTION

A Built Form and Landscape Survey was completed for all properties in the Bloor West Village HCD Study Area. The Survey is a non-evaluative record used to collect data about properties within an HCD Study Area, including property history, architectural details, landscape elements, and contextual conditions. A survey form is needed for each property in an HCD Study Area so that a full record of the district resources can be assembled. The completion of these forms is a requirement of the Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference (HCD TOR) (City of Toronto 2012: 22-23). The survey form is comprehensive and creates a full record of all properties that fall within the HCD Study Area. Survey forms were completed for 275 properties in the Study Area. The survey forms are internal documents for the City that act as a proactive resource for monitoring properties and districts over time. A summary of the Built Form and Landscape Survey can be found in the Appendices.

In the case of the Bloor West Village HCD Study, survey forms informed the character analysis portion of the study and helped to quantify the 'feeling' of the Study Area through analytical data collection. Survey forms













also acted as the repository of property specific information. The data collected through the Built Form and Landscape Survey acted as the basis for the analysis and evaluation of the study. It will also continue to act as a resource should the Bloor West Village HCD proceed into the Plan phase of work.

5.2 METHODOLOGY

5.2.1 SURVEY FORM AND DATA MANAGEMENT

The City of Toronto's Built Form and Landscape Survey Form, contained in Appendix C of the City's HCD TOR, was completed for each property within the Bloor Street West HCD Study Area. The fieldwork for the form was completed from November 28 to December 1, 2017. Desktop inventory completion occurred from December 2017 to April 2018. The form includes sections for: property information, historical information, architectural information, landscape/streetscape information, context and setting, additional Information, recorder information, and picture of the property. The HCD Study Area contains a wide range of built form including residences, institutional buildings, apartment buildings, commercial and mixed use buildings (Table 2).

TABLE 2: EXAMPLES OF BUILDINGS SURVEYED WITHIN THE HCD STUDY AREA

Type	Photographs		
Residential Buildings			
	1792 Bloor Street West	2504 Bloor Street West	2510 Bloor Street West
			
Commercial buildings	2296 to 2300 Bloor Street West	1986 Bloor Street West	2406 to 2410 Bloor Street West
			
	2178 Bloor Street West	2305 Bloor Street West	2438 Bloor Street West
Apartment buildings			
	2553 Bloor Street West	1778 Bloor Street West	1950 Bloor Street West

The form was digitized and each section and sub-field was re-created in the ESRI ArcGIS Collector app. The Collector app was used to collect information and pictures of properties during fieldwork using mobile phones (Plate 61). Once the field data was collected, it was processed and refined using the ArcGIS desktop platform (Plate 62). Additional information, including property histories, building descriptions, and contextual information was entered at this time (Plate 63). Following the data entry into ArcGIS, the information was exported into Adobe Illustrator where the final draft versions of the Built Form and Landscape Survey Form were created. A summary of the Built Form and Landscape Survey Forms can be found in Appendix F.

Particular inventoried fields on the form provided the data to help develop the character analysis of the Bloor West Village HCD Study Area. This includes, for example, the date of construction, which influenced property grain analysis and the development of a period of significance for the HCD Study Area. In addition, fields such as current use and building height also influenced the analysis of property grains and building typologies within the HCD Study Area. By exporting the data from ArcGIS into an Excel spreadsheet, specific fields could be targeted for analysis and could be easily interpreted through percentages and pie charts as can be seen in Section 7.0 - Character Analysis.

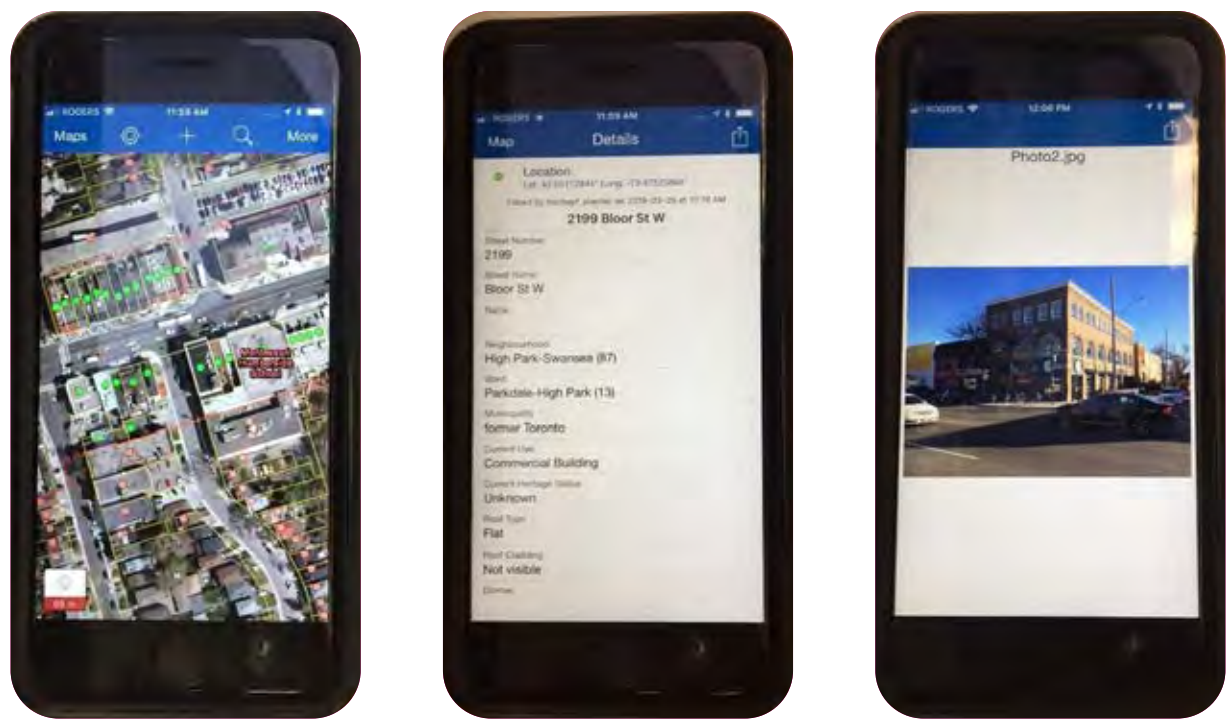


Plate 61: Data collected for the Bloor West Village HCD Study on a mobile device

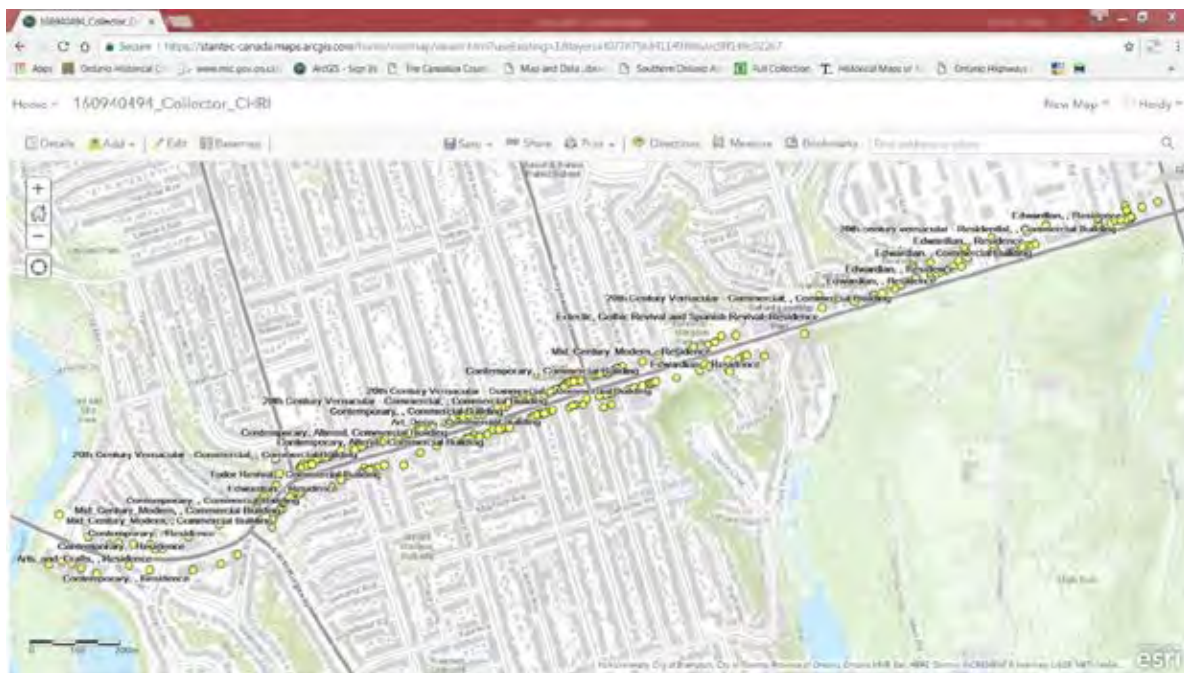


Plate 62: Overview of the Study Area on the ArcGIS desktop platform

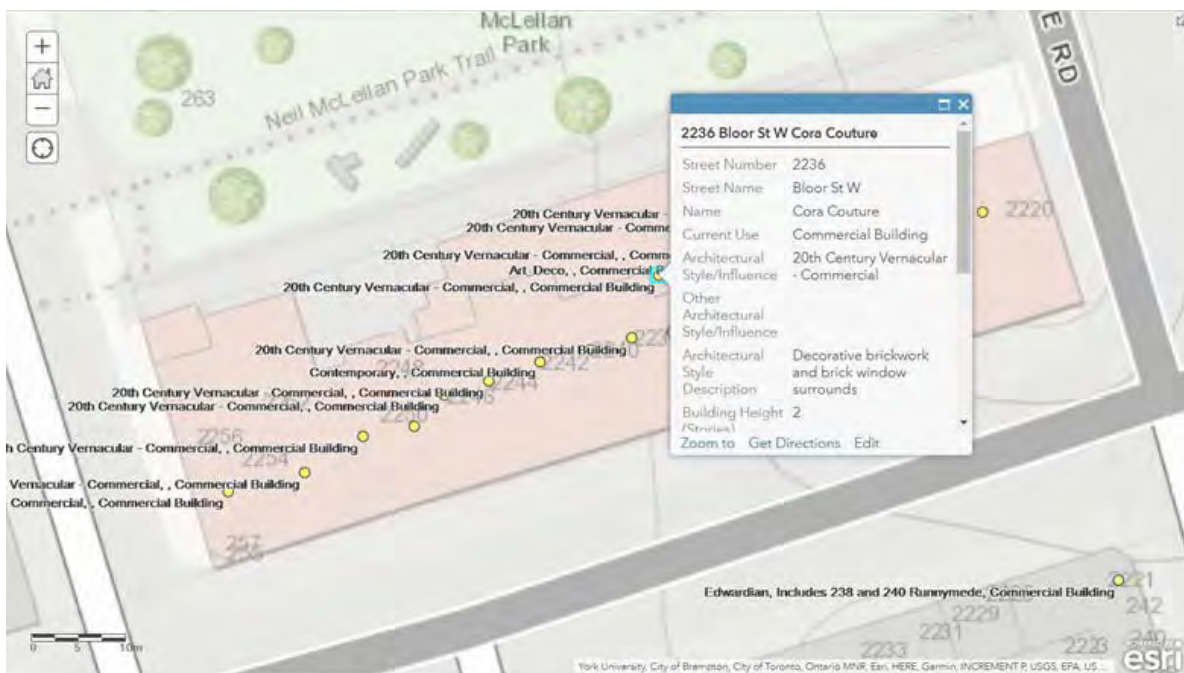


Plate 63: Example of a property entry in the ArcGIS desktop platform

5.2.2 ADDRESSES AND PROPERTY PARCELS

The City of Toronto provided address and property parcel data to the Bloor West Village HCD Study team at the outset of the project. This data set was used to create the ArcGIS Collector app used during fieldwork. The address data was reviewed during fieldwork where discrepancies were identified and addressed.

5.2.2.1 Property Parcels with More than One

Address

There are several property parcels in the Study Area that have multiple addresses. These properties are commonly found on corners (e.g., 2402 Bloor Street West and 254 Armadale Avenue) and in lots where multiple properties have been assembled for a new development (e.g., 1 Old Mill Drive). In these situations, the primary address, or address facing Bloor Street West, was used and one survey form was completed for the property.

5.2.2.2 Property Parcels with Multiple Buildings

Within the Study Area there are some examples of large property parcels that contain multiple buildings. For example, 2510, 2508, 2506, and 2504 Bloor Street West are all contained within one property parcel. Likewise, 2453-2469 Bloor Street West are depicted within one property parcel despite these addresses being discrete buildings when viewed from the street. In these situations, a form was created for each address since this was judged to better capture the urban fabric, grain, and architectural typologies as experienced.







6.0 Community Consultation



6.0 Community Consultation

Consultation with the community is an important component to an HCD Study. It provides the Study Team with an understanding of the local context and informs the study as it progresses from initiation through to completion. Community consultation contributes crucial insight into every stage of the HCD Study – from identification of historical resources used to inform the background history to feedback on the HCD boundary – and the decision making process was infused with community input.

The Bloor West Village HCD Study included two Community Consultation (CCM) meetings and two Community Advisory Group (CAG) meetings. An additional meeting of the CAG was held to gain additional feedback regarding the draft character analysis, evaluation, recommendations, and proposed district boundaries. The CAG was formed following the first CCM and composed of a cross-section of stakeholders. Appendix D contains a copy of the CAG Terms of Reference.

Further information regarding the meetings is provided below in Sections 6.1 and 6.2. Summaries of CAG1 and CAG2 are available on the City's Bloor West Village Heritage Conservation District website. Summaries of CCM1 and CCM2 and notifications of the meetings are included in Appendix D.

6.1 COMMUNITY CONSULTATION

Community Consultation Meeting (CCM 1) was held on February 15, 2018 at Runnymede United Church from 5:30-8:30 pm. The meeting was an open house format and included a welcome table with sign-in register and comment sheets, display boards with project information and preliminary results, an archival photo station, and large-scale maps available for public input. A station and display boards for both the HP and the Bloor West Avenue Study were also set up at the meeting to provide general information.

The meeting was well attended and information was gathered through one-on-one conversations, comment sheets, and a mapping exercise (Plates 64 to 67). Members of the public were also invited to apply for the Bloor West Village HCD Study CAG. A station was set-up to provide the public with information on the CAG and its terms of reference (See Appendix E).

The map tables included a "dot" exercise where stickers, markers, and Post-it notes were available for the community to add their insight to maps of the Study Area. Five maps were provided, and the public was asked to identify the following: potential character sub-areas, built heritage resources, landscapes and public realm, significant views, and landmarks. Following the meeting, the public was given two weeks to submit comment sheets or apply for the CAG.

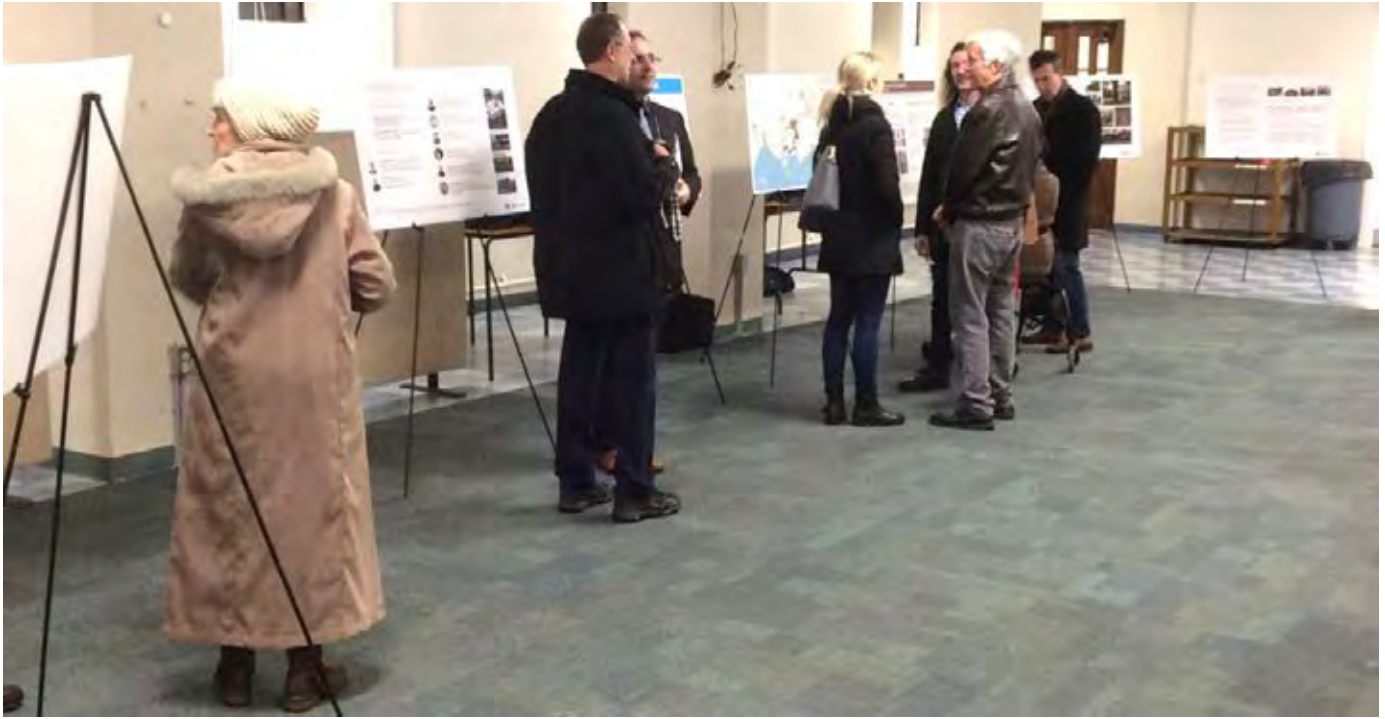


Plate 64: Display panels at CCM 1



Plate 65: One-on-one conversations at CCM 1



Plate 66: Map exercise at CCM



Plate 67: Map exercise at CCM 1

Community Consultation Meeting (CCM 2) was held on April 3, 2019 at the High Park Nature Centre, from 6:00-9:00 pm. Much like CCM 1, the meeting was an open house format and included a welcome table with sign-in register and comment sheets, display boards with project information and draft HCD Study results, an archival photo station, and large-scale maps available for public review.

In addition to the HCD Study Team, City staff members representing Community Planning were also present to answer questions and provide information regarding the ongoing Avenue Study and heritage incentive programs and permit process. The meeting was well attended and information was gathered through one-on-one conversations and comment sheets (Plates 68-71). A comment period was identified for

the public and comments were gathered and summarized.

Topics of discussion were wide ranging. Four themes emerged during conversations and based on feedback received. These included boundaries and character sub-areas, terminology, role of the BIA, and property values. Many of the issues raised pertain to the Plan phase and how implementation would occur. Individuals were pleased that there is further work to be done at the Plan phase and that the City welcomes

additional input prior to formally designating a Heritage Conservation District. Business owners in particular were encouraged to continue to be engaged in shaping how conservation objectives and policies would be developed for the HCD area if it goes to the Plan phase. Some business owners were unaware of the HCD Study and expressed an interest in actively engaging in future conversations. Opposing voices to the HCD were also heard at these meetings. Summaries of these meetings are included in Appendix D



Plate 68: Group and individual discussions during CCM 2



Plate 69: Sign-in table and welcome area at CCM 2



Plate 70: One on one conversations during CCM 2



Plate 71: Boards and maps during CCM2

6.2 COMMUNITY ADVISORY GROUP

Community Advisory Group (CAG) Meeting 1 was held on May 14, 2018 at the Runnymede United Church, Lower Memorial Hall, from 6:30-8:30 pm. The meeting consisted of a one-hour [presentation](#) followed by one hour of guided discussion. The CAG included members of the High Park Resident's association, the Swansea Area Ratepayer's Association, local residents, and members of the BIA. The meeting purpose was to introduce the Bloor West Village HCD Study and process, review the draft CAG Terms of Reference, and provide an overview of work completed to date. Stantec presented the key messages/results from CCM1, history and evolution, built form and landscape survey, and archaeological potential in the Study Area. The preliminary results of the character analysis were also presented. A comment period was identified for the public during which the consultant team collected comments and provided a summary of comments received. Comments included suggestions of themes to be explored that represented the history of BWV,

examples of the 'sense of community' found within the BWV, potential boundaries for the BWV HCD, examples of positive and negative changes that have occurred in the area over time, and discussion of the streetscape character throughout the BWV. A summary of the comments is included in Appendix E.

CAG Meeting 2 was held on June 14, 2018 at the Runnymede United Church, Lower Memorial Hall, from 6:30-8:30 pm. The meeting included a 50-minute presentation, guided discussion, and mapping exercise. The purpose of the meeting was to provide an update of the HCD Study progress, a summary of the response to CAG Meeting 1 feedback, and an update on the character analysis, policy and planning context, and heritage evaluation. Stantec presented key messages/results from CAG 1, updates to the history and character analysis, new information regarding the policy and planning context, and the preliminary results of the heritage evaluation. Stantec also presented maps showing the distribution of key characteristics and the preliminary identification of properties with heritage value in the Bloor West HCD

Study Area. A comment period was identified for the public and comments were gathered and summarized. Comments were received regarding the urban fabric of the Study Area, the planning and policy context of the Study Area, natural features in the Study Area, the role of the BIA, the role of the Ukrainian Community, and feedback on the draft heritage evaluation of the Study Area. A mapping exercise was conducted to highlight potential contributing and non-contributing features of the Study Area. A summary of the comments is included in Appendix E.

CAG Meeting 3 was held on March 26, 2019 at the Runnymede United Church, Kingsbury Room from 6:30-8:30 pm. Materials for discussion were shared prior to the meeting for review. The meeting included a 50-minute presentation and guided discussion. The purpose of the meeting was to provide an update of the HCD Study progress, a summary of the response to CAG Meeting 2 feedback, and to present the draft heritage evaluation, proposed HCD boundaries, and recommendations. CAG3 was held prior to presenting

the preliminary results of the Study to the public at CCM2 to seek the guidance and feedback of the CAG in advance of the public meeting. Stantec presented a study update, results from CAG 2, and updates to the draft report since the last meeting. Comments from CAG3 including feedback on the planning and policy aspects of the draft findings, feedback on the identification of natural features, feedback on the findings related to heritage evaluation and proposed boundary. A summary of comments is included in Appendix E.

Feedback from both the CCM and CAG meetings helped to shape the research, analysis, findings and recommendations of the HCD Study. The comments provided by a variety of voices in both forums allowed the Project Team to understand a range of viewpoints within the Study Area and develop a deep understanding of the area's evolution, character, and existing conditions. The Project Team blended guidance and feedback from the community with their professional expertise in analyzing the Study Area and creating recommendations.





7.0 Character Analysis



7.0 Character Analysis

The character analysis for the Bloor West Village HCD Study was carried out after the completion of the built form and landscape survey. The purpose of the character analysis is to analyze the data gathered from the survey to understand the current conditions and potential heritage significance of the Study Area. To accomplish this, resources within the Study Area were grouped according to themes and types. From here, patterns and trends in the architecture, landscape context, development patterns, and historical evolution of the Study Area were identified and mapped.¹

7.1 EXISTING HERITAGE PROTECTIONS

There are currently two protected heritage properties within the HCD Study Area: 2178 and 2223 Bloor Street West. These heritage properties are located within one block of each other, in the central section of the HCD Study Area (Figure 18).

2178 Bloor Street West is a listed property on the City's Heritage Register, adopted by City of Toronto Council on December 10, 1975 (Plate 72). The property is the Runnymede Public Library, constructed in 1929 from the design of architect John M. Lyle. The Runnymede Public Library is the City of Toronto Public Library branch for the Bloor West Village and serves as a main public building in the Study Area.

2223 Bloor Street West is the former Runnymede Theatre and is designated under Part IV of the OHA (Plate 73). The designation By-Law No. 97-90 was passed by City of Toronto Council on January 29, 1990. The property also has a Heritage Easement Agreement registered as Instrument No. CA599821 on May 7, 1999. The former Runnymede Theatre was constructed in 1927 under the design of Alfred Hirschfelder Chapman. The Runnymede Theatre closed in February 1999. The structure was renovated into a Chapters book store before becoming a Shoppers Drug Mart in 2014.



Plate 72: 2178 Bloor Street West, Runnymede Public Library

1) Note that the analysis and statistics discussed in this chapter are based on the building stock that existed at the time this report was completed in April 2021. Changes to the built form and character post-2021 are not captured.



Plate 73: 2223 Bloor Street West, former Runnymede Theatre, north elevation looking south

7.2 SURROUNDING CONTEXT

The Study Area extends along Bloor Street West from Keele Street on the east to the Humber River on the west. Bloor Street West forms the main border line between four separate City of Toronto neighbourhoods within and adjacent to the Study Area.

North of the Study Area, between Keele Street and Runnymede Road, is the High Park North neighbourhood. The neighbourhood is bounded on the west by Runnymede Road, to the north by Annette Street and Humber Avenue, to the east by the Canadian National Railway (CNR)/Canadian Pacific Railway (CPR) tracks, and to the south by Bloor Street West. The Study Area is bordered on the north by high-rise apartment buildings and residences. This neighbourhood was influenced by the development of the West Toronto Junction in the late 19th century. Adjacent to the Study Area, the neighbourhood was laid out in the late 19th century, with the majority of the residences constructed in the early 20th century. The residences are primarily detached structures that are one-and-a-half to two-and-a-half storeys in height with Queen Anne, Edwardian, and Arts and Crafts architectural style influences. The high-rise structures north of the Study Area, between Mountainview Avenue and Gothic Avenue, were constructed between 1965 and 1981, replacing early 20th century residential structures.

North of the Study Area, between Runnymede Road and Jane Street, is the Runnymede-Bloor West Village neighbourhood. The neighbourhood is bounded on the west by Jane Street, to the north by the CPR line, to the east by Runnymede Road, and to the south by Bloor Street West. Adjacent to the Study Area, this residential development consists primarily of early 20th century detached housing between one-and-a-half and two-and-a-half storeys arranged in a regular/linear street grid. Many of these residences demonstrate Edwardian or Arts and Crafts architectural influences.

West of the Runnymede-Bloor West Village neighbourhood on the north side of the Study Area, is

the Lambton Baby Point neighbourhood. This neighbourhood is bounded on the west by the Humber River, to the north by the CPR line and Gooch Avenue, to the east by Jane Street, and to the south by Bloor Street West. Adjacent to the Study Area, the neighbourhood is primarily detached residences arranged in a curved, or irregular, street pattern, influenced by picturesque suburb design ideals and the underlying ravine topography. Many of these residences demonstrate Edwardian or Arts and Crafts architectural influences, as well as several with Tudor Revival influences. The residential areas are characterized by properties set back from the street with front lawns or gardens, paved walkways and driveways, and mature trees in private yards throughout the neighbourhood that provide intermittent tree canopy. A portion of the neighbourhood is part of the Baby Point HCD Study that was approved by the Toronto Preservation Board in July 2018. The Toronto Preservation Board endorsed the preparation of the Baby Point HCD Plan. The approved boundaries for the HCD are generally composed of properties facing Baby Point Road between Jane Street and Humbercrest Boulevard, and properties west of Humbercrest Boulevard on the promontory. It also includes properties on Humbercrest Boulevard north and south of Baby Point Road (City of Toronto 2018h).

To the south, the Study Area is bordered by the High Park-Swansea neighbourhood. The neighbourhood is bounded on the west by the Humber River, to the north by Bloor Street West, to the east by Roncesvalles Avenue, and to the south by the CNR line. Between Parkside Drive and Wenidgo Way/Ellis Avenue the neighbourhood is mostly composed of High Park, with some residences that border onto the park area. As the City of Toronto's largest public park, High Park is a very popular park destination for residents in the city. High Park is heavily used by local residents in the surrounding area, but also draws residents from throughout the City, with its easily reachable location adjacent to subway stations. The park is well known for its cherry blossoms in the springtime, and annual

FIGURE 18: EXISTING HERITAGE PROTECTIONS

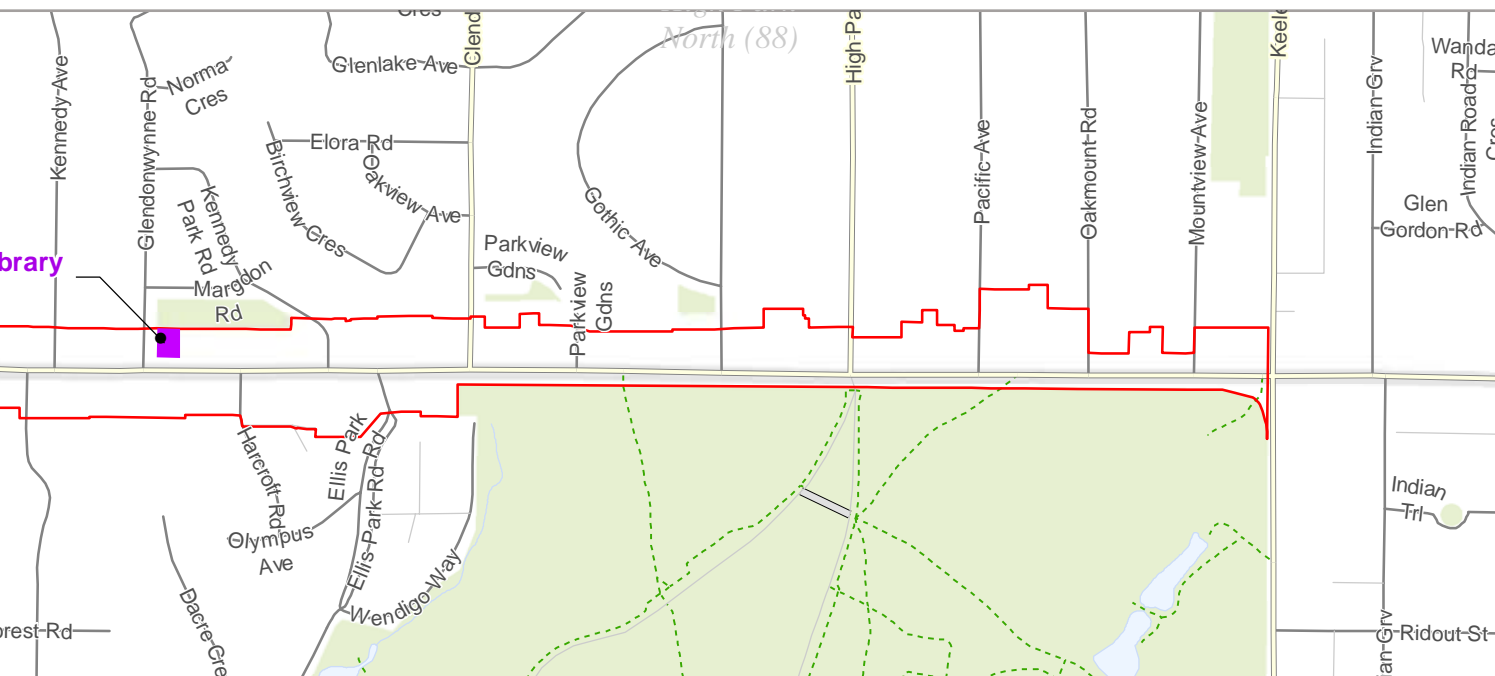


Shakespeare In the Park productions during the summer months. It also draws visitors for its natural areas, sport facilities, swimming pool, and zoo (Monk 2018). High Park has a large influence on the number of visitors to the Study Area, who shop and visit restaurants within the main commercial section of the Study Area. Over the past century, the park has also influenced surrounding development with large numbers of City residents wanting to live in proximity to its boundaries.

The residential neighbourhood section between Ellis Park Road and Kennedy Avenue south of the Study Area, is laid out in an irregular pattern with curved streets. This is influenced by the underlying ravine topography associated with Wendigo Creek and Grenadier Pond. This section of the neighbourhood was developed in the early 20th century on the former Ellis

property in connection with the development of the community of Windermere. It is primarily composed of early 20th century detached housing between one-and-a-half and two-and-a-half storeys in height, with Edwardian or Arts and Crafts architectural style influences. This section is also heavily treed compared to neighbourhood sections to the west and north.

Between Kennedy Avenue and the South Kingsway, the neighbourhood streets are laid out in a regular/linear street grid, influenced by development of the community of Windermere/Swansea. This section of the neighbourhood adjacent to the Study Area is primarily composed of early 20th century detached housing between one-and-a-half and two-and-a-half storeys in height, with Edwardian or Arts and Crafts architectural style influences. Between the South Kingsway and the Humber River, the neighbourhood is laid out in an



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

irregular pattern with curved streets influence by the topography associated with the adjacent Humber River and Humber Marshes. This section of the neighbourhood adjacent to the Study Area is primarily composed of early to mid-20th century detached housing between two and two-and-a-half storeys in height, with Tudor Revival, Arts and Crafts, and Colonial Revival architectural style influences.

7.3 DATES OF CONSTRUCTION

As identified in Section 2.10, development in the Study Area occurred in a single distinct period of development which was supplemented with later improvements associated with the establishment of the BIA. The period of development dates to the early 20th century when the City of Toronto expanded its boundaries and annexed the West Toronto Junction

and the north portion of the Study Area between Keele and Jane Streets. Alongside the growth of the City was the establishment of an improved Bloor Street West and public transit, which allowed for easier accessibility to and from the Study Area.

The majority of structures within the Study Area were constructed during this period of development between 1900 and 1939. Development slowed during the end of the 1930s, but picked up again following the Second World War with the influx of European immigrants and construction of the subway stations north of the Study Area during the 1960s. However, the development post-1950 is restrained when compared with the construction boom in the early 20th century.

Figure 16 outlines the Study Area with building dates by era. Date ranges for construction in the Study Area



Plate 74: 2198 Bloor Street West to 2202 Bloor Street West constructed in 1919



Plate 75: 2244 Bloor Street West to 2248 Bloor Street West constructed in 1929



Plate 76: 2442 Bloor Street West constructed in 1948 (subject to development application and pending demolition permit approval)



Plate 77: 2461 to 2463 Bloor Street West constructed in 1956



Plate 78: 2395 to 2397 constructed in 1975



Plate 79: 1968 Bloor Street West constructed in 2009

Study Area Construction Date Ranges

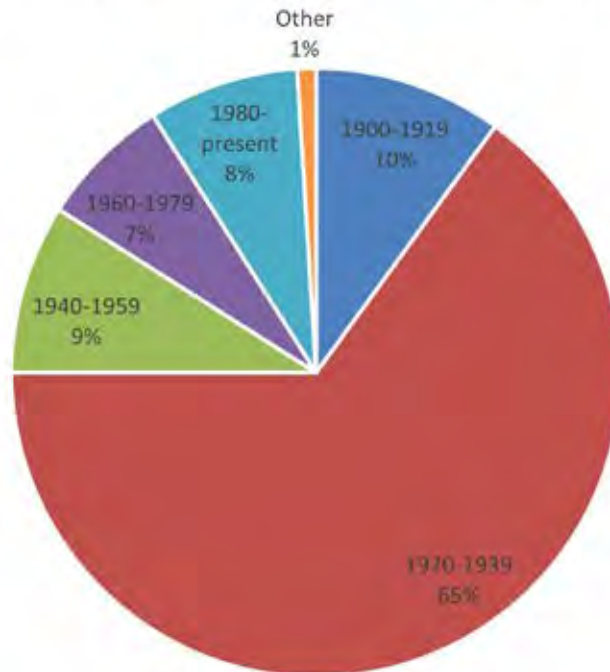


CHART 1: STUDY AREA CONSTRUCTION DATE RANGES

were established through the examination of historical maps, including fire insurance plans and City of Toronto aerial photographs. All buildings within the Study Area date to the 20th and 21st Century.

Within the Study Area, 29 (10%) properties date to 1900-1919, 186 (65%) properties date to 1920-1939, 7 (2%) properties date to 1940-1949, 19 (7%) properties date from 1950-1959, 21 (7%) properties date between 1960 and 1979 and 24 (8%) properties date from 1980-present. Two (1%) properties did not have a construction date as they are at present a parking lot and a property currently under construction. Plate 74 to Plate 79 show buildings constructed during the above date ranges within the Study Area. Chart 1 above provides date ranges of construction.

There is a clear trend regarding construction dates in the Study Area, with 65% of buildings constructed between 1920 and 1939. Buildings from this date range are mainly located between Kennedy Avenue and Jane Street, although clusters of buildings from this period are also found on the south side of Bloor

Street West between Kennedy Park Road and Ellis Park Road, on the north side of Bloor Street West across from High Park, and in the west end of the Study Area between Riverside Drive and the Humber River.

7.4 BUILDING HEIGHTS

The majority (95%) of the Study Area is composed of low-rise built form that is four storeys in height or less, with most of the buildings having between two and three storeys. Within the Study Area, 20 buildings (7%) are one storey, 6 (2%) are one and one-and-a-half storeys, 170 (59%) are two storeys, 14 (5%) are two-and-a-half storeys, 49 (17%) are three storeys, 10 (3%) are three-and-a-half storeys, 5 (2%) are four storeys, 6 (2%) are five-to-ten stories, and 5 buildings (2%) are greater than 10 storeys. Three properties in the Study Area (1%) are parking areas, under construction, or flat areas that do not have building heights. Building heights are mapped on Figure 19 and presented in the below pie chart.

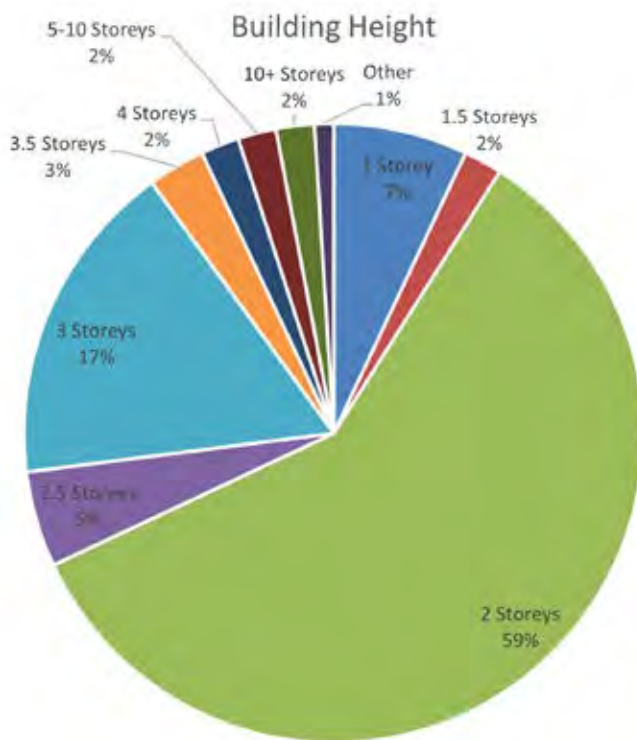
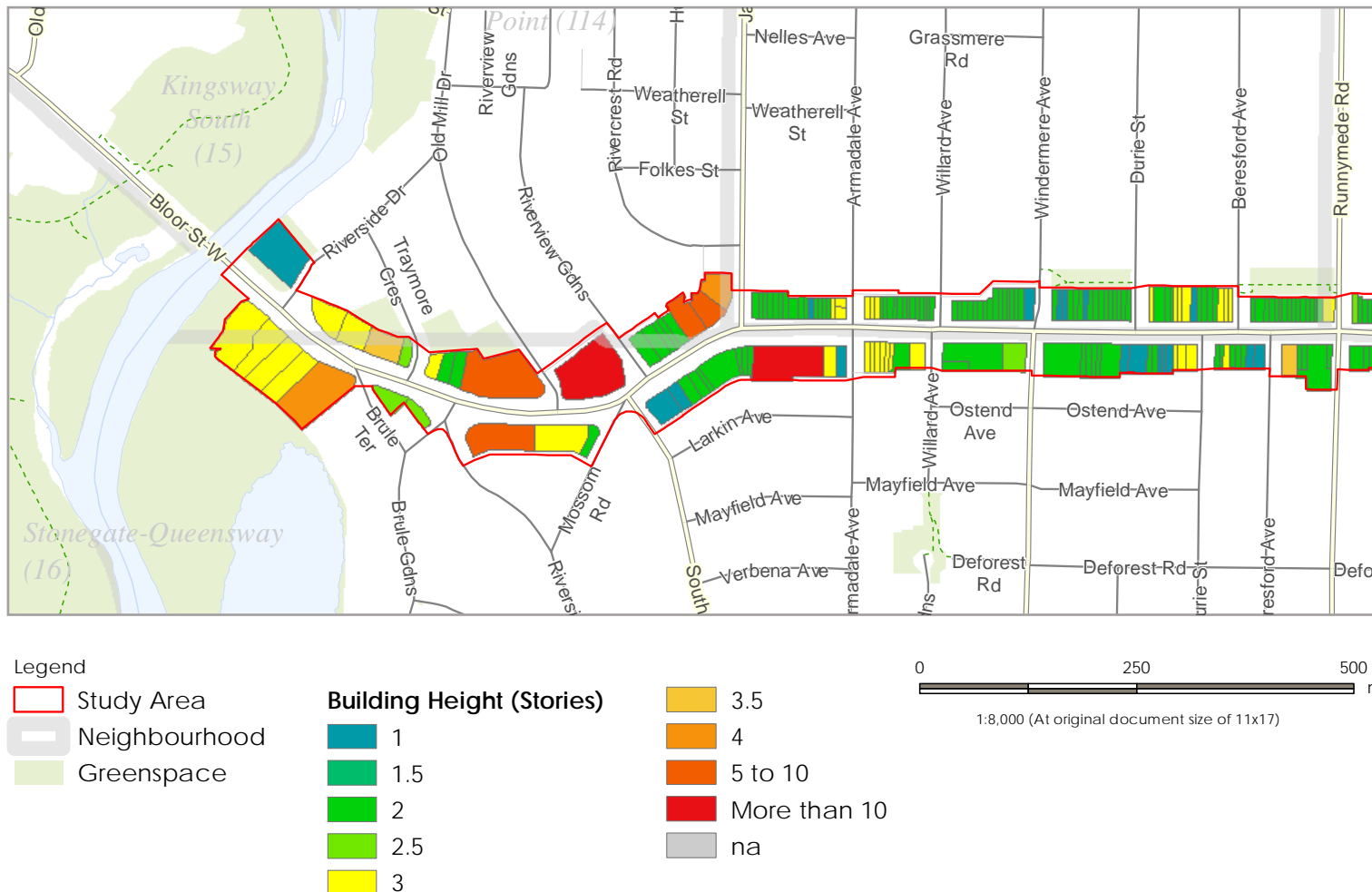


CHART 2: BUILDING HEIGHT

There is another clear trend regarding building heights in Bloor West Village, with 59% of the Study Area being comprised of two-storey buildings. Two-storey buildings are predominant in the commercial section of the Study Area, which extends from Kennedy Avenue to Jane Street (Plate 80). This demonstrates that the Study Area has a central section that is comprised of a consistent two-storey streetwall. This data is significant when considered with the period of construction for the two-storey buildings in the main commercial section, where the majority of these date to between 1900 and 1939 (Figure 16). Together, the data collected regarding building heights and dates demonstrate that the Study Area has a relatively intact core between Kennedy Avenue and Jane Street that consists of two-storey buildings that predominantly date between 1900 and 1939. It should also be noted

FIGURE 19: BLOOR STREET WEST BUILDING HEIGHT

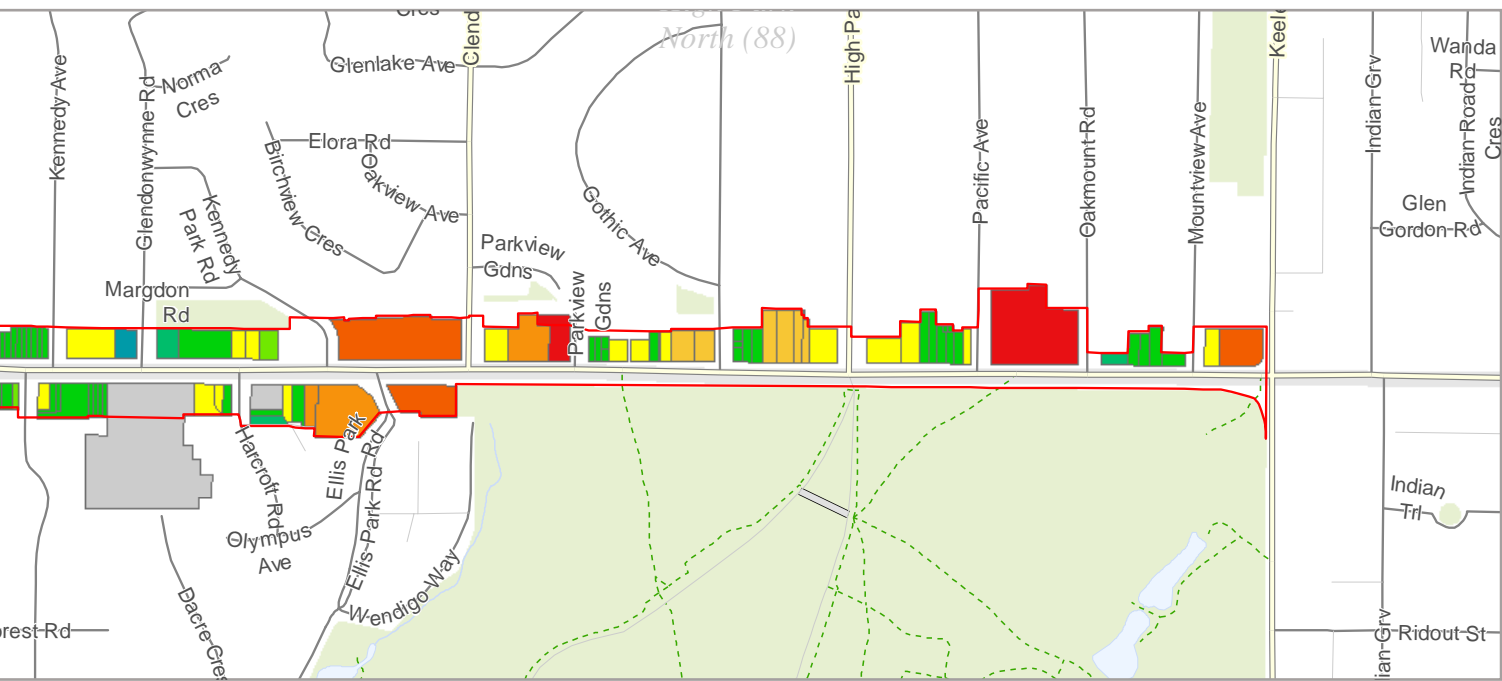


that of the eight street crossings between Kennedy Avenue and Jane Street, seven had a corner building that was three storeys in height, creating a prominence at the intersection (Plate 81 to Plate 84).

7.5 LAND USE

The Bloor West Village HCD Study Area is a linear corridor that can be described as a main street and can be generally characterized as having a central commercial and mixed use core that is supported by residential land use to the east, west, north, and south. Commercial properties (such as shops, restaurants, businesses, offices, and professional services) make up the majority of the land use of the Study Area with 152 properties represented (53%). Mixed use properties (often commercial properties at grade and

residential units in the upper storeys) and residential properties form the next highest type of land use, with 58 mixed use properties (20%) and 65 residential properties (23%) present in the Study Area. Following this, 8 (3%) are institutional (educational facilities, places of worship and medical facilities). The few remaining properties in the Study Area fall into a number of categories, including parking lots, a civic building (library), recreational properties, utility and transportation, and vacant/under construction (each less than 1% of the total in the Study Area). Outside of the Study Area, High Park borders the eastern section of the Study Area and is a prominent open space area in the community. Land use categories within the Study Area are mapped in Figure 20. Chart 3 on page 112, shows the land use distribution in the Study Area.



Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

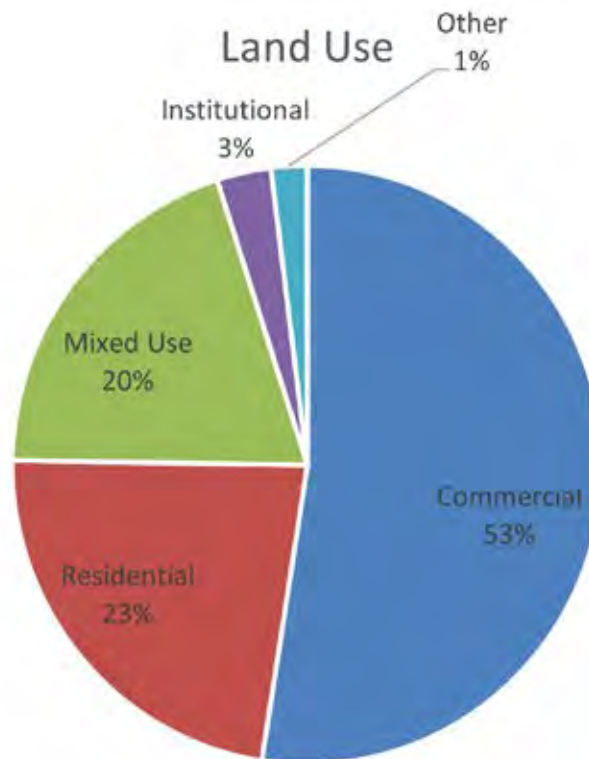


CHART 3: LANDUSE



Plate 80: View of the north side of Bloor Street West between Armadale Avenue and Willard Avenue showing a relatively intact block of two-story buildings that date between 1920 and 1939 (Source: DTAH 2018)



Plate 81: 2199 Bloor Street West at the southeast corner of Kennedy Avenue crossing



Plate 82: 2220 Bloor Street West northwest corner of Runnymede Road crossing



Plate 83: 2294 Bloor Street West northeast corner of Durie Street crossing

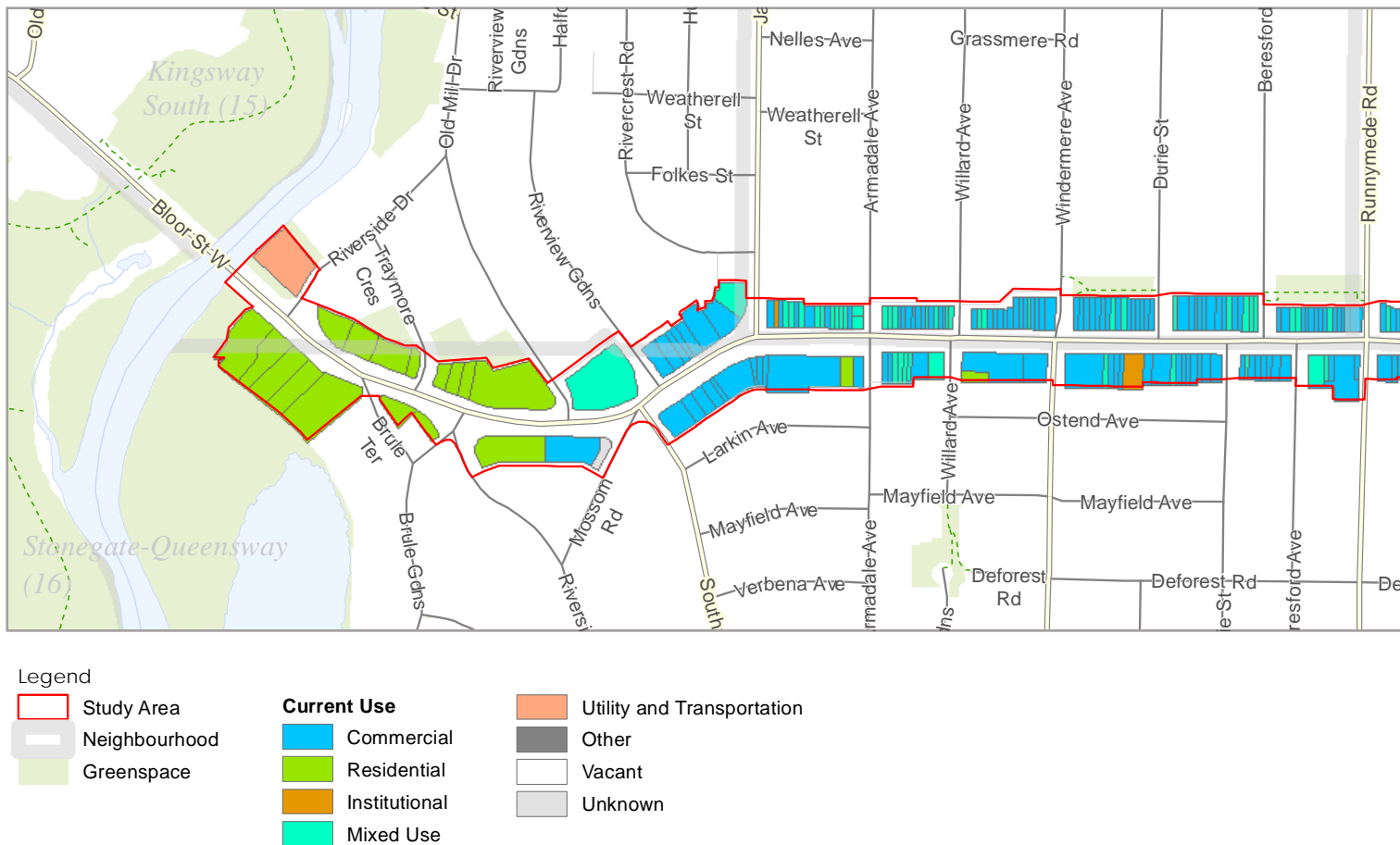


Plate 84: 2402 Bloor Street West northwest corner of Armadale Avenue crossing



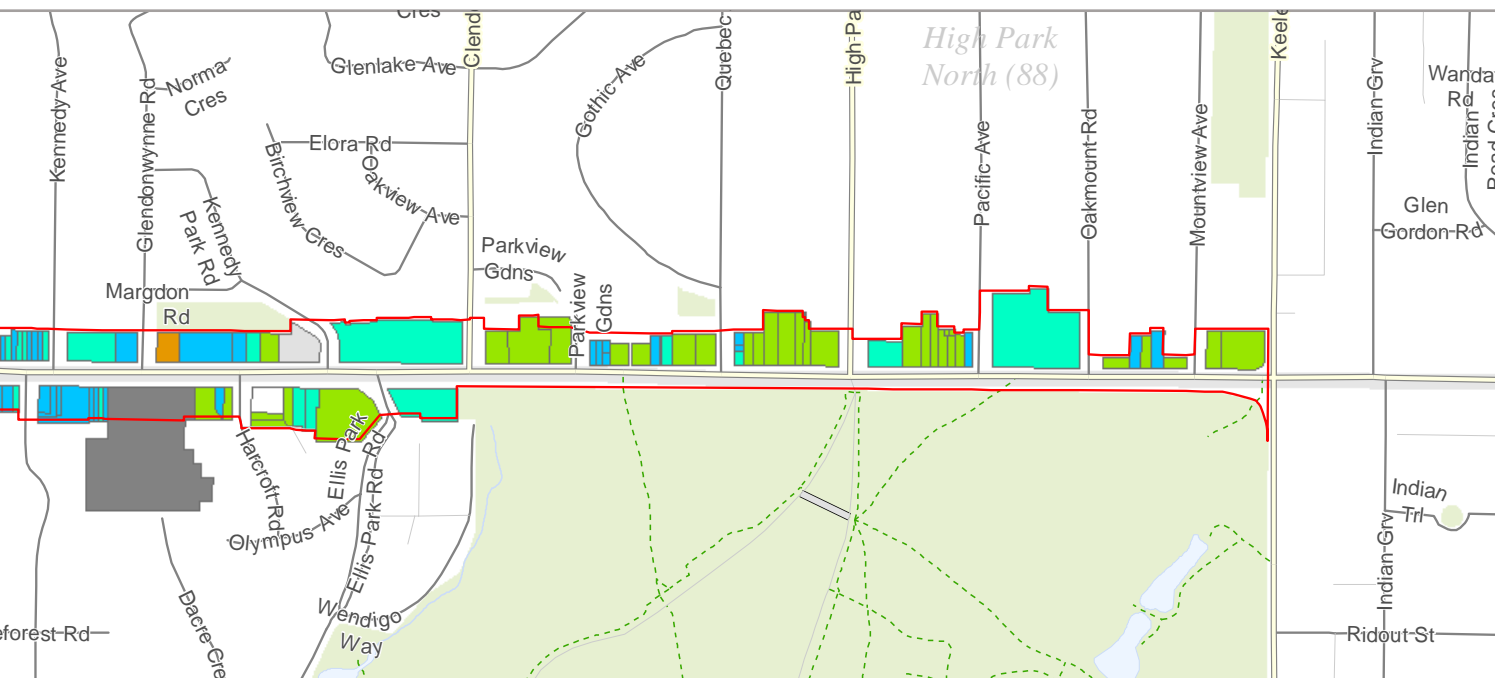
Plate 85: Mixed use building at 2192 Bloor Street West looking northeast

FIGURE 20: BLOOR STREET WEST CURRENT USE



When mapped, it becomes apparent that there is a clear organization of land use in the Study Area. Specifically, there is a concentration of commercial and mixed use properties in the central section of the Study Area between Glendonwynne Road and South Kingsway/Riverview Gardens (Plate 85). Commercial and mixed use properties form 73% of all land use in the Study Area. This concentrated and centralized

commercial/mixed use section of the Study Area is supported by residential land use to the east and west (Plate 86 and Plate 87). Residential use forms 23% of land use in the Study Area and is concentrated north of High Park between Clendenan Avenue and Keele Street and in the west end of the Study Area between South Kingsway/Riverview Gardens and the Humber River.



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.



Plate 86: Residential land use within the east end of the Study Area at the northwest corner of Bloor Street West and High Park Avenue looking northwest



Plate 87: Residential land use within the west end of the Study Area southeast of the intersection of Bloor Street West and Riverside Drive looking southwest

7.6 ARCHITECTURAL STYLES

The Study Area includes a variety of architectural styles that date from the early 20th century to present day. A summary of architectural styles in the Study Area is provided in Table 3 and depicted in a pie chart below. Architectural styles are mapped in Figure 21 and descriptions of the styles are included in Sections 7.6.1 to 7.6.14.

The predominant architectural styles in the Study Area are Contemporary (23%), 20th Century vernacular (22%), Edwardian (22%), and Arts and Crafts (9%).

These architectural styles are common in the City of Toronto and can be found in many neighbourhoods throughout the City. Storefront buildings with the above noted architectural styles together form coherent streetscapes that have potential heritage value for contextual reasons. The remaining architectural styles are limited in number but have a significant presence in the Study Area as heritage potential properties. The examples of Tudor Revival, Art Deco, Italian Renaissance, Colonial Revival, and Eclectic architecture stand out amongst the common building styles that comprise the majority of the Study Area.

TABLE 3: ARCHITECTURAL STYLES IN THE BLOOR WEST VILLAGE HCD STUDY AREA

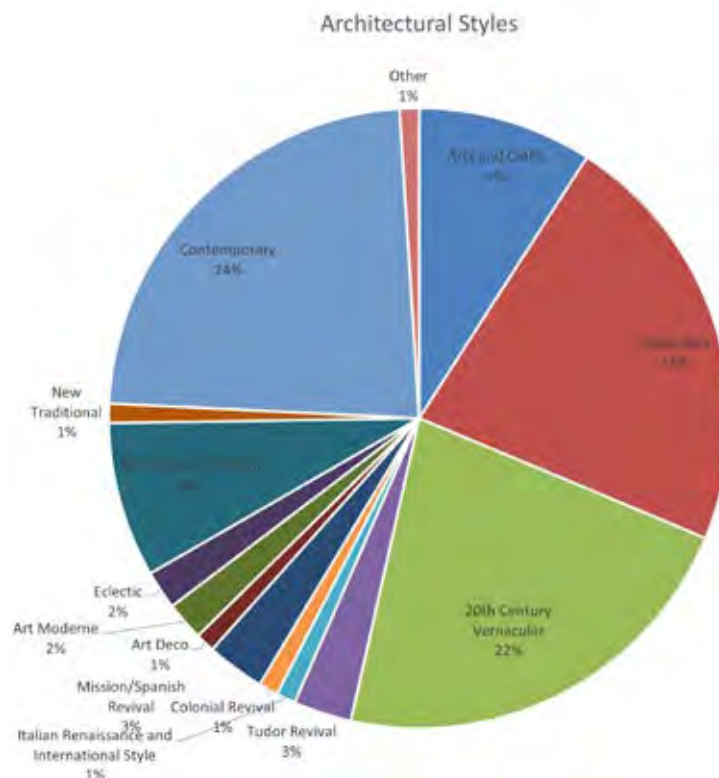
Architectural Style	Date Range	Number in the Study Area	Percentage of the Study Area
Arts and Crafts	1890s-1940s	27	9%
Edwardian	1900s-1930s	63	22%
20th Century vernacular	1900s-1930s	63	22%
Tudor Revival	1900s-1940s	9	3%
Italian Renaissance Revival	1900s-1940s	1	Less than 1%
Colonial Revival	1900s-2000s	3	• 1%
Mission/Spanish Revival	1910s-1930s	11	• 4%
Art Deco	1920s-1940s	3	• 1%
Art Moderne	1930s-1950s	5	• 2%
Eclectic	Various Dates	6	• 2%
Mid-Century Modern	1950s-1970s	22	• 8%
International Style	1920s-1980s	1	• Less than 1%
New Traditional	Post-1985	4	• 1%
Contemporary	1980-Present Day	66	• 24%
Other	Not applicable	4	• 1%

7.6.1 ARTS AND CRAFTS AND CRAFTSMAN (1890s-1940s)

The Arts and Crafts movement developed in England during the mid- to late 19th century as a reaction against industrialization and the decline of art and design due to the increasing presence of mass production products during the mid-19th century (Mikel 2004: 101). The first Arts and Craft style residence was built as early as 1859, with Phillip Webb's design for William Morris's house. Another early proponent of the style was John Ruskin, an art critic in England, who criticized the quality of art and presence by machine-made objects in the 1850s (Mikel 2004: 101). He asserted that industrialization separated people from their tools and that the result was less beautiful and morally bankrupt (Ontario Architecture 2018a).

The Arts and Craft style is manifested in architecture by rejecting the negative aspects of contemporary industrial cities. The style promoted an appreciation of nature, an incorporation of regional characteristics, and a focus on craftsmanship. Arts and Crafts buildings favoured a more picturesque and asymmetrical form which was expressive of internal functions and featured complex roof lines, prominent chimneys, bay windows and, in North America, extensive porches. Arts and Crafts residences use a variety of materials including stone, brick, stucco, and half-timbering (Ontario Architecture 2018a).

Between 1900 and 1930 in North America, the Craftsman style grew out of the Arts and Crafts movement (McAlester 1988: 454). For the purposes of this report the Craftsman style is included as a component of the Arts



and Crafts style. Craftsman architecture is largely attributed to New York furniture designer Gustav Stickley, who published a magazine called *The Craftsman* in 1901 (Arts and Crafts Society 2011). When applied to architecture, Craftsman houses are functional and sympathetically set in the natural environment. Craftsman houses can be visually rich through a combination of many different materials, particularly brick and wood (Vancouver Heritage Foundation 2019). Craftsman houses became a staple architectural style in Toronto during the early 20th century.

Craftsman houses are typically one-and-a-half to two storeys in height, include wide front porches, gently sloping roofs with exposed beams, and tapered brick or wood columns. Decorative elements are simple and may include wood shingles, stucco, brick, half timbering, or cobble stones. In the Bloor West Village HCD Study Area, 27 buildings (9%) were identified as Arts and Crafts style. Examples of Arts and Crafts buildings within the Study Area are provided in Plate 88 to Plate 91.



Plate 88: 1792 Bloor Street West looking north



Plate 89: 2115 Bloor Street West looking south



Plate 90: 1870 Bloor Street West looking north



Plate 91: 2194 Bloor Street West looking northwest

7.6.2 EDWARDIAN CLASSICISM (1900s-1930s)

The Edwardian period is associated with the reign of Edward VII, son of Queen Victoria, who was the ruler of the United Kingdom between 1901 and 1910.

Edwardian architectural style is related to this British monarch and used to describe the changes in the arts and architecture that occurred during his reign. The Edwardian Classicism architectural style was popular contemporaneously with the Beaux-Arts style, with both styles borrowing from classical design. When compared with Victorian and Beaux-Arts architecture, the Edwardian style is simpler, but still uses a variety of classical elements, such as colonettes, voussoirs, keystones, pediments, molded cornices, and entablatures (Ontario Architecture 2018b). Cornice brackets are used in block-like configurations and structural openings tend to be fitted with flat arches or plain stone lintels (Ontario Architecture 2018b). Decorative elements that were heavily used in the Victorian period, such as finials, cresting, and decorative trim (i.e. vergeboard) are absent from this style. Edwardian architecture is noted for its symmetrical designs, with smooth brick exterior and simple classical detailing (Ontario Architecture 2018b).

The Edwardian style began the trend towards the simplified styles of the 20th century. In Ontario, Edwardian residences became one of the most popular building styles for several decades after the turn of the 20th century (Mikel 2004: 112).

In the Study Area, 63 buildings (22%) are Edwardian style. Edwardian buildings are predominantly present in the form of low-rise apartment buildings and detached residences. Generally, the apartment buildings are grander than the commercial structures and include architectural elements such as flat roofs, prominent cornices, smooth brick façades, plain stone lintels, keystones, stone trim, and stone belt courses. Entrances to Edwardian style apartment buildings usually have classical detailing, keystones, porticos, or verandas. Edwardian houses in the Study Area typically include style elements such as hip or gable roofs, central dormers, two-storey bays windows, and projecting eaves with molded frieze. Front-gabled Edwardian houses, or “Foursquare”, designs are common in the Study Area. Examples of Edwardian architecture in the Study Area are provided in Plate 92 to Plate 95.



Plate 92: 2407 Bloor Street West looking south



Plate 93: 2402 Bloor Street West looking northwest



Plate 94: 2258 to 2260 Bloor Street West looking north

7.6.3 20TH CENTURY VERNACULAR (1900s-1930s)

For the purposes of the Bloor Street West HCD Study, buildings built in the 20th century that lack defining style or design elements and were likely designed by builders or non-professional architects are identified as 20th Century vernacular. This style includes both residential and commercial properties built between 1920 and 1939. These buildings tend to be functional, use locally available materials (such as red and yellow brick), and use common forms. However, the 20th Century vernacular buildings can incorporate classical elements, such as quoins around windows, and Victorian elements, such as decorative brick detailing. There are many



Plate 95: 2001 Bloor Street West looking south

examples of 20th Century vernacular commercial and residential buildings in the Bloor Street West HCD Study Area and this architectural style makes up 22% of buildings in the Study Area. Examples of 20th Century vernacular buildings are provided in Plate 96 to Plate 99.



Plate 96: 2354 Bloor Street West



Plate 97: 2388 Bloor Street West; the brick banding is a Victorian design element



Plate 98: 2250 Bloor Street West; the quoins around the windows are a classical design element



Plate 99: 1964 Bloor Street West

7.6.4 TUDOR REVIVAL (1900s-1940s)

Tudor Revival architecture is based on architecture from the late Middle Ages (1485) to the end of the Elizabethan era (1603). Typical architectural features of the Tudor style include a ground level made of stone or brick and upper levels made of wood with many windows. Half timbering was a common feature of Tudor architecture. The Tudor Revival style of architecture was part of the larger Period Revival architecture movement popular at the beginning of the 20th century. The Tudor Revival movement also grew out of the aesthetics of the Arts and Crafts movement by adapting the Tudor style to North America using vernacular building methods and materials (McHugh and Bozиковic 2017: 16). In Ontario, Tudor Revival became a popular architectural style during the 20th

century. Tudor Revival often focuses on the simple, rustic, and less impressive aspects of Tudor architecture and imitates medieval cottages or country homes (Ontario Heritage Trust 2018). Typical style elements include steeply pitched roofs, half timbering (superficial form consisting of timbers applied to a stuccoed wall), herringbone brickwork, Tudor arches, tall mullioned windows, high chimneys, and floors that project above porches (Ontario Heritage Trust 2018). In Ontario, Tudor Revival is most commonly used in residential architecture.

In the Bloor West Village HCD Study Area, the Tudor Revival architectural style is used in low-rise apartment buildings, duplexes, semi-detached houses, and detached houses. The Tudor Revival structures within the Study Area are located within close proximity to the developments in Old Mill and Humber Valley by Home Smith. Smith's developments promised "a bit of England far from England" (Etobicoke Historical Society n.d.). The Tudor Revival structures within the Study Area are also located close to the Kingsway and Baby Point neighbourhoods. All of these areas include structures built in both the Arts and Craft and Tudor Revival architectural styles. The Tudor Revival architectural style comprises 3% of buildings in the Study Area. Examples of Tudor Revival architecture are provided in Plate 100 to Plate 102.



Plate 100: 2 Traymore Crescent looking north



Plate 101: 2553 Bloor Street West looking southwest



Plate 102: 2553 Bloor Street West looking southwest

7.6.5 ITALIAN RENAISSANCE REVIVAL (1900s-1940s)

The Italian Renaissance Revival architectural style developed in North America at the end of the 19th century and continued until around 1940. The style drew inspiration from architecture developed during the Italian Renaissance, which appealed to Victorian builders looking to combine classical tradition with contemporary styling and was often used for banks and civic buildings (McHugh and Bozikovic 2017: 12). Italian Renaissance buildings are typically characterized by their rectangular plans, heights of three or more storeys and flat or hipped roof. Italian Renaissance buildings often have a symmetrical façade, a mix of round arched and rectangular

windows, masonry construction or cladding, and the use of classical details, such as columns and pilasters. Many of these buildings also featured decorative elements at the roofline, such as cornices, brackets, parapets, or balustrades.

The Italian Renaissance style was less common than other architectural styles in the early 20th century, such as Tudor Revival, Arts and Crafts or Colonial Revival. It tended to be reserved for commercial, institutional, hotel and civic buildings, though there were some uses of the style for residential dwellings. There is one example of Italian Renaissance architecture in the Study Area, located at 2199 Bloor Street West (Plate 103).



Plate 103: 2199 Bloor Street West looking southeast

7.6.6 COLONIAL REVIVAL (1900s-2000s)

At the end of the 19th century and early 20th century (between approximately 1890-1930), Colonial Revival became a popular architectural style in North America, along with other revival styles noted in previous sections. The Colonial Revival style was based on the architecture of colonial New England. The New England colonies drew from Georgian and Neoclassical designs popular when the colonies were settled in the 17th and 18th centuries. The Colonial Revival architectural style was a rejection of Victorian eclecticism and a desire for simpler and more traditional forms in the face of a rapidly changing modern world. Colonial revival buildings typically emphasized symmetry, rectangular windows with multiple panes, dormer windows, and gable, gambrel, or sometimes hip roofs. Brick and timber siding (or shingles) were the dominant cladding materials. Many Colonial Revival buildings featured classically inspired decorative details such as dentils, keystones above windows, classically inspired door surrounds, and small portico style porches. Colonial Revival was typically used for residential designs.

There are two examples of Colonial Revival architecture in the Study Area; 2525 Bloor Street West and 2555 Bloor Street West (Plate 104 and Plate 105).

7.6.7 MISSION/SPANISH REVIVAL (1910s-1930s)

Mission, or Spanish Revival, style was popular in Ontario from the 1910s to 1930s. This style was derived from Mediterranean/Spanish Baroque via Mexico and the southwestern United States and popularized through magazines (Ontario Heritage Trust 1998:30). This style includes shallow pitched clay-tile roofs, multiple-curved parapets on wall gables, smooth and shaped stucco walls, and recessed entries (Ontario Heritage Trust 1998:30). Typical construction materials include stucco, terra cotta, wrought iron, and pressed metal. Architectural forms were often taken from other contemporary styles, such as Tudor Revival and Art Deco (Ontario Heritage Trust 1998:30). In Ontario, this architectural style was most commonly



Plate 104: 2525 Bloor Street West looking south



Plate 105: 2555 Bloor Street West looking south



Plate 106: 2408 to 2412 Bloor Street West looking north

used for detached houses, low-rise apartment buildings, and small residential blocks.

In the Study Area, Mission/Spanish Revival architectural style comprises 4% of buildings. In the Study Area, the primary examples of this influence are commercial examples are found along the north side of Bloor Street West throughout the main commercial area. Examples of this style are provided in Figure 21 and Plate 106. However, some examples of the eclectic style also demonstrate Spanish Revival influences (see Section 7.6.10).

7.6.8 ART DECO (1920s-1940s)

The Art Deco style debuted in 1925 at the Exposition des Arts Decoratifs in Paris (Blumenson 1990: 192). Art Deco style was used for interior design, fashion, and architecture. Art Deco used elements of the Classical and Gothic styles, incorporating motifs from Ancient Egypt, Africa, Turkey, and Japan, while the colours and forms were influenced by the Fauves and the Cubists. However, Art Deco can also be free of any links to past architectural styles and also incorporate homages to the modern world, such as the elements

related to trains, air travel, and industry (Morawetz 2009: 4).

In Ontario, this style was adopted by wealthy and fashionable patrons who used Art Deco detailing to make their buildings lavish and exotic. Art Deco architecture typically consists of geometric, angular forms decorated with stylized motifs from “ancient” civilizations, often portrayed in stone or terra cotta reliefs (Ontario Heritage Trust 1998:31). Towers and projections above the roofline were a common design element for this architectural style (Ontario Heritage Trust 1998:31). The Art Deco style is closely linked with the Art Moderne style, but Art Deco tends to have a more historicist, floral, and detailed design. Art Moderne structures are often less decorative and tend to be more geometric or linear.

Within the Study Area, there are few true Art Deco buildings and this style comprises only 1% of buildings in the Study Area. However, the building at the corner of Bloor Street West and Mossom Road (2487 Bloor Street West) includes an excellent example of the Art Deco style seen in its form, materials, and design



Plate 107: 2487 Bloor Street West looking southwest

elements. The building includes Art Deco details in the form of vertical projections above the roofline with concrete detailing, and hexagonal windows on the east façade, a nod to the geometric details (Plate 107).

7.6.9 ART MODERNE (1930S-1950S)

Art Moderne, or Machine Age, followed closely after the Art Deco style movement. While Art Deco was a style used by the wealthy, Art Moderne was a response from designers to the needs of everyday citizens living in the modern world. Popular between 1930s and 1950s, Art Moderne was a style for the new age where excellent design was for everyone and was adopted by all sectors of society regardless of wealth (Ontario Architecture 2018c). Often characterized as “streamlined”, this architectural style has an emphasis on horizontal planes and bands, rounded corners, flat roofs, and curved railings. New materials such as glass block, stainless steel, vitrolite, terrazzo, and indirect lighting were often employed (Ontario Heritage Trust 1998:31). In Ontario, this style was often used for storefronts, cinemas, and commercial structures. Examples of Art Moderne residences are somewhat rare in Ontario, but this style was popular for apartment buildings during the 1930-1950 period (Ontario Heritage Trust 1998:31).

In the Study Area, this architectural style is most prominent in the form of low-rise apartment buildings at the west end of the Study Area. Art Moderne style is used in 2% of buildings in the Study Area. Examples of this style are provided in Plate 108 and Plate 109. Others include the apartment buildings at 2559 and 2561 Bloor Street West.



Plate 108: 2454 Bloor Street West looking north



Plate 109: 2450 Bloor Street West looking northwest



Plate 110: 2561 Bloor Street West looking south

7.6.10 ECLECTIC (VARIOUS DATES)

The Eclectic style category includes buildings that fall outside defined architectural styles. They account for 2% of buildings in the Study Area (Plate 111 and Plate 113). Most notably, the two protected heritage properties in the Study Area fall into this architectural style. The Runnymede Library (2178 Bloor Street West), a listed heritage property on the City's Heritage Register, is an eclectic building that blends European architectural styles with Canadian themes and ornamentation. The building was designed by prominent Toronto architect John Lyle, who intended to create a uniquely Canadian style of architecture.



Plate 111: : 2178 Bloor Street West looking north

Instead of classical design elements, the building includes Pacific Coast inspired totem poles, arrowhead designs in the front façade iron railing, and carvings of plants and animals.

The former Runnymede Theatre (2223 Bloor Street West), is a property designated under Part IV of the OHA. This building features an eclectic mix of Beaux Arts and Art Deco influenced brick arches, stylized floral cornice and copper decoration. The structure at 2010 Bloor Street West is also an eclectic mix of Neo-Gothic design and the Mission/Spanish Revival style, demonstrated through the shallow pitched tile roof.



Plate 112: 2223 Bloor Street West looking south



Plate 113: 2010 Bloor Street West looking north



Plate 114: 1778 Bloor Street West looking north



Plate 115: 1908 Bloor Street West looking north

7.6.11 INTERNATIONAL STYLE (1920s-1980s)

The term “International Style” was coined in 1932 during the first International Exhibition of Modern Architecture at the Museum of Modern Art in New York City (Ontario Architecture 2018d). The style is credited to historian Henry-Russell Hitchcock and architect Philip Johnson, who presented an exhibition and companion book on the style (Chicago Architecture Foundation 2018). Hitchcock and Johnson identified three key design principles of International Style: Architecture as volume (thin planes create the building’s form instead of solid mass), regularity in the façade, as opposed to building symmetry, and no applied ornament (Chicago Architecture Foundation 2018).

International Style architecture is also one of the first

architectural styles that posited that housing for common people could be great architecture (Chicago Architecture Foundation 2018). Sheet glass, steel, and concrete are common materials used in International Style architecture. The use of these materials allowed for taller buildings. This style is commonly applied to commercial buildings, such as the TD Centre in Toronto, but there are also many examples of this style applied to residences. Ontario International Style residences tend to be cubist in nature with flat roofs, clean lines, straight edges, and full sheets of glass (Ontario Architecture 2018d). International Style architecture was most popular between 1920-1960, but buildings of this style were still constructed in the 1970s and early 1980s. There is one building of this style in the Study Area at 2545 Bloor Street West (Plate 116).



Plate 116: 2545 Bloor Street West looking south

7.6.12 MID-CENTURY MODERN (1950s-1970s)

The Mid-Century Modern architectural style arose in the aftermath of the Second World War. The exact style elements of Mid-Century Modern architecture vary greatly, but often incorporate materials such as steel, glass, and concrete and the forms are often simplified, with little ornamentation. Geometric forms, such as butterfly or zig-zag roofs, were used in larger buildings and residences were simple with salt-box roofs and covered carports. Uno Prii, a famous Toronto architect, was a master of Mid-Century Modern architecture and designed many apartment towers

that remain in the City (McHugh and Bozikovic 2017: 203, 226, and 229). There are a number of streams of Mid-Century Modern architecture, including minimalism, structuralism, brutalism, deconstructivism, and organic.

In the Study Area, Mid-Century Modern buildings form 8% of buildings. Notable examples of this style include the Humber Cinema and St. Pius X Church (Plate 117 and Plate 118, respectively). There are also a number of low-rise apartment buildings that feature this style (Plate 119 and Plate 120).



Plate 117: 2442 Bloor Street West looking west (subject to development application and pending demolition permit approval)



Plate 118: 2305 Bloor Street West looking south



Plate 119: 2000 Bloor Street West looking northeast



Plate 120: 2140 Bloor Street West looking north



Plate 121: 1968 Bloor Street West looking northwest (Neo-Georgian influences)



Plate 122: 2320 Bloor Street West looking north contains a pastiche of historic style elements, including cornice and windows with small panes

7.6.13 NEW TRADITIONAL (POST-1985)

New Traditional architecture includes new structures built post-1985 that use traditional building styles or decorative elements from styles such as Victorian, Second Empire, Classical, Edwardian, or Colonial Revival. The category of New Traditional is used for the purposes of this study to distinguish between historical construction and those that are contemporary infill. New Traditional architecture is used for 1% of buildings in the Study Area. Examples of New Traditional architecture are provided in Plate 121 and Plate 122.

7.6.14 CONTEMPORARY (1980-PRESENT)

For the purpose of the Bloor West Village HCD Study, Contemporary architecture is used to describe buildings that were built post-1980 and do not follow any of the aforementioned architectural styles. Within

the Study Area, Contemporary buildings tend to be larger in scale than other properties along Bloor Street West and include architectural details such as glass facades, concrete, and geometric forms. The majority of Contemporary buildings in the Study Area are commercial properties and residential properties, though large-scale mixed use condominium buildings that include retail at the ground level and private residences above are visually dominant. Contemporary office buildings are also common in the Study Area.

Contemporary architecture is common in the Study Area and is used in 23% of buildings. Examples of this style are shown in Plate 123 to Plate 126. A good example of the Contemporary style (specifically the Late Modern style) is 2425 Bloor Street West that was constructed in 1981 (Plate 126).



Plate 123: 2511 Bloor Street West



Plate 124: 2 Old Mill Drive looking north

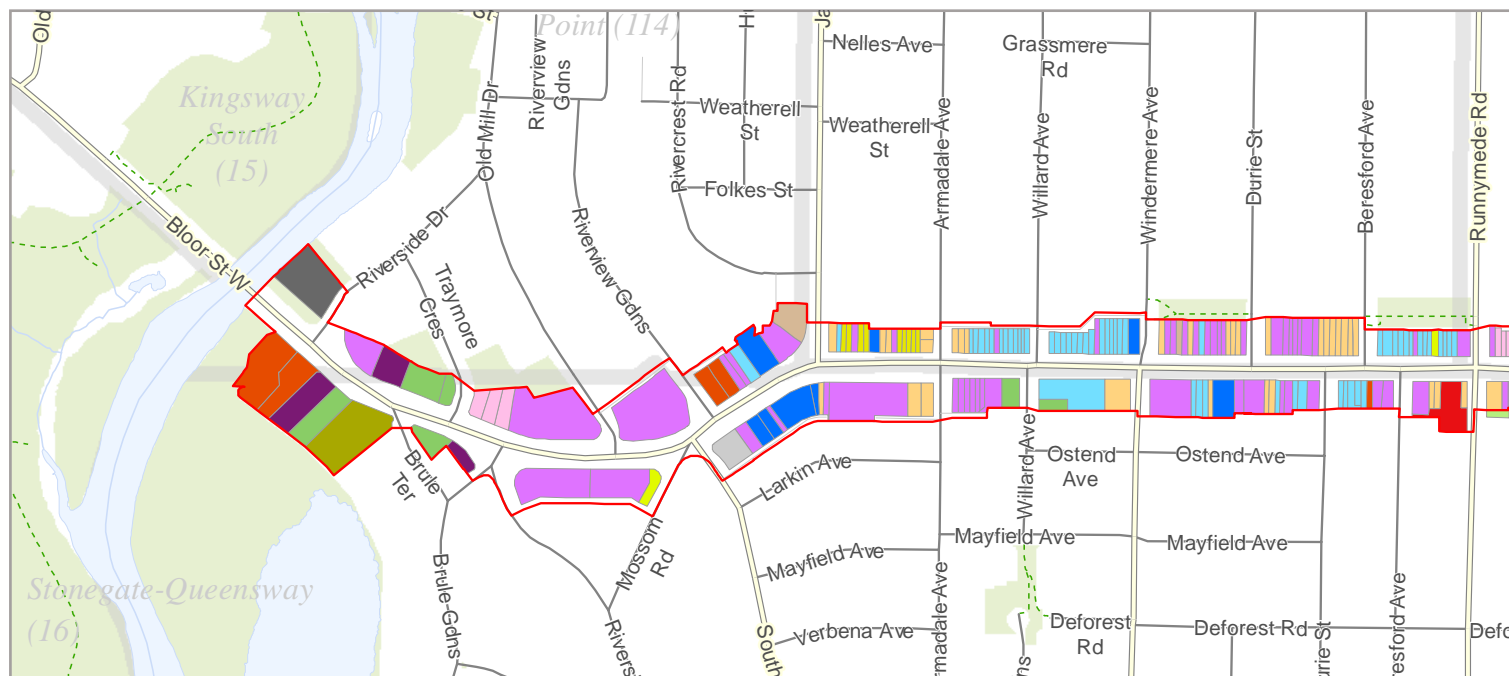


Plate 125: 1 Old Mill Drive



Plate 126: 2425 Bloor Street West

FIGURE 21: BLOOR STREET WEST ARCHITECTURAL STYLE



Legend

Study Area

Neighbourhood

Greenspace

Architectural Style/Influence

20th Century Vernacular - Commercial

20th Century Vernacular - Residential

Art Deco

Art Moderne

Arts and Crafts

Colonial Revival

Contemporary

Eclectic

Edwardian

Industrial/functional structure

International

Italianate

Mid-Century Modern

Mission/Spanish Revival

New Traditional

Tudor Revival

TBD

Other

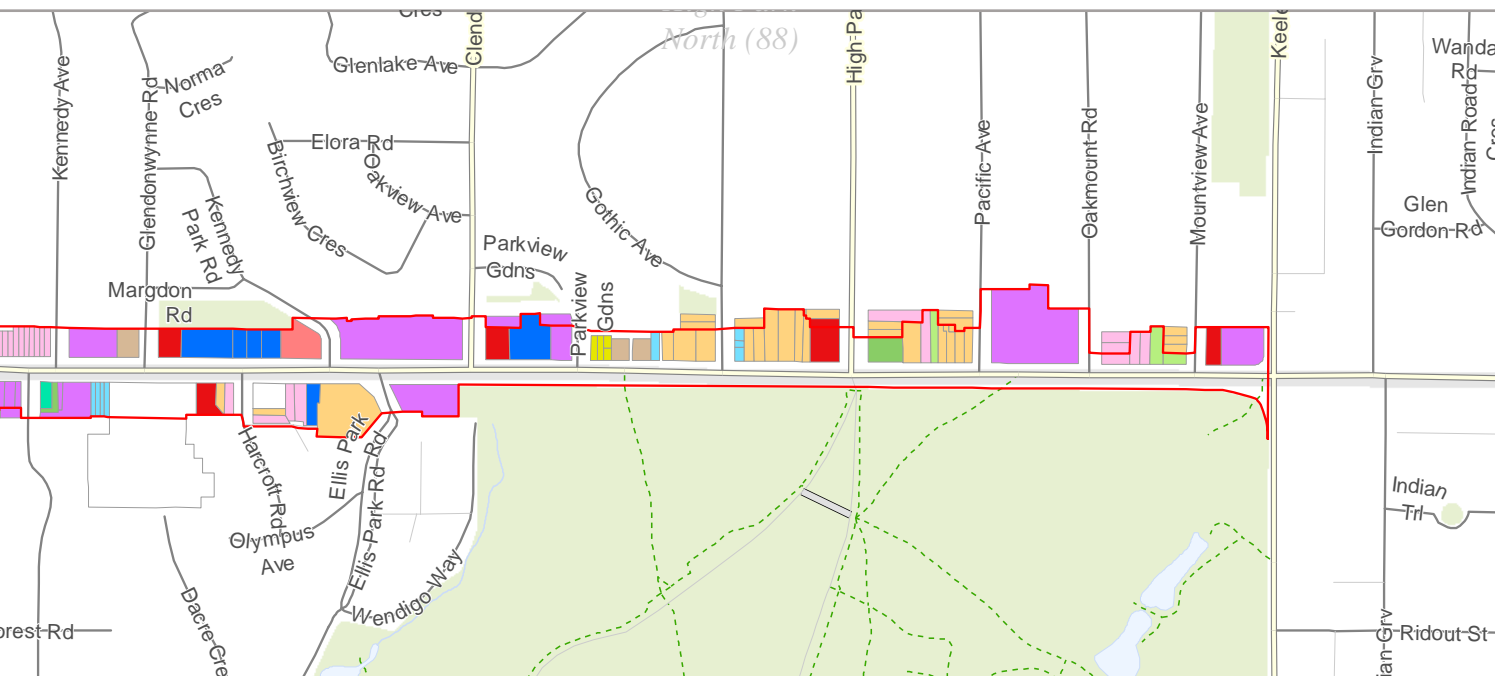
na

7.7 URBAN FABRIC AND GRAIN

Urban fabric is the physical form that makes up the urban environment. Building types, open spaces, property frontages and streetscapes together form the urban fabric. For the purposes of the Bloor West Village HCD Study, three types of urban fabric are considered: fine grain, intermediate grain, and coarse grain. Grain is used to describe the cellular structure of an urban environment. This structure consists of the forms and objects in the built environment and their relationship to one another (Konkol 2015: 11). The dimensions of the block, and of the individual lots that

comprise it, define the grain at the urban and neighbourhood scales (Konkol 2015:12). This information is discussed in subsequent sections both as a percentage of total properties in the Study Area and also as a percentage of total streetwalls.

Within the Study Area, each of the three grain types were further distinguished as historic or contemporary. The date range for historic and contemporary is based on an understanding of the historical development of the Study Area. The historic range of 1900-1949 is connected to the first building boom in the Study Area from 1900 to 1939. The contemporary range is



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

connected to the second, albeit much smaller building era in the following the Second World War and increased population in the Study Area influenced by Eastern European immigration. This captures everything constructed from 1950 to the present. Property grain within the Study Area is mapped and presented in Figure 22. Streetscapes and public realm are discussed in Sections 7.10 and 7.11.

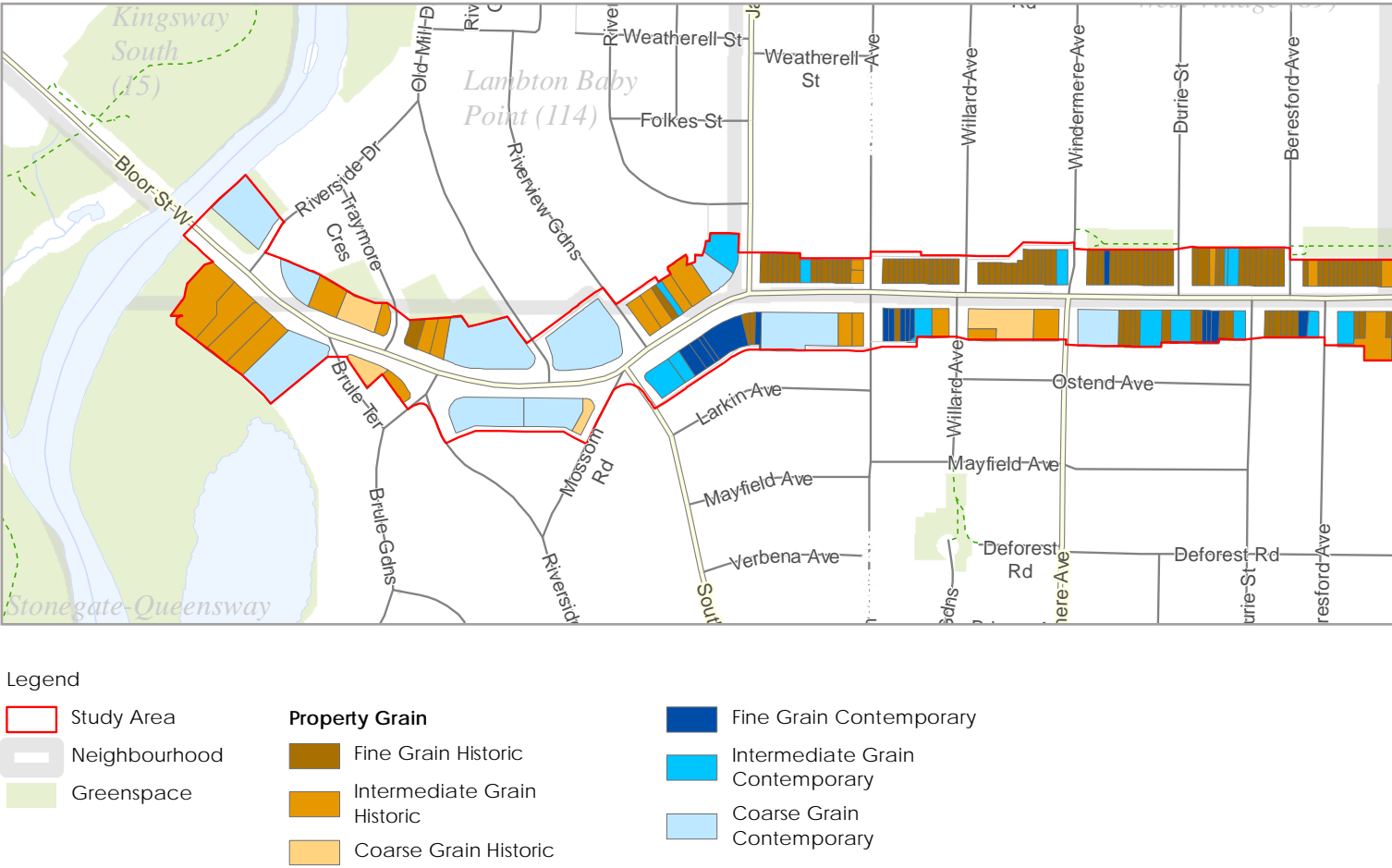
7.7.1 FINE GRAIN

Fine grain urban fabric generally consists of small urban blocks that contain numerous buildings with narrow frontages. Frequent storefronts and minimal setbacks are characteristics of fine urban grain (Artibise 2010).

Fine grain urban fabric affords users frequent streets and storefronts to explore. Fine grain urban fabric tends to evolve over time and in response to the needs of the local community (Artibise 2010). This process creates streetscapes that are dynamic and adaptable.

Within the Study Area, fine grain properties are considered to have a property width between 4 and 10 metres. Fine grain properties within the Study Area tend to cluster together, are between two and three storeys high, and create pedestrian friendly blocks (Plate 127). Properties within the main commercial area of the Bloor West Village comprise the majority of fine grain properties within the Study Area.

FIGURE 22: BLOOR STREET WEST PROPERTY GRAIN



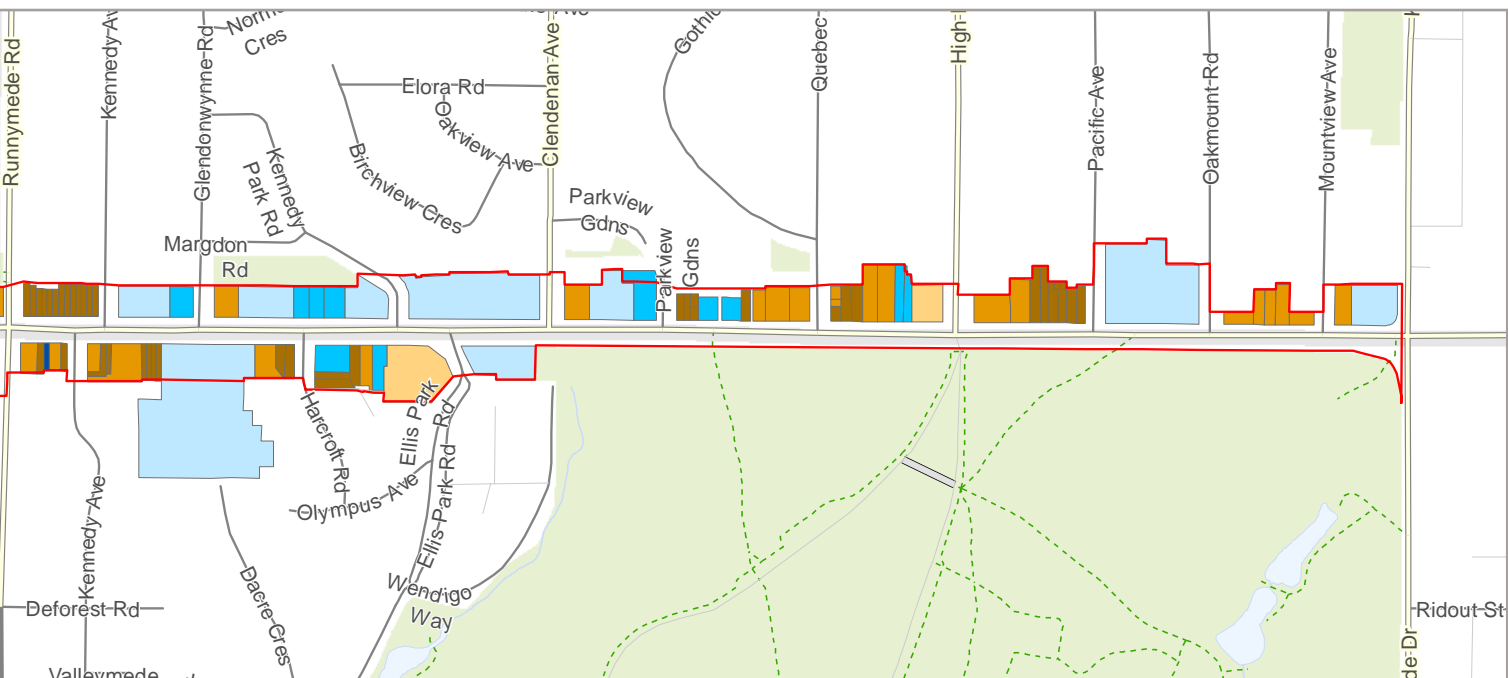
There are 160 fine grain historic properties, which make up over half of the properties in the Study Area (56%) and represent the largest percentage of total streetwall at 922 metres or 29% of the total streetwall in the Study Area. Of the fine grain historic buildings, 98 are commercial properties, 40 are mixed use, 20 are residential, and two are institutional. All 23 fine grain contemporary properties contain commercial (19) or

mixed use (four) buildings. These represent 153 metres of streetwall or 5% of the total. Together, fine grain buildings represent the dominant building grain in the Study Area at 64% of total properties in the Study Area and 34% of the total streetwall.

It should be noted that in many cases, several fine grain historic properties form part of a consistent



Plate 127: Example of intermediate grain properties in the Bloor West Village HCD Study Area (DTAH 2018)



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

building block, with a row of between 2 to 10 buildings of the same height and architectural style. The individual storefronts break up the visual bulk of the block, but the generally consistent style and façade organization contribute to a coherent streetscape. An example of a commercial block with fine grain historic properties is provided in Plate 127. All the properties on the north side of Bloor Street West between Willard

Avenue and Windermere Avenue are fine grain historic with the exception of the BMO building (2330 Bloor Street West), which is intermediate grain.

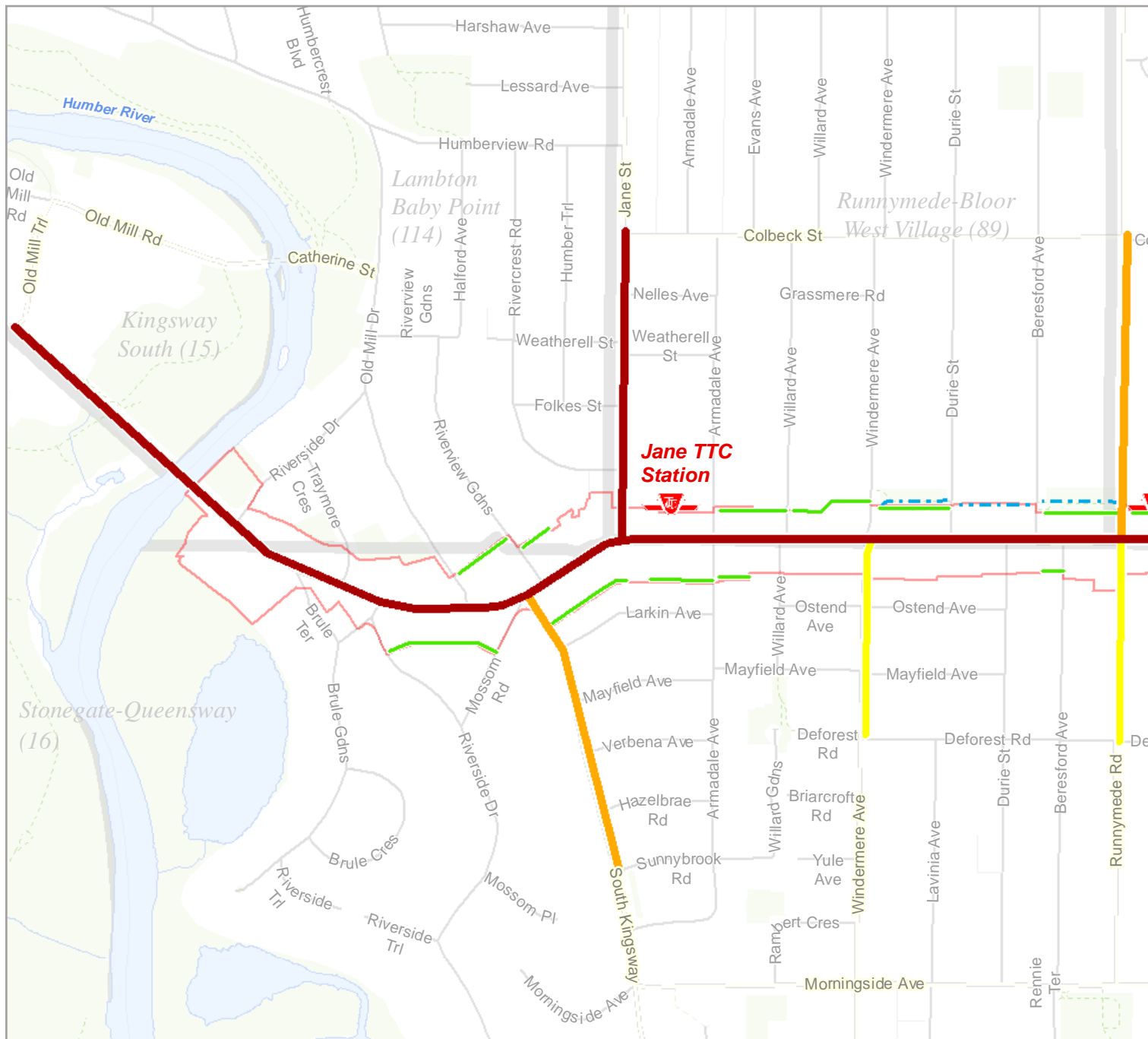
7.7.2 INTERMEDIATE GRAIN

Intermediate urban grain properties fall within small urban blocks and generally consist of properties with greater setbacks and landscaping than fine grain properties. Intermediate grain properties in the Study



Plate 128: Example of fine grain properties in the Bloor West Village HCD Study Area (DTAH 2018)

FIGURE 23: BLOOR STREET WEST CIRCULATION



Legend

- | | |
|---------------|---------------------|
| Study Area | TTC Station |
| Neighbourhood | Major Arterial Road |
| Greenspace | Minor Arterial Road |
| Waterbody | Collector Road |
| | Laneway |
| | Path |
| | Greenspace |



Plate 129: Example of contemporary coarse grain properties in the Study Area (DTAH 2018)

Area range between 11 and 35 metres wide (Plate 128). Properties within the intermediate grain category generally consist of low-rise apartment buildings, larger residential lots, and commercial buildings.

There is a total of 80 intermediate grain properties in the Study Area, which make up 27% of the total number of properties and 33% of the total streetwall. There are 56 (19%) intermediate grain historic properties representing 750 metres of streetwall (24%) and 24 (8%) intermediate grain contemporary properties in the Study Area representing 280 metres of streetwall (9%).

Of the historic intermediate properties, 32 are residences, 18 are commercial, 5 are mixed use, and 2 are institutional. Of the intermediate grain contemporary properties, 11 are commercial, 5 are mixed use, 4 are institutional, three are residential, and one is a vacant property. An example of a block with intermediate grain historic properties is provided in Plate 128.

7.7.3 COARSE GRAIN

Coarse grain urban fabric consists of large developments that take up most of a city block. This type of urban fabric results in a uniform streetscape with few opportunities for users to engage with the space (Artibise 2010). Coarse grain properties can be attributed with disrupting the pedestrian experience creating “breaks” within the streetscape. For the Bloor West Village HCD Study, properties within the coarse grain category are more than 35 metres wide. These properties tend to include larger scale apartment buildings, condominiums, and office buildings.

Coarse grain properties comprise 8% of the Bloor West Village HCD Study Area. This represents a total of 33% of the Study Area streetwall or 1,022 metres. The disproportionate numbers relate to the large street frontage of coarse grain properties. There are 7 (2%) coarse grain historic properties comprising 5% of the streetwall and 18 (6%) coarse grain contemporary properties comprising 28% of the streetwall. Of the coarse grain historic properties, four are residences, two are commercial buildings, and one is a funeral home. Of the coarse grain contemporary properties, seven are residences, four are commercial properties, four are mixed use, one is a utility/transportation property, and the remaining two are vacant/under construction (these were not considered in total streetwall pending completion). An example of contemporary coarse grain properties in the Study Area is provided in Plate 129.

7.8 CIRCULATION ANALYSIS

7.8.1 ROADS

Bloor Street West forms the spine of the Study Area, with the majority of built resources fronting the roadway in the Study Area. In addition to Bloor Street West, there are a number of roads that intersect with the Study Area and connect Bloor West Village to the residential neighbourhoods located to the north and south. There are four types of roads in the Study Area: major arterial, minor arterial, collector, and local roads. Circulation in the Study Area is mapped and presented in Figure 23.

Major arterial roads are roads where traffic movement is the primary function (City of Toronto 2018a). These roads experience traffic of greater than 20,000 vehicles and greater than 5,000 bus passengers per day (City of Toronto 2018a). Speed limits on major arterial roads are between 50 to 60 km/hr. These roads have sidewalks on both sides and special accommodations for cyclists are present. Major arterial roads are a high priority for winter maintenance (City of Toronto 2018a). There are three major arterial roads in the Study Area, including:

- Bloor Street West
- Keele Street
- Jane Street

Similar to major arterial roads, the primary function of minor arterial roads is the movement of traffic (City of Toronto 2018a). Minor arterial roads have traffic from 8,000 to 20,000 vehicles and 1,500 to 5,000 bus passengers per day (City of Toronto 2018a). Speed limits are between 40 and 60 km/hr. Main intersections are controlled by traffic signals and no truck restrictions are placed on these roads. Minor arterial roads have sidewalks on both sides and are a high priority for winter maintenance. There are two minor arterial roads in the Study Area, including:

- Runnymede Road (north of Bloor Street West)
- South Kingsway

The main function of collector roads is to provide access to property and traffic movement (City of Toronto 2018a). Collector roads are travelled by 2,500 to 8,000 vehicles and less than 1,500 bus or streetcar passengers per day. These roads have signalized intersections at arterial roads and truck restrictions are permitted (City of Toronto 2018a). Special facilities are required for cyclists and sidewalks are present on both sides of the road. Collector roads have medium priority for winter maintenance. There are four collector roads in the Study Area, including:

- High Park Avenue
- Clendenan Avenue
- Runnymede Road (south of Bloor Street West)

The remaining roads in the Study Area are local roads. The function of local roads is to provide access to property (City of Toronto 2018a). These roads are used by less than 2,500 vehicles per day and have low traffic speeds. Local roads generally have no bus routes and sidewalks are on at least one side of the road. Truck restrictions are preferred for local roads. Local roads have low priority for winter maintenance. There are 19 local roads that intersect with Bloor Street West in the Study Area, including:

- Riverside Drive
- Traymore Crescent
- Brule Terrace
- Old Mill Road
- Mossom Road
- Riverview Gardens
- Armadale Avenue
- Willard Avenue
- Windermere Avenue (north of Bloor Street West)
- Durie Street
- Beresford Avenue
- Kennedy Avenue
- Glendowynne Road
- Kennedy Park Road
- Ellis Park Road
- Quebec Avenue
- Pacific Avenue
- Oakmount Road
- Mountview Avenue

The street patterns in the Study Area are typical of the City of Toronto. Between Keele Street and Jane Street the street patterns mainly follow a grid pattern. This grid pattern is irregular between Kennedy Avenue and Jane Street with six T-intersections. Instead of a main north-south roadway remaining straight as it crosses Bloor Street West, Kennedy Avenue, Beresford Avenue, Durie Street, and Willard Avenue change direction either east or west along Bloor Street West before veering south again. This irregular layout is due to the development and survey of the Village of Swansea in the south in the late 19th century. Following the road improvements made to Bloor Street West between

1910 and 1917, the streets in the amalgamated Village of Swansea were renamed to connect with those on the north side of Bloor Street West. Between Jane Street and the Humber River, the street patterns change and are curved and irregular.

Dispersed throughout the Study Area is a series of boulevards. Grassed boulevards consisting of lawn and soft landscaping are more common on the east and west ends of the Study Area where residential land use predominates. Paved boulevards, comprising mostly hard landscaping, including primarily concrete and planters, are more common in the central section of the Study Area where there is a high concentration of commercial and mixed use properties.

7.8.2 LANEWAYS AND PATHS

There are several public laneways in the vicinity of the Study Area. Laneways serve as connections between blocks and are commonly used by pedestrians with some limited vehicle use. In addition to public laneways, there are informal paths that together form a continuous pedestrian walkway on the north side of Bloor Street West between Armadale Avenue and Runnymede Road. Public laneways and informal paths are depicted in Figure 23.

The system of laneways, parking lots, and pedestrian paths is concentrated on the north side of Bloor Street West between Glendonwynne Road and Jane Street. The laneways and informal paths are adjacent to the Study Area but do not fall within the current Study Area boundary.

In addition to the laneways and informal paths on the north side of Bloor Street West, there are a number of pedestrian paths between buildings within the Study Area (Plate 130 to Plate 132).

7.8.3 TRANSIT

There are four Toronto Transit Commission (TTC) subway stations that service the Study Area, including Keele, High Park, Runnymede, and Jane. All TTC stations are located on the north side of Bloor Street. Keele Station was constructed in 1966 when the Bloor-Danforth

line was opened between Keele Street and Woodbine Avenue. The subway line was extended west to Islington Station in 1968. The remaining stations (High Park, Runnymede, and Jane) were all opened in 1968. All four TTC stations are built in Mid-Century Modern style.

The presence of the four TTC stations along the north edge of the Study Area makes it an easily accessible neighbourhood in the City of Toronto. Keele Station is located approximately 75 metres from the east end of the Study Area. High Park Station is located 60 metres from Bloor Street West, and Runnymede and Jane stations are approximately 40 metres from Bloor Street West. The close proximity of Keele, High Park, Runnymede, and Jane stations make the east and commercial core well served by transit. The west end of the Study Area, between Jane and Riverside Drive, is less accessible by transit. This has effectively resulted in a different neighbourhood character west of Jane Street as there is notably less pedestrian traffic and higher levels of vehicular traffic.

In addition to the difference in character of east and west of Jane Street, the presence of Keele, High Park, Runnymede, and Jane TTC stations on the north side of Bloor Street West has given a different character to the north and south sides of the street. Generally, the north side of Bloor Street West between Keele and Jane streets has higher levels of pedestrian traffic and is perceived as more “lively” by local residents (based on feedback received from Bloor West Village CCM1 on February 15, 2018 and CAG1 on May 14, 2018).

7.9 BUILDING TYPOLOGIES

Defining commercial and residential building typologies brings valuable information to an HCD Study as properties of similar types are brought together to help to establish architectural trends in the Study Area. For the purpose of this study, the Storefront typologies identified below include both commercial and mixed use properties. Storefront typologies are limited to building types that form building rows and/or feature repeated design



Plate 130: Pedestrian path located at 2321 Bloor Street West



Plate 131: Pedestrian path located at 2426 Bloor Street West



Plate 132: Pedestrian path located at 2426 Bloor Street West looking towards Jane Subway Station entrance

elements. Commercial buildings that are isolated examples of a style/use/form, or are unique structures, are not considered to have a commercial architectural typology. Unique buildings that are notable for their style, use, massing, or architectural design are noted in Section 7.9.3 as heritage potential properties.

7.9.1 STOREFRONT TYPOLOGIES

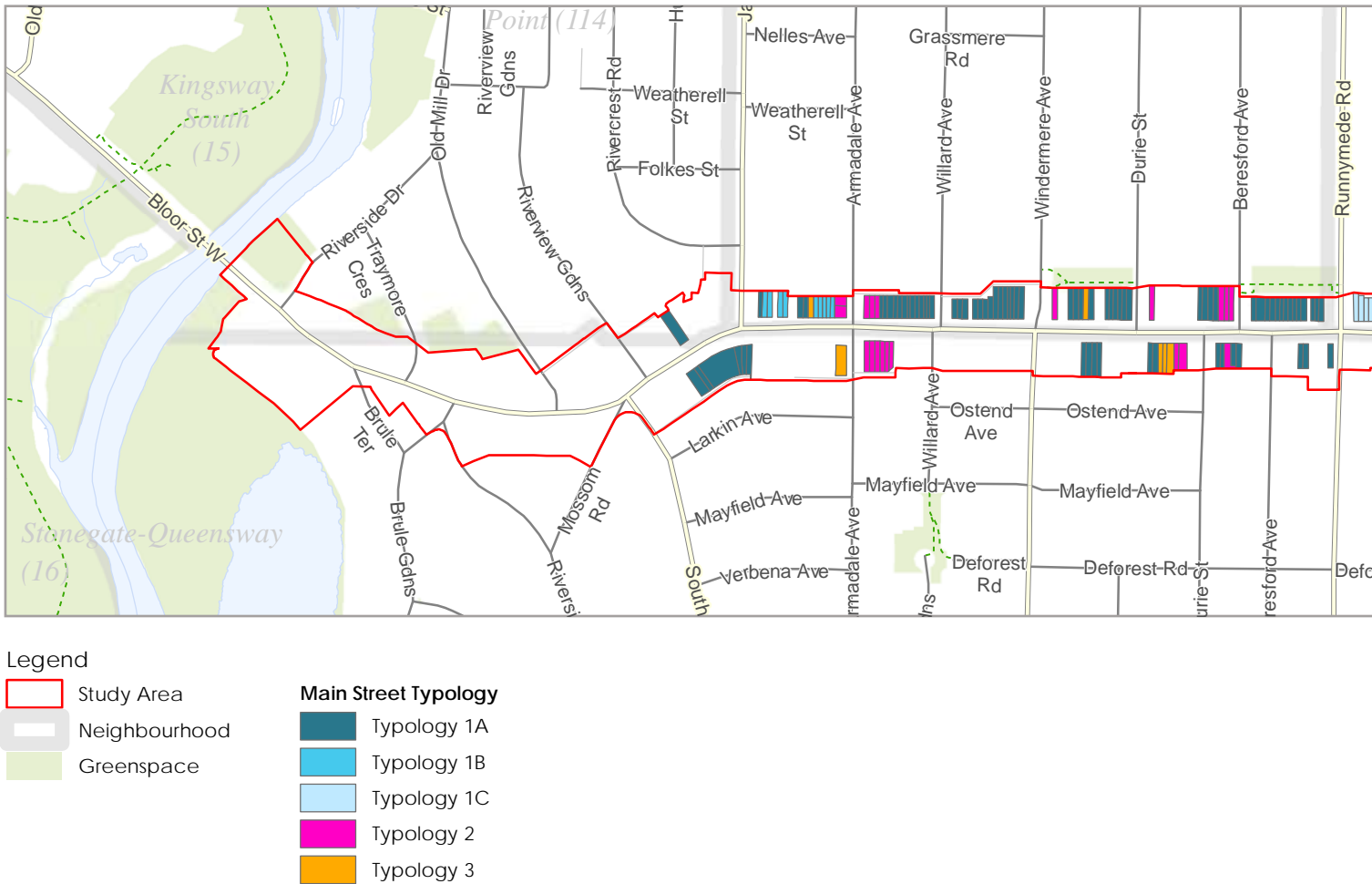
Commercial storefronts make up the central portion of the Study Area. Commercial storefronts within the Storefront typologies range from one to three storeys

and make up 49% of the Study Area. Commercial storefronts that do not fit within the Storefront typologies have been classified as other and make up 28% of the Study Area. Often referred to locally as Main Street, there are a variety of these typologies which are described in detail below. Storefront typologies are mapped and presented in Figure 24.

7.9.1.1 Typology 1: Two-storey Storefront

The two-storey storefront is the predominant Storefront architectural typology in the Study Area.

FIGURE 24: BLOOR STREET WEST MAIN STREET TYPOLOGY



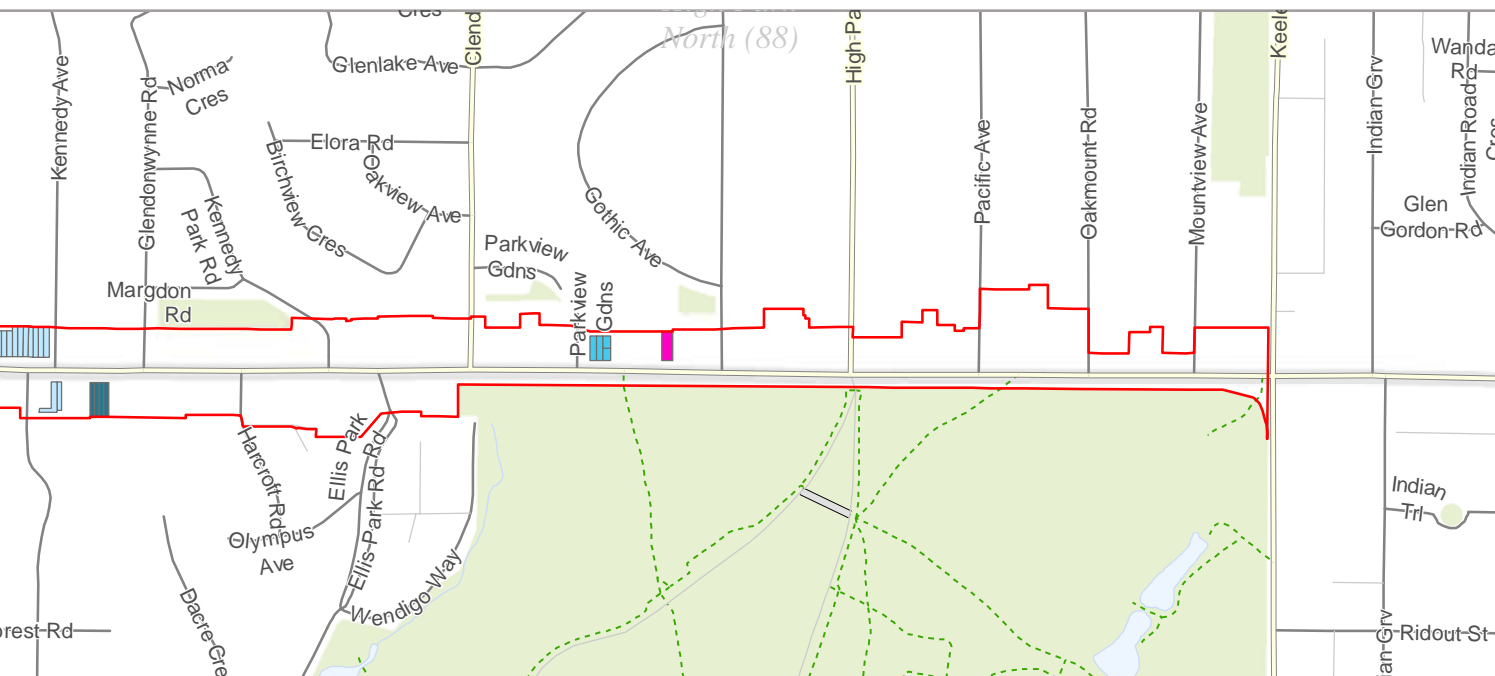
This typology makes up 40% of all buildings in the Study Area. Defined as 'Typology 1', the two-storey storefront was further subdivided into three sub-types in order to provide more detailed information on this architectural typology. Typology 1A, 1B, and 1C are described in detail below.

Typology 1A: Two-storey Storefront Square

Typology 1A is the most common storefront typology in the Study Area and comprises 31% of all buildings in the Study Area. Typology 1A buildings are two-storeys, with a flat roof and simple architectural details (Table 4). Typology 1A buildings most commonly feature

20th Century vernacular or Edwardian architectural style but there are examples of Art Deco, Mid-Century Modern, and New Traditional buildings of this typology. Typology 1A buildings predominantly have a fine grain historic width (86%) with some areas of fine grain contemporary (11%), and a few examples of intermediate property grain (3%). Buildings of this type are mostly built between 1920-1939 (82%).

The first storey of a Typology 1A building has a glazed commercial storefront that generally has new metal and glass doors and windows. A horizontal commercial sign, with the name of the occupant, is



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.



generally located between the first and second storeys. The commercial signs form a continuous band along Bloor Street due to the consistent placement of these signs between the first and second storeys. The second storey of a Typology 1A building generally has a brick exterior with between 1 and 3 windows. Windows have simple architectural details, such as plain, flat lintels and sills. Some decoration in the form of quoins is present on Edwardian style examples of this typology. The roof line of a Typology 1A building is generally flat and undecorated. Some examples included parapets and frieze with decorative brickwork.

Typology 1B: Two-storey Storefront Mission/Spanish Revival

Typology 1B buildings are two-storeys high, have flat roofs and are built in the Mission/Spanish revival architectural style (Table 5). This typology comprises 4% of all buildings in the Study Area. The property width for all Typology 1B buildings is between three and ten metres, making all buildings of this typology fine grain. All Typology 1B buildings were built between 1920-1939.

Typology 1B buildings are only found on the north side of Bloor Street West. The first storey has a glazed

TABLE 4: SUMMARY OF TYPOLOGY 1A CHARACTERISTICS

Typology 1A	Description
	<p>Grain:</p> <ul style="list-style-type: none">• Fine grain historic (86%), fine grain contemporary (11%), intermediate grain historic (3%) <p>Land Use:</p> <ul style="list-style-type: none">• Commercial (77%), mixed use (21%), institutional (2%) <p>Period of Construction:</p> <ul style="list-style-type: none">• 1900-1919 (3%), 1920-1939 (82%), 1940-1949 (3%), 1950-1959 (9%), 1960-1979 (1%), Post-1980 (1%) <p>First Storey:</p> <ul style="list-style-type: none">• Glazed commercial storefront with 1-2 doors• Often updated with new doors, windows, and commercial signs <p>Second Storey:</p> <ul style="list-style-type: none">• Commercial or residential use• One-three bays <p>Roof Type:</p> <ul style="list-style-type: none">• Flat with simply decorated frieze• Architectural Styles:<ul style="list-style-type: none">• 20th Century vernacular, Edwardian, Art Deco, Contemporary, Mid-Century Modern, New Traditional
	

commercial storefront that generally has new metal and glass doors and windows. A horizontal commercial sign, with the name of the occupant, is generally located between the first and second storeys. The commercial signs form a continuous band along Bloor Street West due to the consistent placement of these signs between the first and second storeys. The second storey of Typology 1B building generally has a brick exterior with between one and two windows.



Windows have simple architectural details, such as flat window surrounds bordered with brick stretchers. The

roof line of Typology 1B buildings includes a frieze with alternating stucco and brick pattern and projecting eaves with brackets. The roof is flat but contains a front facing, gable-type parapet with and frieze with decorative brickwork.

Typology 1C: Two-storey Storefront Arts and Crafts, Tudor Revival or Contemporary

Typology 1C buildings include Arts and Crafts, Tudor Revival, or Contemporary architectural styles, have two-storeys, and are flat roofed (Table 6). This typology comprises 5% of all buildings in the Study Area. The

TABLE 5: SUMMARY OF TYPOLOGY 1B CHARACTERISTICS



Typology 1B	Description
	<p>Grain:</p> <ul style="list-style-type: none">• Fine grain historic (100%) <p>Land Use:</p> <ul style="list-style-type: none">• Commercial (50%), mixed use (50%) <p>Period of Construction:</p> <ul style="list-style-type: none">• 1920-1939 (100%) <p>First Storey:</p> <ul style="list-style-type: none">• Glazed commercial storefront with one-two doors• Often updated with new doors, windows, and commercial signs <p>Second Storey:</p> <ul style="list-style-type: none">• Commercial or residential use• One-two bays <p>Roof Type:</p> <ul style="list-style-type: none">• Flat roof with parapet and terracotta style shingles <p>Architectural Styles:</p> <ul style="list-style-type: none">• Mission/Spanish Revival
	

property width for Typology 1C buildings is between 3 and 10 metres, making all buildings of this typology fine grain. Most buildings of this type were built between 1900-1919 (87%) and the remainder between 1920 and 1939 (13%). Typology 1C buildings are primarily found on the north side of Bloor Street West between Runnymede Road and Kennedy Avenue, although two examples are found on the south side of the street at the foot of Kennedy Avenue. The first storey has a glazed commercial storefront that generally has new metal and glass doors and windows. A horizontal commercial sign, with the name of the occupant, is generally located

between the first and second storeys. The second storey of Typology 1C buildings generally have a stucco exterior with between one and two windows.

Windows have simple architectural details, such as flat window surrounds bordered with stretchers. One example in the centre of the block between Runnymede Road and Kennedy Avenue has brick quoins around the second storey window. The roof line of Typology 1C buildings have projecting eaves with brackets. The roof is flat but has a hip roof parapet with gable ends. Some units have a centred front facing gable.

TABLE 6: SUMMARY OF TYPOLOGY 1C CHARACTERISTICS

Typology 1C	Description
	<p>Grain:</p> <ul style="list-style-type: none">• Fine grain historic (100%) <p>Land Use:</p> <ul style="list-style-type: none">• Commercial (67%), mixed use (33%) <p>Period of Construction:</p> <ul style="list-style-type: none">• 1900-1919 (87%)• 1920-1939 (13%) <p>First Storey:</p> <ul style="list-style-type: none">• Glazed commercial storefront with 1-2 doors• Often updated with new doors, windows, and commercial signs <p>Second Storey:</p> <ul style="list-style-type: none">• Commercial or residential use• One-two bays <p>Roof Type:</p> <ul style="list-style-type: none">• Flat roof with hip parapet and gable ends. Some units have a single front facing gable. <p>Architectural Styles:</p> <ul style="list-style-type: none">• Arts and Crafts, Tudor Revival, Contemporary
	



7.9.1.2 Typology 2: Three-Storey Storefront

Typology 2 buildings have three-storeys and flat roofs and are built in Edwardian, 20th Century vernacular, Contemporary, or Mid-Century Modern style (Table 7). This typology comprises 7% of all buildings in the Study Area. There is a total of 20 Typology 2 buildings in the Study Area. Of these, 11 (55%) are fine grain historic (three-ten metres), six (30%) are fine grain contemporary, and three (15%) have intermediate grain historic (11-35 metres). In terms of land use,

65% of Typology 2 buildings are mixed use and 35% are commercial properties. Typology 2 buildings are often corner buildings within the main commercial section of the Study Area, although mid-block examples of this typology are also present, such as the buildings at 2387 Bloor Street West to 2395 Bloor Street West.

Corner examples of Typology 2 buildings often have glazed storefront with one-two doors that face Bloor Street West and side entrances that give access to residential

TABLE 7: SUMMARY OF TYPOLOGY 2 CHARACTERISTICS

Typology 2	Description
	Grain: <ul style="list-style-type: none">• Fine grain historic (55%), fine grain contemporary (30%), intermediate grain historic (15%)
	Land Use: <ul style="list-style-type: none">• Mixed use (65%), commercial (35%)
	Period of Construction: <ul style="list-style-type: none">• 1900-1919 (10%), 1920-1939 (60%), 1950-1959 (5%), 1960-1979 (25%)
	First Storey: <ul style="list-style-type: none">• Glazed commercial storefront with multiple entrances• Often updated with new doors, windows, and commercial signs
	Second Storey: <ul style="list-style-type: none">• Commercial or residential use• One-two bays
	Roof Type: <ul style="list-style-type: none">• Flat roof with parapet or molded cornice.
	Architectural Styles: <ul style="list-style-type: none">• Edwardian, 20th Century vernacular, Contemporary, Mid-Century Modern
	

7.9.2.3 Typology 3: One Storey Storefront

Typology 3 buildings are one storey, have a flat roof, and are built in Edwardian, 20th Century vernacular, or Contemporary architectural style (Table 8). This typology comprises 2% of all buildings in the Study Area. There is a total of six properties of this type in the Study Area. Of these, 3 (50%) are fine grain contemporary, two are fine grain historic (33%), and one (17%) is intermediate grain historic. All buildings of this type have a commercial land use. Half of the

buildings of this type date between 1920-1939.

Typology 3 buildings commonly have updated exteriors with a single entrance facing Bloor Street West. Typology 3 buildings are predominantly mid-block buildings that are located in the main commercial section of the Study Area. Some examples of this typology have a false second storey so that they appear in harmony with adjacent two-storey buildings. Typology 3 buildings most often have updated facades that cover the original brick exterior.

FIGURE 25: BLOOR STREET WEST RESIDENTIAL TYPOLOGY

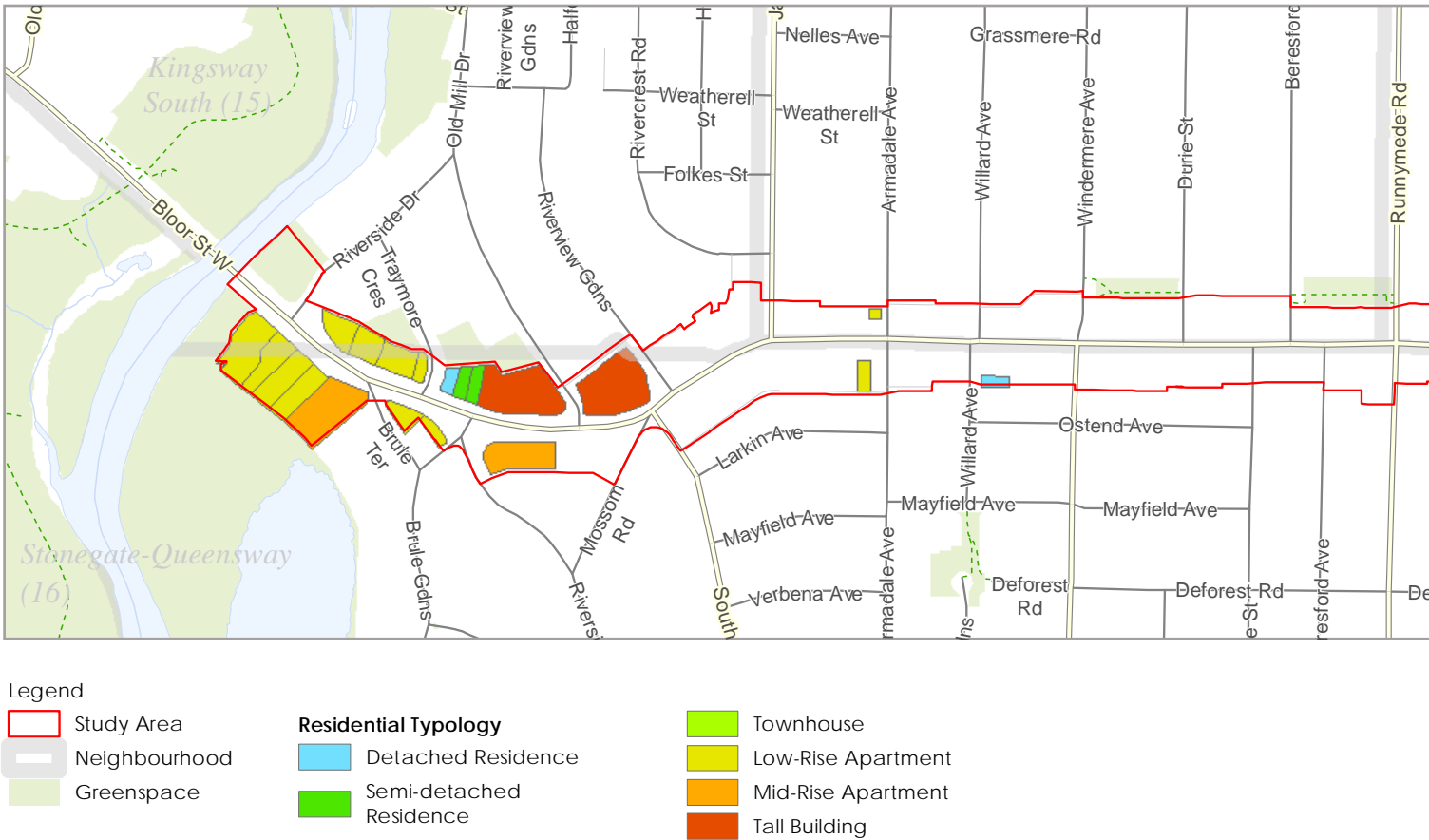
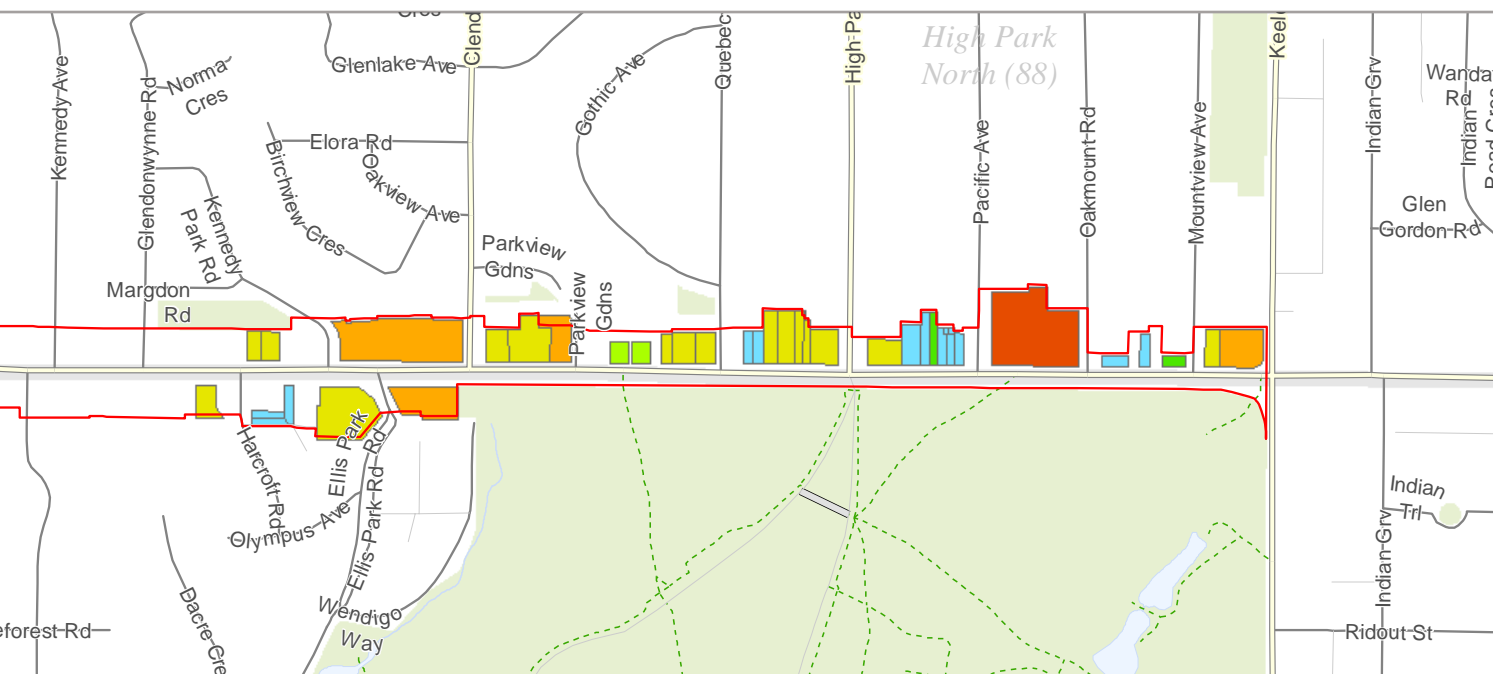


TABLE 8: SUMMARY OF TYPOLOGY 3 CHARACTERISTICS

Typology 2





Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

Description

Grain:

- Fine grain contemporary (50%), fine grain historic (33%), intermediate grain historic (17%)

Land Use:

- Commercial (100%)

Period of Construction:

- 1920-1939 (50%), 1950-1959 (17%), 1960-1979 (33%)

First Storey:

- Glazed commercial storefront with single entrance
- Often updated with new metal and glass doors, windows, and commercial signs

Second Storey:

- No second storey but some examples include a false upper storey

Roof Type:

- Flat roof with parapet or false front

Architectural Styles:

- Edwardian, 20th Century vernacular, Contemporary

units on the east or west elevations. Mid-block examples of this style have entrances that face Bloor Street West. The entrances facing Bloor Street West typically include one door that leads to the at-grade commercial store and one door that leads to residences or commercial space in the upper storeys. Commercial signs are located between the first and second storey, which forms a continuous horizontal band along Bloor Street West.

Typology 2 buildings typically are constructed with buff or red brick and include architectural details such as corner facing front entrances, windows with simple surroundings, and rooflines that feature parapets or a molded cornice.

7.9.2 RESIDENTIAL TYPOLOGIES

Within the Study Area, there are five main types of residential typologies. The typologies include:

- Low-rise apartment (1-5 storeys)
- Mid-rise apartment (5-11 storeys)
- Detached residence


- Semi-detached residences
- Townhouses
- Tall buildings (12+ storeys)

Low-rise apartments (28 properties) account for 10% of all buildings in the Study Area. There are 25 detached residences, which form 9% of all buildings in the Study Area. The remaining categories have a lower presence in the Study Area with mid-rise apartments forming 2% (five properties), semi-detached residences forming 1% (three properties), tall buildings forming 1% (three properties), and townhouses forming less than 1% (one property). Residential typologies are mapped and presented in Figure 25

7.9.2.1 Low-rise Apartment Buildings

Low-rise apartment buildings are the predominant residential typology in the Study Area, forming 43% of all residential buildings. Low-rise apartment buildings are located in the east and west ends of the Study

TABLE 9: SUMMARY OF LOW-RISE APARTMENT CHARACTERISTICS

Low-rise Apartment	
	Grain:
	<ul style="list-style-type: none"> • Intermediate grain historic (71%), coarse grain historic (14%), intermediate grain contemporary (7%), and coarse grain contemporary (7%)
	Land Use:
	<ul style="list-style-type: none"> • Residential (100%)
	Period of Construction:
	<ul style="list-style-type: none"> • 1920-1939 (75%), 1930-1939 (4%), 1940-1949 (7%), 1950-1959 (14%)
	Building Height:
	<ul style="list-style-type: none"> • two-and-one-half to four-storeys
	Roof Type:
	<ul style="list-style-type: none"> • Flat roof
	Architectural Styles:
	<ul style="list-style-type: none"> • Art Moderne, Arts and Craft, Colonial Revival, Contemporary, Eclectic, Edwardian, Mid-Century Modern, and Tudor Revival

Area. In the east end, low-rise apartment buildings are mainly located between Harcroft Road and High Park Avenue. Between Keele Street and Clendenan Avenue they are located on the north side of Bloor Street West, while west of Clendenan Avenue towards Harcroft Road there is one on the south side. In the west end of the Study Area, low-rise apartment buildings are predominantly located between Traymore Crescent and the Humber River.

The low-rise apartment buildings in the Study Area range from two-and-a-half to four-storeys in height, typically have a flat roof, and are built in various architectural styles including Art Moderne, Arts and Crafts, Colonial Revival, Contemporary, Eclectic, Edwardian, Mid-Century Modern, or Tudor Revival (Table 9). There is a total of 28 properties of this type in the Study Area. Of these, 20 are intermediate grain historic (71%), four are coarse grain historic (14%), two are intermediate grain contemporary (7%), and 2 are


coarse grain contemporary (7%). All buildings of this type have a residential land use. Most of the buildings of this type (75%) date between 1920-1939.

7.9.2.2 Mid-rise Apartment Buildings

Mid-rise apartments are scattered throughout the Study Area outside of the main commercial section, with examples in the east and west ends. Mid-rise apartments form 8% of all residential buildings in the Study Area.

The mid-rise apartment buildings in the Study Area range from five to 11 storeys in height, have a flat roof, and are built in either Contemporary or International architectural styles (Table 10). There is a total of five properties of this type in the Study Area. Of these, four are coarse grain contemporary (80%) and one is intermediate grain historic (20%). Four of the buildings are residential land use, and one is mixed use. Most of the buildings of this type (80%) date to post-1980, with the exception of one mid-rise apartment building at 1990 Bloor Street West.

TABLE 10: SUMMARY OF MID-RISE APARTMENT CHARACTERISTICS

Mid-rise Apartment	
	Grain:
	<ul style="list-style-type: none"> Coarse grain contemporary (80%) and intermediate grain historic (20%)
	Land Use:
	<ul style="list-style-type: none"> Residential (80%) and mixed use (20%)
	Period of Construction:
	<ul style="list-style-type: none"> 1920-1939 (20%), Post-1980 (80%)
	Building Height:
	<ul style="list-style-type: none"> Five to 11 storeys
	Roof Type:
	<ul style="list-style-type: none"> Flat roof
	Architectural Styles:
	<ul style="list-style-type: none"> Contemporary

7.9.2.4 Detached, Semi-detached Residences, and Townhouses

Detached and semi-detached residences are located in the eastern portion of the Study Area in the vicinity of High Park and a small number are present in the west end of the Study Area between Traymore Crescent and Riverside Drive. Detached residences account for 38% of all residential buildings in the Study Area and semi-detached residences form 5%. There is one townhouse in the Study Area which forms less than 1% of all residential properties.

The detached residences in the Study Area range from one-and-a-half to three storeys in height. The majority of the structures have a hip or gable roof, and are built in the Arts and Crafts, Edwardian, Tudor Revival, or Eclectic architectural styles. There is a total of 25 properties of this type in the Study Area. Of these, 18 are fine grain historic (72%) and seven are intermediate grain historic (28%). All of these detached residences

are residential land use. Most of the buildings of this type (68%) date to 1920-1939.

The semi-detached residences in the Study Area are all two storeys in height, typically have a hip roof, and are built in the Arts and Crafts or 20th Century vernacular architectural styles (Table 12). There is a total of three properties of this type in the Study Area. Two properties are intermediate grain historic (67%) and one property is fine grain historic. All three properties are residential land use. All buildings of this type (100%) date to 1920-1939.

There is one townhouse in the Study Area, located at 1968 Bloor Street West, consisting of two buildings (at the same address). The townhouse is three storeys, with a mansard roof that has open terraces, and is of the New Traditional architectural style (Table 13). It is of intermediate grain contemporary, are residential land use, and was constructed in 2005.

TABLE 11: SUMMARY OF DETACHED RESIDENCE CHARACTERISTICS

Detached



- Grain:**
- Fine grain historic (72%) and intermediate grain historic (28%)
- Land Use:**
- Residential (100%)
- Period of Construction:**
- 1920-1939 (68%), and 1900-1919 (32%)
- Building Height:**
- one-and-one-half to three storeys
- Roof Type:**
- Hip roof, cross gable, front facing gable, side gable, and flat roof
- Architectural Styles:**
- Arts and Craft, Edwardian, Tudor Revival, and Eclectic

TABLE 12: SUMMARY OF SEMI-DETACHED RESIDENCE CHARACTERISTICS

Detached



- Grain:**
- Intermediate grain historic (67%) and fine grain historic (33%)
- Land Use:**
- Residential (100%)
- Period of Construction:**
- 1920-1939 (100%)
- Building Height:**
- Two storeys
- Roof Type:**
- Hip or flat roof
- Architectural Styles:**
- Arts and Crafts or 20th Century vernacular

TABLE 13: SUMMARY OF TOWNHOUSE CHARACTERISTICS

Townhouses



- Grain:**
- Intermediate grain contemporary (100%)
- Land Use:**
- Residential (100%)
- Period of Construction:**
- Post-1980 (100%)
- Building Height:**
- Three storeys
- Roof Type:**
- Mansard with open terraces
- Architectural Styles:**
- New Traditional

7.9.2.5 Tall Buildings

While there are only three tall buildings in the Study Area, their bulk and massing, usually situated on coarse grain properties, can make them seem more prominent in their immediate context and surrounding area. Tall buildings form 5% of all residential buildings in the Study Area. They are situated in the west end of the Study Area at 1 Old Mill Drive, and in the east end of the Study Area across from High Park at 1820-1854 Bloor Street West.

The tall buildings in the Study Area range from 12 storeys in height and higher, have a flat roof, and are built in the Contemporary architectural style (Table 14). All three properties are coarse grain contemporary (100%). One of the properties is mixed use with lower commercial businesses and the other two are residential. All of the buildings date to post-1980 and were constructed between 2011 to 2015.

TABLE 11: SUMMARY OF DETACHED RESIDENCE CHARACTERISTICS

Tall Buildings








- Grain:**
- Coarse grain contemporary (100%)
- Land Use:**
- Residential (67%) and mixed use (33%)
- Period of Construction:**
- Post-1980 (100%)
- Building Height:**
- 12 storeys or higher
- Roof Type:**
- Flat roof
- Architectural Styles:**
- Contemporary

7.9.3 HERITAGE POTENTIAL PROPERTIES

There were 37 Heritage potential properties identified in the Study Area that contribute to the heritage character of the area. These buildings are notable

from an architectural, contextual and/or social perspective. Heritage potential properties in the Study Area are mapped on Figure 26 . A list of heritage potential properties and pictures are provided below.

TABLE 15: HERITAGE POTENTIAL PROPERTIES IN THE STUDY AREA¹



Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
1788 Bloor Street West	Mountview Apartments	1928-1929	Israel Klimman	Residential	Residential	
1874 Bloor Street West	N/A	1927-1928	Unknown	Residential	Residential	
1908 Bloor Street West	N/A	1927-1928	John and Jane Cummings (owners)	Residential	Residential	
1914 Bloor Street West	Park Manor Apartments	1927	John and Jane Cummings (owners)	Residential	Residential	
1920 Bloor Street West	Sunny South Apartments	1927	John and Jane Cummings (owners)	Residential	Residential	
1926 Bloor Street West	Westmount Apartments	1927	John and Jane Cummings (owners)	Residential	Residential	



¹) City Planning staff further reviewed this collection of heritage potential properties and identified three additional properties: 2373 Bloor Street West, 2394-2400 Bloor Street West, and 2402 Bloor Street West.

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
1942 Bloor Street West	Grenadier Court Apartments	1924	Investment Securities Ltd. (owner)	Residential	Residential	
1950 Bloor Street West	Buchanan Apartments	1924	Investment Securities Ltd. (owner)	Residential	Residential	
1960 Bloor Street West	High Park Deli	1923-1924	Dr. William and Dr. Florence McCormick (owners)	Commercial/ Residential	Commercial/ Residential	
2001 Bloor Street West	N/A	1925	Stewart, Scully, and Co. and Dickson, Jolliffe & Company (contractors)	Residential	Residential	
2010 Bloor Street West	It was known as Hollowview Apartments until the end of the 20th century.	1929	Abe Greenspon (contractor)	Residential	Residential	
2141 Bloor Street West	N/A	1928-1929	Thomas Robinson	Residential/ Commercial	Residential/ Commercial	

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
2178 Bloor Street West (Listed)	Runnymede Public Library	1929	John Lyle	Institutional	Institutional	
2199 Bloor Street West	N/A	1929	John McCurren (contractor)	Commercial	Commercial	
2219 Bloor Street West	Canadian Bank of Commerce (CIBC)	1923	Unknown	Commercial	Commercial	
2223 Bloor Street West (Designated under Part IV)	Former Runnymede Theatre	1927	Alfred Hirschfelder Chapman	Commercial	Commercial	
2305 Bloor Street West	St. Pius X Catholic Church	1954	Venchiarutti and Venchiarutti (architect)	Institutional	Institutional	
2326 Bloor Street West	N/A	1920	Unknown	Commercial	Commercial	

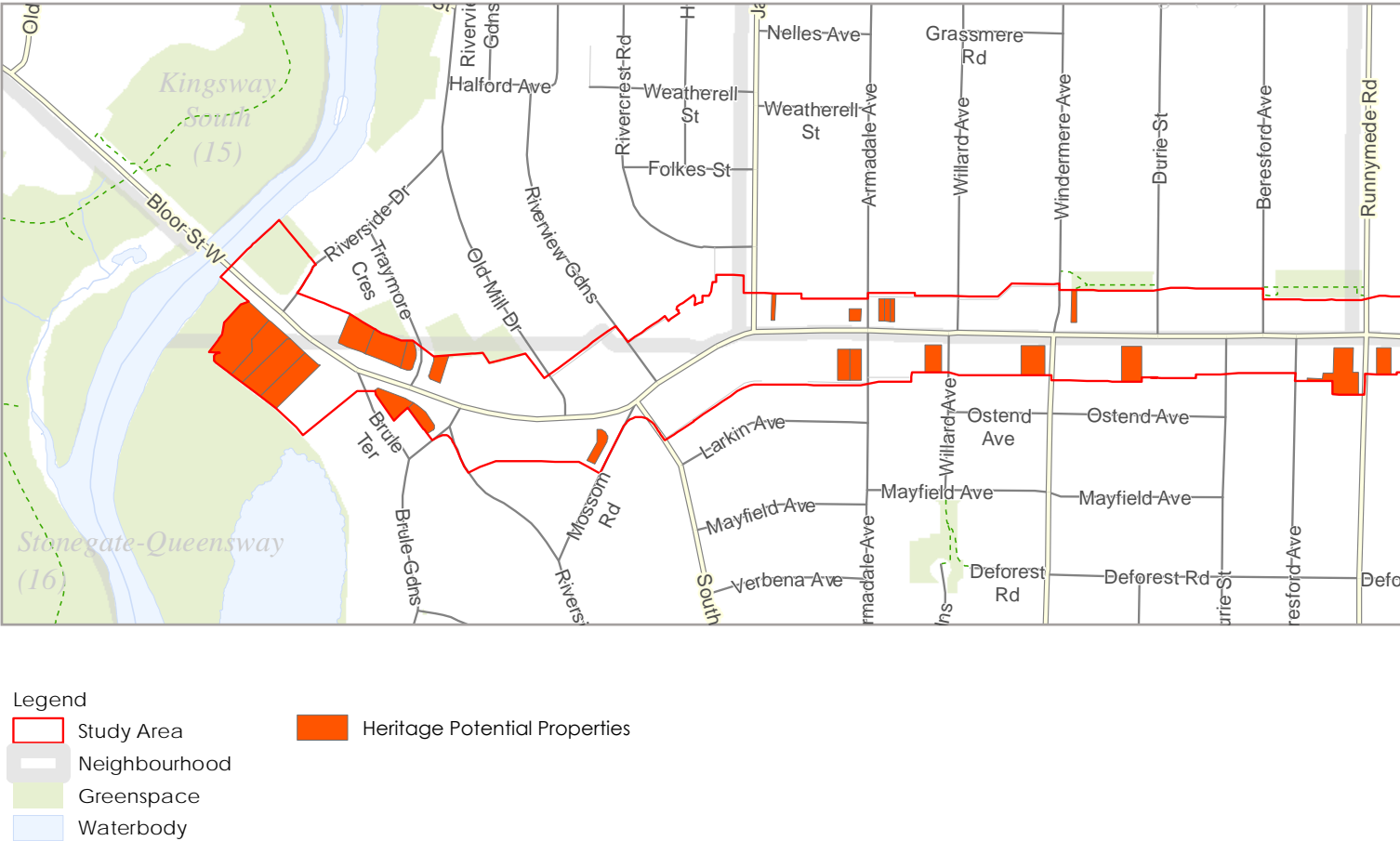
Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
2333 Bloor Street West	Turner and Porter Funeral Home	1929	Dr. Willmot Sparks (owner)	Commercial	Commercial	
2401 Bloor Street West	A Dark Horse restaurant	1930	Thomas W. Hand (owner - as the business office of the T.W. Hand Firework Company)	Commercial	Commercial	
2407 Bloor Street West	Campbell Apartments	1929	James A. Duffin (owner)	Residential	Residential	
2438 Bloor Street West	Toronto Dominion Bank	1928	F.J. Cummings and Sons and Gilbert Harlesworth (contractors)	Commercial	Commercial	
2487 Bloor Street West	Former Kingsway Pharmacy	1936	Benjamin Swartz (owner)	Commercial	Commercial	

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
2512 Bloor Street West	N/A	1938	Lewis H. Law	Residential	Residential	
2520 Bloor Street West	Brule Garden Apartments	1937	Kingsway Construc- tion Compa- ny Ltd.	Residential	Residential	
2525 Bloor Street West	N/A	1936	Irene and Morrison Small	Residential	Residential	
2526 Bloor Street West	Humber Terrace Apartments	1939	Harry Davidson	Residential	Residential	
2553 Bloor Street West	Kingsway Court Apartments	1938	Chester Bliss Sears (owner)	Residential	Residential	
2555 Bloor Street West	Kingsway Hall Apartments	1939	Chester Bliss Sears (owner)	Residential	Residential	

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
2559 Bloor Street West	Known as Kingsway Plaza Apartments until late 20th Century	1940	Chester Bliss Sears (owner)	Residential	Residential	
2561 Bloor Street West	Known as Riverside Terrace until late 20th Century	1941	Chester Bliss Sears (owner)	Residential	Residential	
7 Brule Terrace	Brule Park Apartments	1938	Brule Investments Ltd. (contractor)	Residential	Residential	
5 High Park Avenue	Wellington Court Apartments	1929	Thomas W. Robinson (contractor)	Residential	Residential	
2 Traymore Crescent	N/A	1937	Kingsway Construction Company Ltd.	Residential	Residential	

*Indicates property subject to development application and pending demolition permit approval

FIGURE 26: BLOOR STREET WEST HERITAGE POTENTIAL PROPERTIES



7.9.4 SUMMARY OF TYPOLOGIES

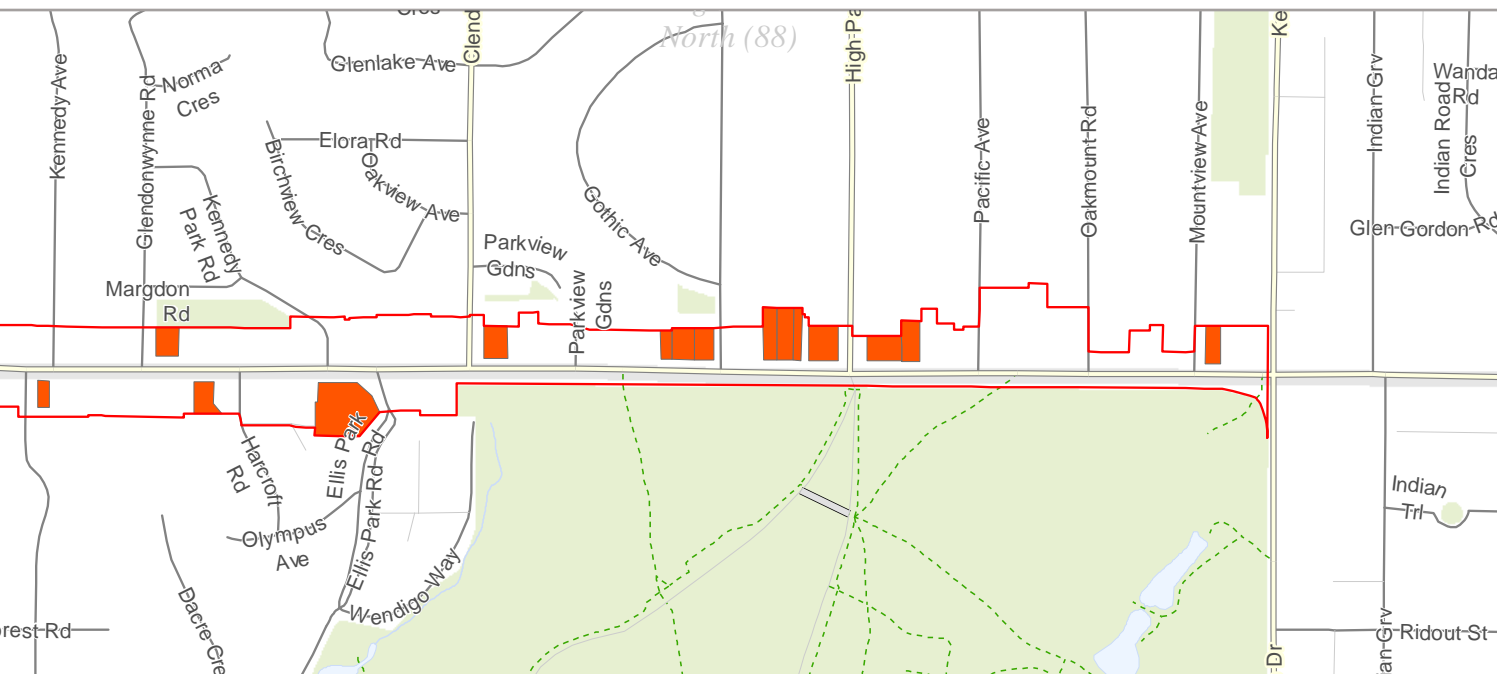
Building typologies can be considered in any number of ways to inform an analysis of the dominant character of the area. Given the typologies discussed above, it is clear that commercial usage represents the majority of buildings in the Study Area (53%). Broken down further, the dominant commercial typology is the two-storey storefront. While there are significant variations in the style of these storefronts, from square frontages to Tudor Revival or Contemporary, these two storey storefronts provide the bulk of the building footprints in the Study Area. The pie chart below includes residential typographies and contrasts these with the categories of Storefront buildings.

7.10 VIEWS, VISTAS, AND GATEWAYS

7.10.1 VIEWSCAPES

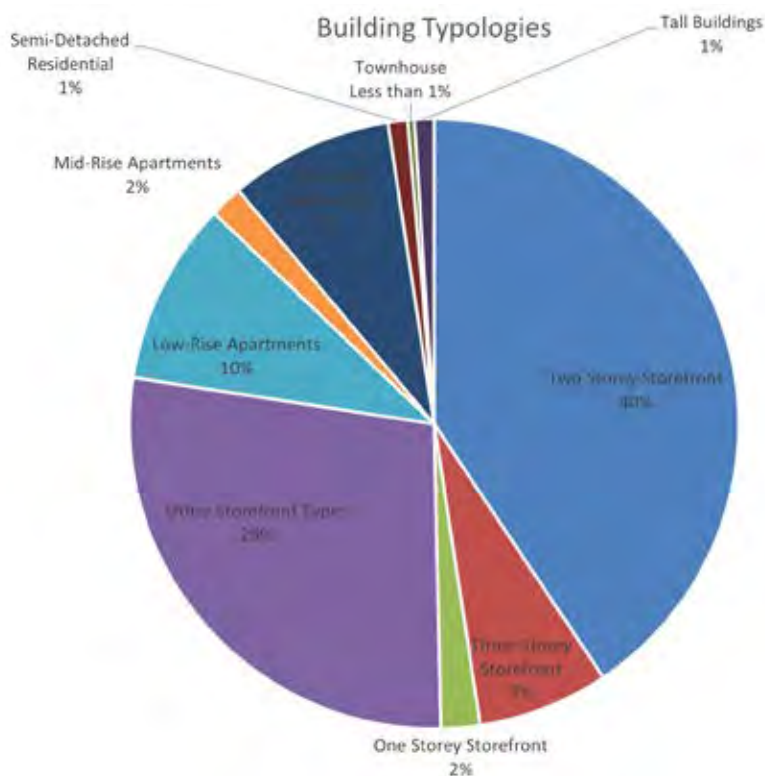
Viewscapes serve as the windows to, from, and within the Study Area. Viewscapes are defined in the Standards and Guidelines for the Conservation of Historic Places in Canada as the visual relationship between the observer and landscape feature, and may include scenes, panoramas, visual axes, and sight lines (Parks Canada 2010). For the purpose of the Bloor West Village HCD Study, the term ‘viewscape’ and the abbreviated term ‘view’ will be used interchangeably.

Views can take on a number of forms - long or short, open or closed - all of which contribute differently to the



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.



look and feel of a place. Views to a landmark feature can provide a sense of unity within the surrounding area by providing a central focal point with which to connect. Views often serve as one of the heritage attributes of a cultural heritage resource, if it is significant or memorable.

Views from particular vantage points to visual targets (i.e., buildings) and broader general vistas are dominated by the linear nature of the Study Area, which mainly consists of the east-west corridor of Bloor Street West, between Keele and Jane Streets. Between Jane Street and the Humber River views are influenced by the curvature and grading of Bloor Street West. The Study Area also includes properties that front on north-south roads that connect to Bloor Street West. Accordingly, views on the north-south streets leading into the Study Area were also identified and assessed. Despite the dominance of the urban setting,

visual and physical access to the site also exists looking/moving northward into the Study Area from High Park, including the park path system.

Identified views within, to, and from, the Bloor West Village HCD Study Area are mapped in Figure 27. Definitions of the types of views in the Study Area are provided in Table 16 and an explanation of ranking is provided in Table 17. In addition, the following questions are posed when considering the type, ranking, and overall value of a viewshed:

- Is the view representative of early 20th century character of the Study Area?
- Is the vantage point a significant gateway location visually and/or physically? Or is the vantage point key for viewing a specific built heritage feature or landscape feature?

TABLE 16: TYPES OF VIEWS AND VISTAS IN THE BLOOR WEST VILLAGE HCD STUDY AREA






Type of View or Vista	Definition	Example
Terminating View Corridor	The view of the streetscape is confined by buildings on either side of the road and terminated by buildings at end of street ('T') Intersection.	
Continuing View Corridor	View of streetscape is confined by buildings on either side of the road.	
Filtered View Corridor	Continuing view where depth of view is shortened by topography i.e. road grade dropping.	

TABLE 17: RANKING OF VIEWS AND VISTAS IN THE BLOOR WEST VILLAGE HCD STUDY AREA

Type of View or Vista		Definition	Example
Unobstructed View	Corridor	View extends to horizon line due to relatively flat grades. View of streetscape confined by a corridor of structures.	
	Wide Vista B	A wide view in an open space that is not limited by the streetscape but is influenced by vegetation/seasonality (e.g. unobstructed views after leaf drop and filtered or even closed views during in-leaf seasons). This includes open views, good vantage points.	

Type of View or Vista		Definition	Example
Contributing		View of cultural heritage features as identified through field analysis Views are mature organized (rhythmic) streetscape and a visual cohesion of early 20th century buildings.	
	Non-contributing	Views shed consists of built heritage resources that is predominantly not reflective of historic period of Study Area and/or consists of numerous construction periods and building types and uses: i.e. single detached, commercial usages, apartments etc. Compromised streetscape, such as lack of street trees or grassed boulevard. Lack of uniform massing of buildings.	

Within the Study Area, the buildings typically face Bloor Street West, which creates a consistent corridor view east and west along Bloor Street West. This corridor view is typical of the older commercial core of the Study Area, between Kennedy Avenue and Jane Street, where there is consistency of heights, building alignment, architectural style, building materials, and fenestration (Plate 133). Typically, the older retail core has a consistent setback with the building facades extending to property lines and concrete paving between the façade and road curb.



Plate 133: Consistent set-backs, heights, building materials and fenestration in the central section of the Study Area on north side of Bloor Street West between Windermere Avenue and Willard Avenue looking northwest

Older residential units within the Study Area retain a similar massing and alignment to the original commercial core in terms of architectural style, materials, and colour. In the east end of the Study Area, between Keele Street and Clendenan Avenue, historical residential properties dating between 1900 and 1939 have set backs that are consistent and generally range from no setback between building footprint and property parcel to five metres. Those closer to the five metre mark have small front yard green spaces. Within the east end of the Study Area, the majority of apartment buildings constructed prior to 1950 have no setback, some of which have a central courtyard. In the west end of the Study Area, between Riverview Gardens/South Kingsway to the Humber River, residential properties built between 1920 and 1959 have consistent setbacks that range from no setback between the building footprint and property parcel to nine metres, which allows for small front yard green

spaces. Within the west end of the Study Area, low-rise apartment buildings constructed prior to 1950 also tend to have consistent setbacks and designs that complement the surrounding properties. These structures' setbacks range from half a metre to nine metres. Historically, low-rise apartment buildings often include landscape features such as front yards, trees, and gardens.

With the introduction of new development and contemporary architecture, the rhythmic pattern of the streetscape becomes broken. The setbacks, heights, massing, materials, and fenestration of new developments is designed to relate to the building itself as opposed to older, neighbouring buildings. Further, the colour palette of the new buildings again relates to their individual design and does not complement the surrounding urban context. One example is 2192 Bloor Street West, a contemporary style building that was



Plate 134: 2192 Bloor Street West showing the split level entrance and varying setbacks that do not complement the historical core of the Study Area looking north

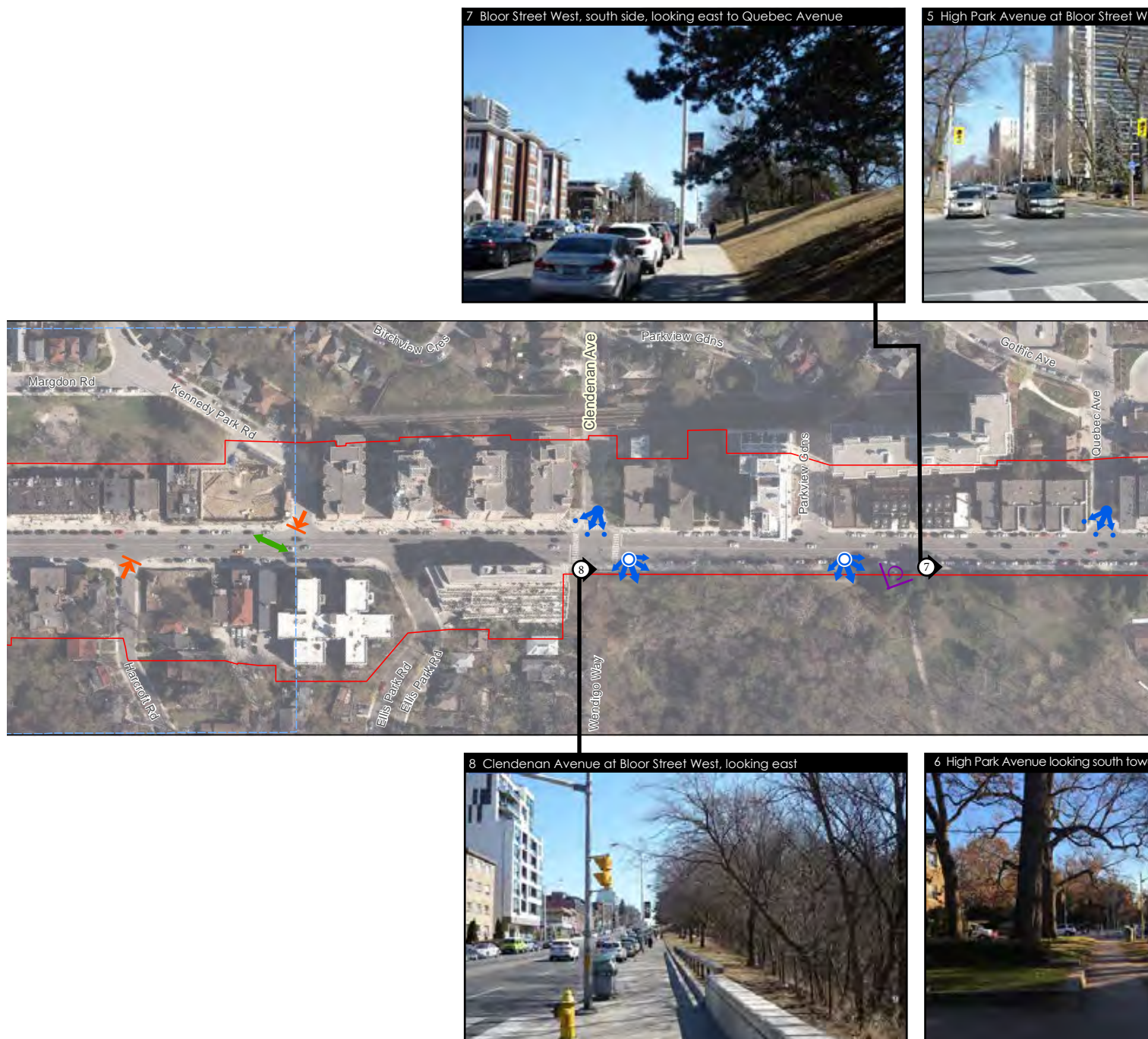
constructed in 1978. The building uses materials, colours, and fenestration that are compatible with the historical commercial core of the Study Area, but the split-level entrance and varying setbacks do not fit with the fine grain commercial properties with uniform setbacks located to the west (Plate 134). Another example is 1844 Bloor Street West (built post-1980), where the height, massing, coarse property grain, and materials of the building disrupt the streetscape of 1920s-1930s buildings located to the west (Plate 135). The other break in the consistent alignment of buildings along Bloor Street West occurs where commercial enterprises have parking lots abutting the street. The parking lots create gaps in the streetscape that detract from the public realm (Plate 136).

With the introduction of 21st century structures and signage into the setting of the early 20th century architecture, it is difficult to find complete corridor

views typical of this period within the Study Area. The one exception is the commercial core located along Bloor Street West between Kennedy Avenue and Jane Street, which contains a continuing view corridor. The continuing view corridor is impacted in a few locations by late 20th or early 21st century infill that extends over the average two to three storey building height, and by the Turner and Porter Funeral Home property at 2333 and 2357 Bloor Street West (Figure 27).

Many views at the four-way and T-intersections are not fully contributing to the early 20th century character. This is due either to newer construction on at least one of the corners, or commercial signage that is not sympathetic with the 1920s and 1930s architecture that predominates in this area. T intersections in this area create terminating view corridors from north-south roadways approaching Bloor Street West, while four-way intersections create

FIGURE 27: VIEWSHEDS AND PHOTOGRAPHIC RECORD



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, 2018.
3. Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

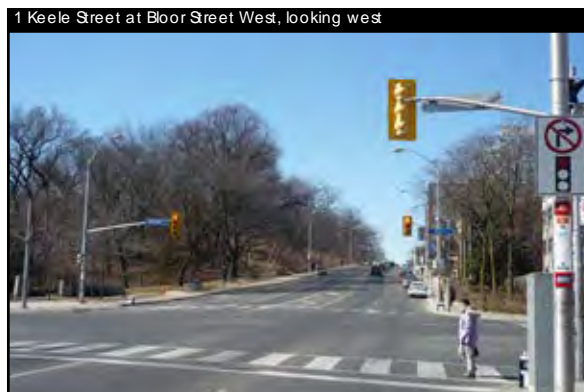
new continuing corridors (Figure 27). The views approaching this commercial core area from the west, between the Humber River and Jane Street, are softened by the presence of mature vegetation. This provides a visual sense of an older neighbourhood, although this is heavily influenced by high-rise development at 1 and 2 Old Mill Drive.



est, looking north



3 Oakmount Road at Bloor Street West, looking northeast



1 Keele Street at Bloor Street West, looking west



ards Bloor Street West and High Park



4 Pacific Avenue at Bloor, looking south towards High Park



2 Keele Street at Bloor Street west, High Park entrance, southwest corner

East of the commercial core area, between Keele Street and Clendenan Avenue, the views are highly influenced by High Park, which abuts the southern border of the Study Area. This area is composed of filtered view corridors and wide vista B view types, influenced by views towards and along the border of the park with its mature vegetation (Figure 27). Vantage points were observed related to the public

pathways into the park and at the intersection of Bloor Street West and High Park Avenue/Colborne Lodge Drive. West of Quebec Avenue, looking west along Bloor Street West, the view expanse is lengthened by the topography of the roadway as it declines in slope towards Clendenan Avenue. Note also that all the views from the north to the south to High Parks are identified in the High Park OPA 419.

7.10.2 APPROACHES

There are two primary approaches to and from the Study Area. These are emphasized by vehicular access and include driving from the west side (eastbound) into the Study Area and driving from the east (westbound) into the Study Area. There are also numerous side streets on the north and south sides of Bloor Street West that serve as secondary approaches to and from the Study Area.

Movement originating in the west end and moving eastward does not, visually, indicate a detectable entrance into a “heritage neighbourhood” typical with the main building masses, styles, and architectural type of the central commercial core between Jane Street and Kennedy Avenue. Crossing the Humber River, the vistas are dominated by the natural system and then the residential area between the Humber River and the South Kingsway which is characterized by a relatively high number of Tudor Revival style residences. The atmosphere of the Study Area is assisted by more mature and residential style landscape at this end. The vistas are shortened in this area due to the curvature of Bloor Street West.

When approaching Old Mill Drive, the visual environment is abruptly terminated with the presence of the larger residential buildings on the north side of Bloor Street West and on the east and west sides of Old Mill Drive. In this area, the older vegetation of the residential buildings gives way to new plantings. Between the South Kingsway and Jane Street, on the north side of Bloor Street West, the architectural styles are not consistent, and the streetscapes vary with building layout. In this area the tree canopy generally thins out. Building types and usages vary, and the older buildings on the south side of Bloor Street West in this block are visually compromised with non-sympathetic commercial signage, providing no visual consistency of entering a cohesive area. It is only when moving east past Jane Street that the consistency of architectural styles and typologies forms a cohesive and visually distinct neighbourhood.

It must also be noted that approaches into the Study Area include pedestrians/cyclists moving north

through High Park towards Bloor Street West and into the neighbourhood and transit users approaching the Study Area on the TTC subway system.

The north-south vehicular streets also include Colborne Lodge Drive and West Drive traversing through High Park. In terms of volume this is not as significant as the traffic on Bloor Street West but is significant in terms of visual quality.

7.10.3 GATEWAYS

Gateways for the purpose of this study are defined as detectable places or points of entering or beginnings. Gateways can be divided into subcategories such as significant and secondary gateways. For the purpose of this study, significant gateways are assessed as worthy of protection. In the case of the Study Area, the focus is on a detectable entrance into, or exit from, an ‘older’ neighbourhood or area of early 20th heritage character.

Most gateways are tangible due to a unique or consistent built form and architecture style. Some, though, are intangible in relation to a contextual history and development pattern or land tract historical ownerships. The intangible gateways also help inform boundary delineation and may or may not function as a gateway as well. Unfortunately, from an experiential perspective intangible gateways may not inform the person that they are entering an area of unique form, history or heritage merit. Should intangible gateways also be determined to be significant gateways, there are opportunities to provide commemorative features or signage to communicate its importance.

Regarding the Bloor West Village HCD Study Area, the two main gateways of physical entry into the Study Area do not provide this tangible transition into an area of unique character, due to the presence of 21st century development not typical of the scale or architectural style and materials (Plate 137). Although there is a south viewscape of High Park at the east end of the Study Area, it is not actually within the Study Area, but rather contributes in terms of a sense of “age” due to the presence of older trees and historical buildings in the park.



Plate 135: Photo of 1844 Bloor Street West showing the contrast between this new building and the 1920s-1930s structures to the west



Plate 136: The presence of parking spaces abutting setback has the effect of breaking up the continuum of a consistent building setback and confined view corridor



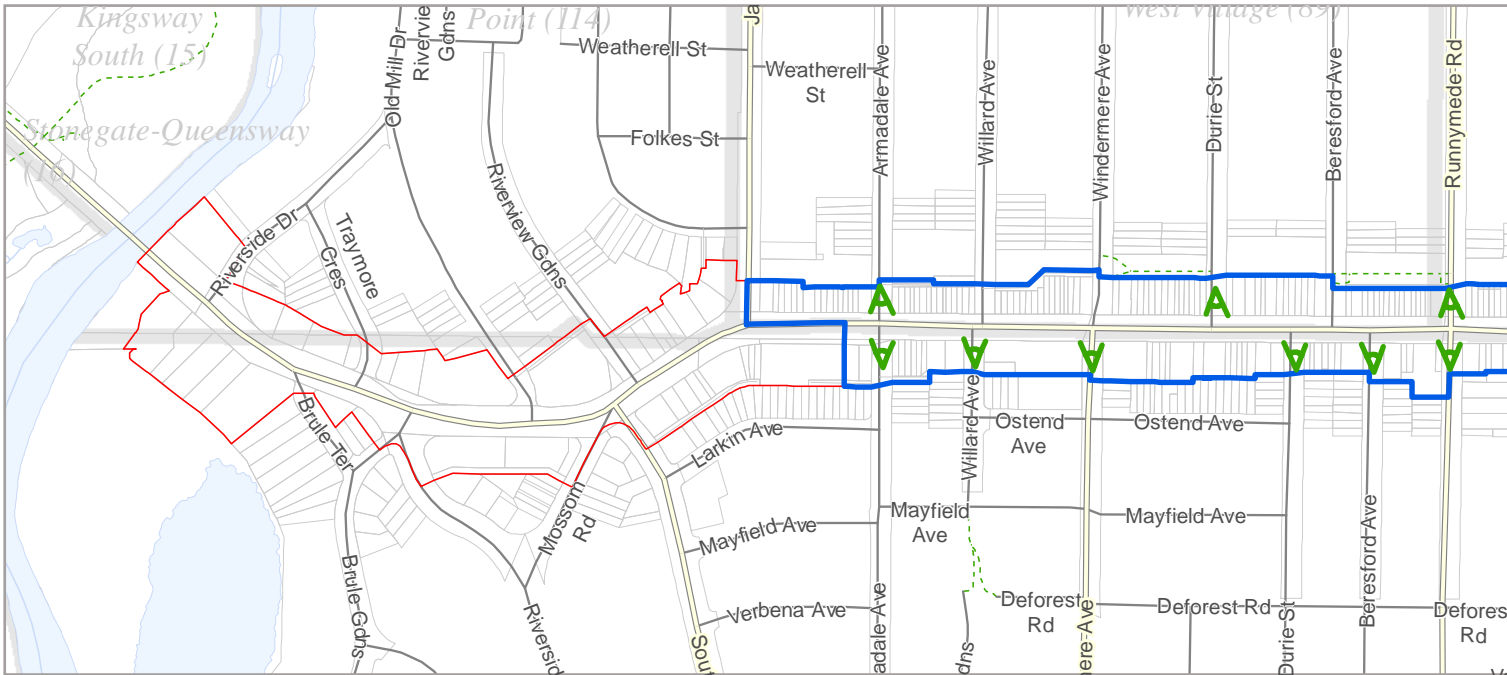
Plate 137: Looking east from the northeast intersection of Bloor Street West and Keele Street

A pedestrian or cyclist traversing in a northerly direction through High Park arrives having passed through a natural and cultural heritage landscape setting to arrive in the Study Area, albeit perpendicular to Bloor Street West. As noted in the plates below, when entering into the Study Area from High Park, the terminal view is of the 1920s and 1930s residences and low-rise apartment buildings that are characteristic of the east end of the Study Area (Plate 138 and Plate 139). This approach would also include vehicles travelling north on Colborne Lodge Drive or West Road through the park and entering the Study Area at Bloor Street West. As such, entering the Study Area either by pathway or paved road is considered a detectable gateway into the Study Area.

The other physical gateways of the Study Area are provided by major arterial roads, minor arterial roads, collector roads, and local roads. The visual aspects of these gateways are heavily influenced by commercial signage, whether sympathetic or detracting from the heritage character of the buildings. Thus, it was found there were both four-way intersections and T-intersections that contain a variety of visual experiences. These include:

- Specific views pertaining to the heritage character of the neighbourhood with original buildings/ architectural form and style with no visual detriments such as signage;

FIGURE 28: CONTRIBUTING VIEWS



Legend

Study Area

Area of Identified Heritage Character

Neighbourhood

Parcel Boundary

➤ Contributing View

- Views that include original architecture, but are altered due to contemporary store-front signage styles; and
- Views at corners (four-way and T-intersections) that are not complete in original architecture as one or more buildings have been replaced with late 20th or early 21st century buildings.

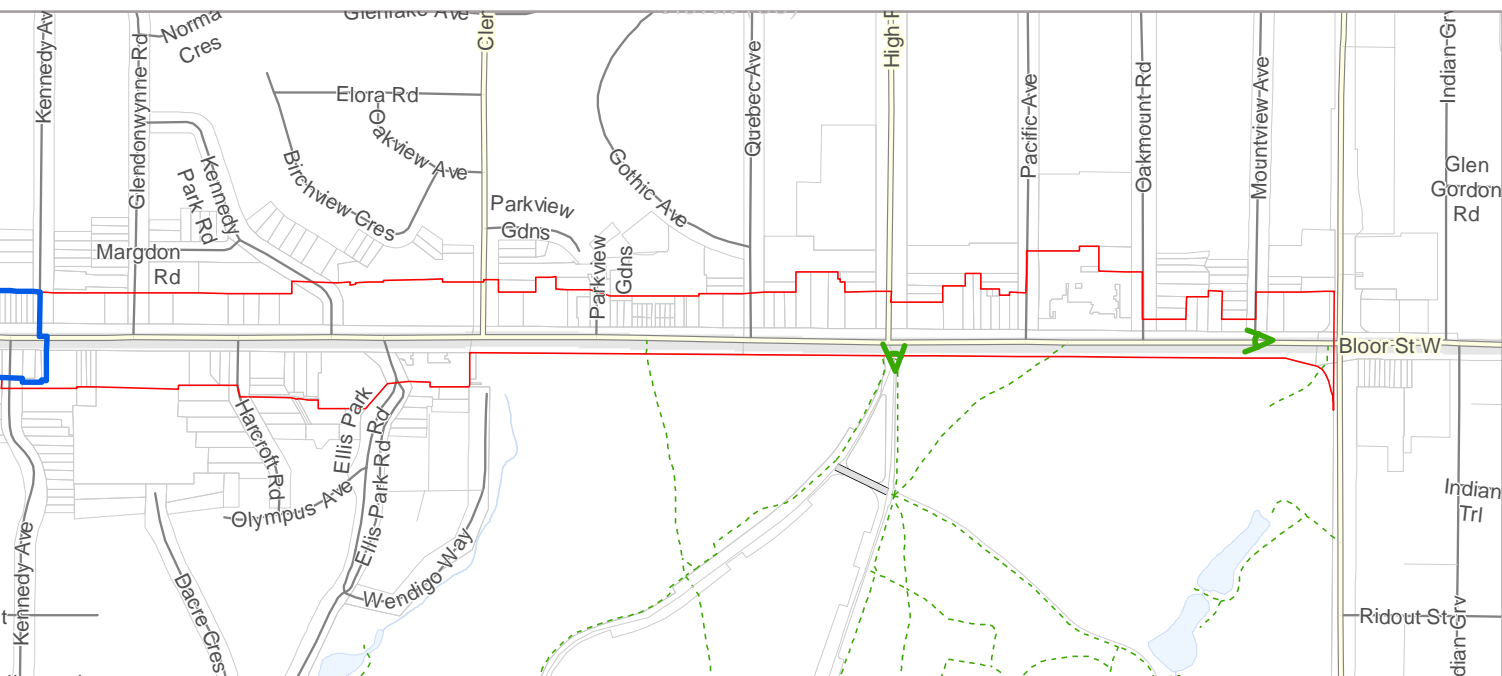
7.10.4 SUMMARY

The above discussion concludes that key visual and physical gateways that capture the results of the character analysis within the Study Area have been identified. Summarized, these are found at the following locations and depicted on Figure 28:

- Facing west, at the intersection of Mountainview Avenue and Bloor Street West;
- The pedestrian/cycle access and vehicle access travelling north on Colborne Lodge Drive and West

Road through High Park into the Study Area; and

- Intersections along Bloor Street West of the north-south residential streets consist of “older buildings” without the detrimental commercial signage at four-way intersections or T-intersections, including:
 - Bloor Street West and Armdale Avenue, both directions;
 - Bloor Street West and Willard Avenue, looking north;
 - Bloor Street West and Windemere Avenue, looking north;
 - Bloor Street West and Durie Street, looking north;
 - Bloor Street West and Beresford Avenue, looking north; and
 - Bloor Street West and Runnymede Road, both directions.



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.



Plate 138: 1874 Bloor Street West across from High Park



Plate 139: 1908 and 1914 Bloor Street West across from High Park

7.11 STREETScape, PUBLIC REALM AND SOCIAL LIFE

7.11.1 STREETScape AND PUBLIC REALM

The public realm in the Study Area consists primarily of the public right-of-way, including streets, sidewalks and, where present, grassed boulevards. The public realm includes all furnishings associated with the streetscapes, such as road signs, street signs, traffic signals, benches, trash receptacles, light fixtures, street trees, planting beds, paved streets and sidewalks.

The streetscape in the Study Area contains a wide variety of street signs, lighting, plantings, and landscape elements present throughout the Study Area. The only apparent consistency in the streetscape treatment is the commercial frontages. These are generally characterized by hardscape comprising materials such as concrete, bricks, or stone. By comparison, residential frontages are characterized by soft landscape elements, including living features such as lawns, trees, or planters.

The street signs within the Study Area included those with Bloor West Village branding, contemporary City of Toronto branding, undetermined styles, and Village of Swansea branding (Plate 140 to Plate 143). In addition, many of the signs are crowded by “visual noise” which detracts from the heritage value of the Bloor Street West streetscape (Plate 144). Likewise, there are a

variety of street lights in the Study Area that range from tall lights in modern style that are meant to provide lighting for vehicles to pedestrian scale lights that are done in “historical” styles (Plate 145 to Plate 148).

Paving in the Study Area is also varied and includes concrete sidewalks with granite setts, concrete sidewalks with a concrete unit paver band, concrete sidewalks with porous concrete borders, concrete sidewalks with no borders, and interlocking pavers (Plate 149 to Plate 153). The sidewalk style varies from block-to-block and there is no consistent treatment that communicates that users of the Study Area are in a coherent area.

Street plantings within the Study Area are likewise varied and include trees in planters, trees planted in strips, and trees planted directly in the Bloor Street West right-of-way (Plate 154 to Plate 157). As with the other streetscape elements, the lack of consistent street plantings does not give the streetscape in the Study Area a sense of coherence.

There is one public water feature in the Study Area, which is located at the northwest corner of Bloor Street West and Jane Street (Plate 158). This corner is also one of the only public meeting spaces in the Study Area.



Plate 140: Bloor Street West street sign with Bloor West Village branding



Plate 141: Bloor Street West street sign with contemporary City of Toronto branding



Plate 142: Bloor Street West street sign with undetermined style



Plate 143: Bloor Street West street sign with Village of Swansea style branding



Plate 144: Bloor Street West street signs surrounded by visual noise

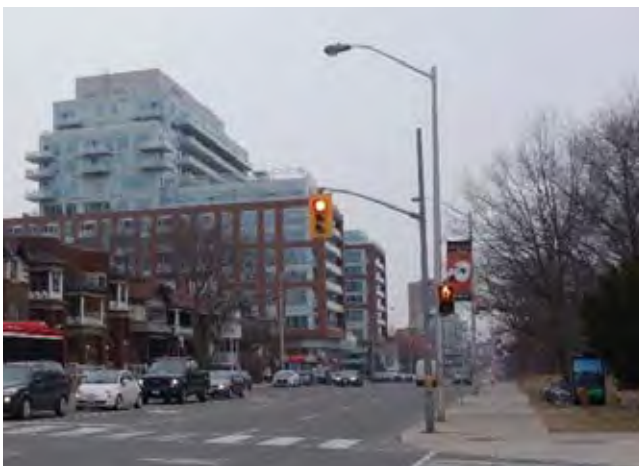


Plate 145: Aluminum light pole with cobra head luminaire Bloor Street West



Plate 146: Acorn Luminaire in the Humber Residential section of the Study Area



Plate 147: Bloor Street West street sign with Village of SwHistorically themed, pedestrian scale solar light fixture in the Study Area installed and maintained by the BIA



Plate 148: Type II pedestrian light with steel pole and base cover in the Study Area



Plate 149: Concrete sidewalk with granite setts



Plate 150: Concrete sidewalk with concrete unit paver band



Plate 151: Concrete sidewalk with porous concrete border



Plate 152: Plain concrete sidewalk with no border



Plate 153: : Interlocking stone plaza and decorative concrete seat wall planter with trees



Plate 154: Street trees in concrete planters



Plate 155: Street trees planted in a grass strip



Plate 156: Street trees planted in a mulch strip



Plate 157: Street trees planted directly in the Bloor Street West right-of-way



Plate 158: Water feature located at the northwest corner of Bloor Street West and Jane Street

7.11.2 PARKS, OPEN SPACES, AND TREES

There are a number of public parks and open spaces that are adjacent to the Bloor West Village HCD Study Area. None of the parks or open spaces are included in the Study Area, but they serve as natural boundaries and frame views within the Study Area. The park with the largest visual presence in the Study Area is High Park, which fronts along Bloor Street West between Keele Street and Clendenan Avenue (Plate 159 to Plate 160). The actual park is not in the Study Area but forms a part of views that must be considered as gateways (visually and physically) into and from the Study Area (moving northward from the park). High Park also frames the view moving east or west along Bloor Street West.

In addition, there are several neighbourhood parks abutting the Study Area on the north side of Bloor Street West, also not included within the Study Area. These include (west to east): Traymore Park, George Chater Park, Neil McClellan Park, Kennedy Margdon Parkette, Parkview Gardens Parkette and Bennett Park. These parks are historically associated with the Study Area and are discussed in Section 2.0 of this report.

The natural open space of the Humber River Valley abuts the Study Area to the west (Plate 161 to Plate 165). Similar to High Park, this natural area provides a

visual backdrop to the Study Area. The trees in the valley are visible from Riverside Drive but the Humber River Valley itself is not visible from the west end of the Study Area. Further, there is no public access to the Humber River Valley from the west end of the Study Area. The Humber River and associated park systems can be accessed via King's Mill Park (located on the west side of the river) or Etienne Brule Park (located north of Catherine Street). Both Etienne Brule Park and King's Mill Park are not directly accessible from the Study Area.

Although not considered street trees, trees in High Park and the Humber River Valley contribute to a heavily treed mature appearance along the north and south sides of Bloor Street West at both ends of the Study Area. As they are abutting the arterial roads, these naturally occurring trees are functioning as street trees, form part of the streetscape, and thus are cultural and historical amenities as well. In addition, the vegetation, such as the woody shrubs and groundcovers, also contribute to views along Bloor Street West in close proximity to these natural areas. The management of these resources and their habitats are regulated by numerous municipal, provincial, and Toronto and Region Conservation Authority acts and by-laws.



Plate 159: Public access to High Park at the southwest intersection of Bloor Street West and Keele Street



Plate 160: High Park adjacent to south side of Bloor Street West looking northwest



Plate 161: North side of Bloor Street West looking west from Riverside Drive towards the Humber River

In general, naturally occurring trees in these areas are considered “natural heritage”, yet their size contributes to the sense of “age” in the neighbourhood and may form

local markers within the cultural landscape and man-made urban context. These trees, primarily native species, should also be considered cultural amenities to the community.



Plate 162: Bloor Street West north side looking west towards Humber River Bridge



Plate 163: Bloor Street West north side looking southeast from Humber River Bridge



Plate 164: Humber River Bridge north side looking southwest



Plate 165: Humber River Bridge north side looking northwest

The location of trees within or abutting the right-of-way, in terms of density, size, health and vigor, are, for the most part, dependent on the built urban form and land uses in which they are located. Street trees in the Study Area are planted in either grassed boulevards, openings within the pavement, or above ground planters. Street trees are typically single stemmed deciduous trees branching at 180 centimetres above grade. Typically, the street trees are cultural, as they were planted by humans, rather than occurring by natural germination.

In the west end of the Study Area, between the Humber River and Old Mill Drive, and in the east end, between

Keele Street and Clendenan Avenue, the area is more heavily vegetated with mature specimens. This is due to the setbacks and urban form allowing more room for root growth. In addition, original soils of pre-Second World War construction are present and typical of urban environments in which the farther the trees are set back from the streets the farther away they are from damaging salt spray during the winter.

Within the Study Area, the following patterns are present:

- Street trees associated within the commercial context; and

- Street trees associated within the residential context on Bloor Street West and major intersections.

Street trees associated with the commercial section of the Study Area, between Glendonwyne Road and Jane Street, are less dense, small to intermediate in size, and offer minimal canopy (Plate 166 to Plate 168). The species are mostly thornless honey-locust (*Gleditsia triacanthos* var *inermis*). In this area, the typical streetscape is dominated by commercial and mixed use land and, as a result, has the lowest presence of street trees. Street trees in this area tend to have smaller sizes due to restricted spaces/paved surfaces, lack of proper growing medians, and conflict with pedestrian movement and undesirable screening of facades/signage. The trees are planted in paved surfaces, either with a narrow opening for the trunk or

within narrow planting beds (Plate 166, Plate 167, and Plate 168). Some planting beds have additional groundcovers/herbaceous materials, while others are covered in artificial turf (Plate 169 and Plate 170).

Trees associated with residential properties vary in species and sizes as compared to the streetscape dominated by commercial or mixed use properties in the Study Area. Where the buildings have been set back, there is more space for root growth, permitting larger sizes in height and canopy. Landscapes can be varied, allowing for residential style landscapes facing Bloor Street West. This may be a rare example of residential style lawns within the downtown City of Toronto. Examples of street trees associated with residential properties along Bloor Street West are provided in Plate 171, Plate 172, and Plate 173.



Plate 166: Street trees along Bloor Street West looking west



Plate 167: Street trees along Bloor Street West looking northeast



Plate 168: Street tree on north side of Bloor Street West looking north



Plate 169: Typical street tree with minimal canopy, and small trunk size and covered with artificial turf at the base



Plate 170: Street tree set in a planter and covered with artificial turf



Plate 171: Residential front yard with tree at 2115 Bloor Street West



Plate 172: Residential front yards along Bloor Street West looking east. Note deeper setback and presence of older trees, likely set in original soils.



Plate 173: Trees on the residential properties on the south side of Bloor Street West looking southeast from Riverside Drive intersection

7.11.3 COMMEMORATIVE FEATURES

There are several commemorative features present within the Study Area. Generally, these features pertain to a historical theme, such as the Runnymede Theatre or the Runnymede Library. There are also descriptive features of the Study Area that depict the current

cultural theme of the “village”. These commemorative features contribute to the interpretation of the history of the Study Area and add to its overall character. Examples of commemorative features in the Study Area are provided in Plate 176 through Plate 180.



Plate 174: Commemorative plaque for the Runnymede Library



Plate 175: Commemorative plaque recalling Canada's First National Internment Operations, 1914-1920



Plate 176: Commemorative plaque for the Runnymede Theatre



Plate 177: Commemorative plaque for the Alex Ling Foundation



Plate 178: Sign near the Runnymede Library introducing Bloor West Village

7.11.4 COMMUNITY AND SOCIAL LIFE

The Study Area serves the local surrounding community and visitors to the area with over 400 shops, restaurants, and service providers. This includes clothing stores, bookstores, food shops, restaurants, and cafes (Bloor West Village BIA 2020). Bloor Street West through the Study Area is lined with businesses between Ellis Park Road and the South Kingsway and provides a wide array of shopping and dining experiences within a pedestrian friendly streetscape. The Study Area offers a walkable village experience which enhances the community and social life of locals in adjacent residential neighbourhoods and for visitors arriving by transit or vehicles for day and evening outings. The Study Area hosts several annual events including the inside | OUT Sidewalk Sale (June), Bloor West Street Fest (July), Halloween Festival (October), and Santa in the Village (November). Its most renowned event is the Ukrainian Festival, which is advertised as the largest festival celebrating Ukrainian culture in North America held in September (Bloor West Village Toronto Ukrainian Festival 2019).

7.12 CHARACTER SUB-AREAS

The analysis of the themes and typologies led to the establishment of six Character Sub-Areas in the Bloor West Village HCD Study Area (Figure 29). These include:

- High Park Frontage (Keele Street to Clendenan Avenue)
- East Village (Clendenan Avenue to Glendonwyne Avenue)
- Village Main Street (Glendonwyne Road to Jane Street)
- West Village (Jane Street to Riverview Gardens/South Kingsway)
- West Gap (Riverview Gardens/Mossom Road to Riverside Drive)
- Humber Residential (Riverside Drive to the Humber River)

The boundaries of these sub-character areas are

similar to those in the Bloor West Village Avenue Study, with one key difference. This Study identifies six areas, while the Avenue Study identified five; in the Avenue Study analysis, the area this report defines as the “west gap” is located within another area. The Village Main Street identified within the HCD Study Area reaches beyond that presented in the Bloor West Village Avenue Study on both the east and west sides. Descriptions of each Character Sub-Area are provided below and mapped in Figure 29.

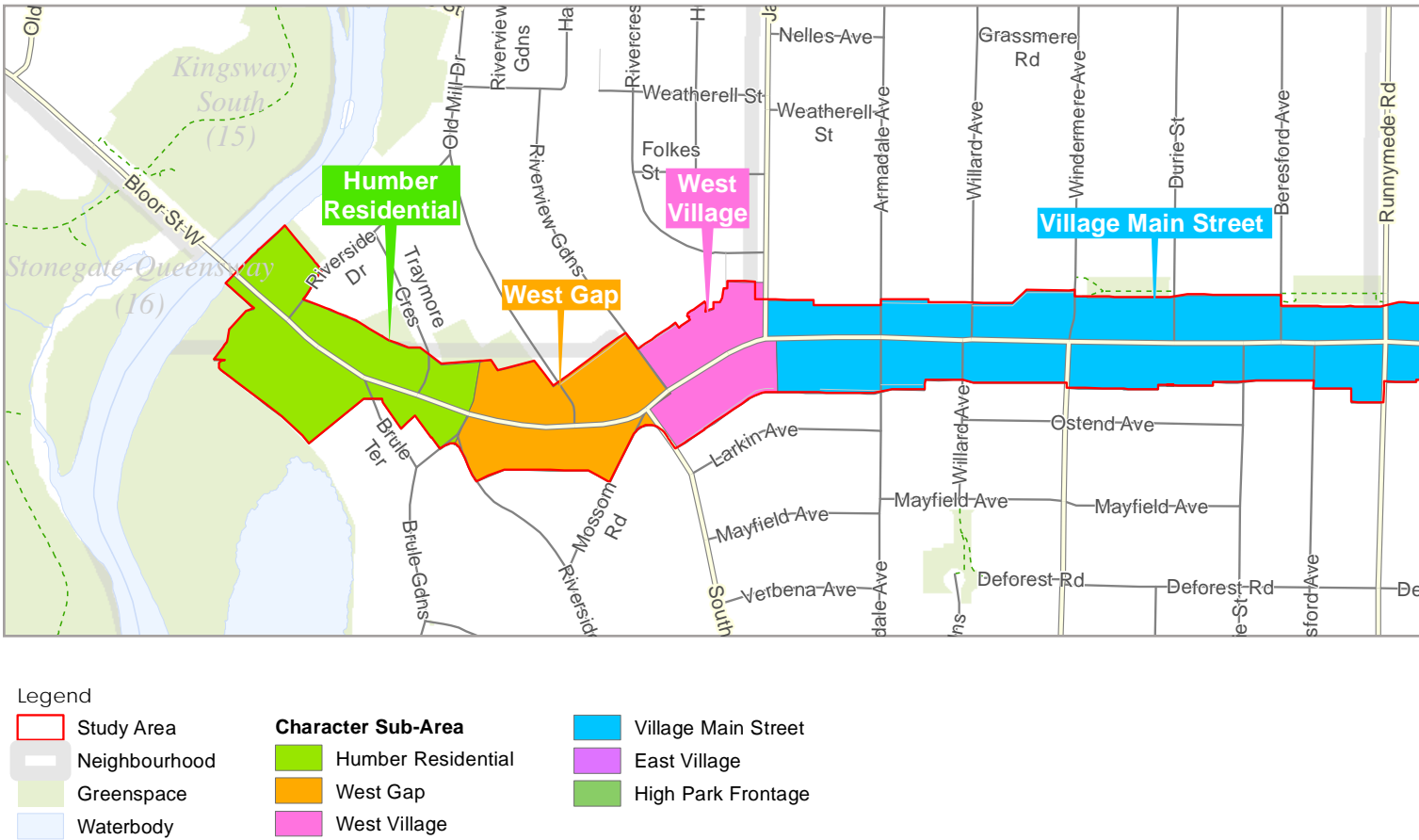
7.12.1 HIGH PARK FRONTAGE (KEELE STREET TO CLENDENAN AVENUE)

The High Park Frontage Character Sub-Area is bounded by Keele Street on the east and Clendenan Avenue on the west. This Character Sub-Area includes the north side of Bloor Street West and the frontage of High Park. High Park itself is not included in the Study Area. This area is defined by primarily residential land use that consists of low-rise apartment buildings and detached houses. The majority of buildings were built prior to 1939, with a small number of recent development (post-1980) present. Building heights in this area are mixed and range from two storeys to more than ten storeys. Property grain in this area is mainly fine and intermediate with a few examples of contemporary coarse grain properties. Predominant architectural styles in this area include Edwardian, and Contemporary. The predominant residential typologies in this area are low-rise apartment buildings and detached residences. There are a few commercial buildings and mixed use properties in the Character Sub-Area. This includes the three attached Mission/Spanish Revival style commercial structures fronting Bloor Street West east of Parkview Gardens.

Key features of the High Park Frontage Character Sub-Area are provided below.

- Period of Significance:
 - Bloor Street West opened between Dundas Street and Humber River in the 1860s
 - High Park opened in 1876
 - Village of Brockton (including High Park) annexed

FIGURE 29: BLOOR STREET WEST CHARACTER SUB-AREA

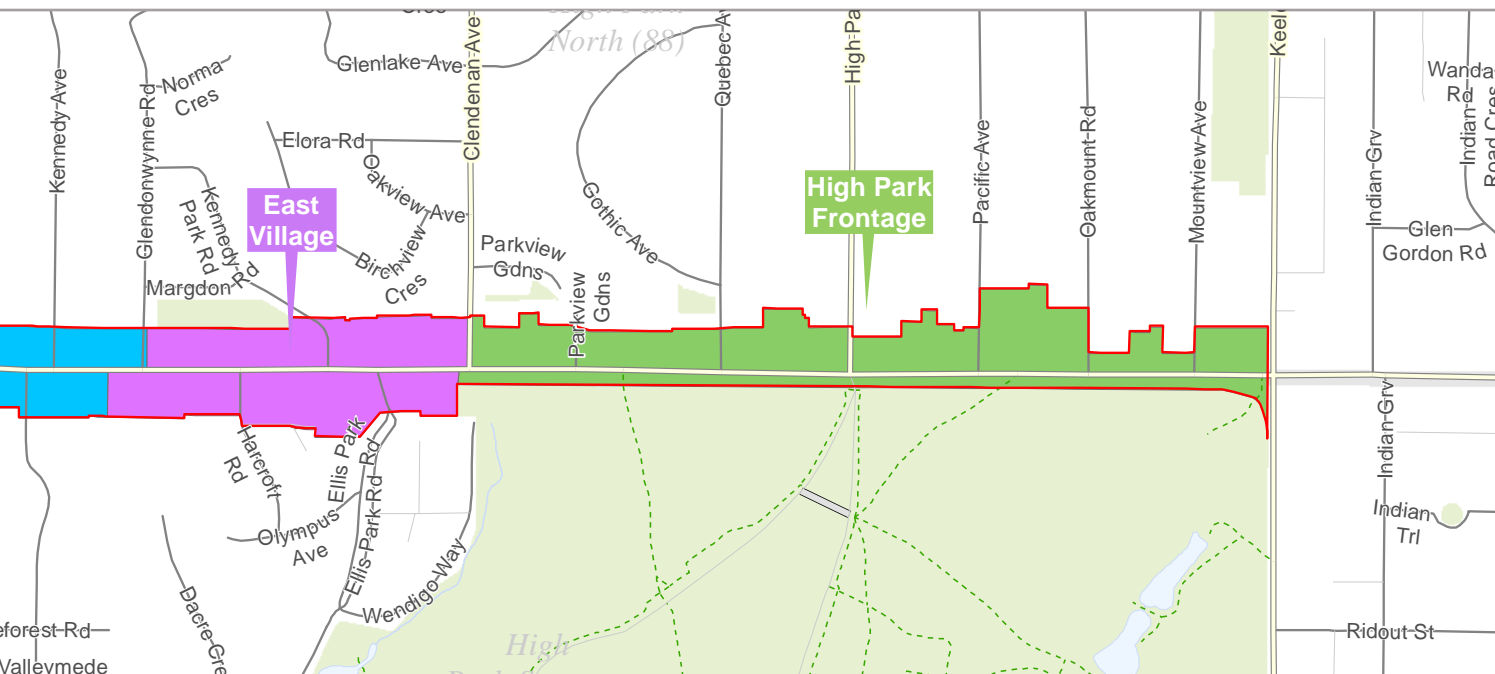


to City of Toronto in 1884

- West Toronto Junction annexed to City of Toronto in 1909
- 1919-1929 Bloor Street improvements and construction of the streetcar line
- Keele TTC station built in 1966
- Built Form:
 - Predominantly residential land use (71%)
 - Most common residential typologies are detached houses (40%) and low-rise apartments (23%)
 - Majority of buildings constructed between 1900 and 1939 (86%)
 - Mixed building heights but most are between one-and-a-half to three storeys (80%)
 - Property grain is mainly fine grain historic (46%)

and intermediate grain historic (38%)

- Represents 27% of total streetwall in the Study Area
- Predominant architectural styles are Edwardian, , and Contemporary
- 11 Heritage Potential Buildings (1778 Bloor Street West, 1874 Bloor Street West, 1908 Bloor Street West, 1914 Bloor Street West, 1920 Bloor Street West, 1926 Bloor Street West, 1926 Bloor Street West, 1942 Bloor Street West, 1950 Bloor Street West, 1960 Bloor Street West, 2010 Bloor Street West, and 5 High Park Avenue)
- No protected heritage properties
- Streetscape and Landscape:
 - Significant relationship between High Park and the residential neighbourhood on the north side of



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

Bloor Street West

- High Park acts as a gateway into Bloor West Village when approaching the area from the east or south (when travelling north through High Park to Bloor Street West)
- Street trees associated within the residential context on Bloor Street West, major intersections, and on connecting side streets
- Trees associated with High Park natural system
- Public access to High Park on south side of Bloor Street West
- Movement:
 - Two major arterial roads (Bloor Street West and Keele Street)
 - Two collector roads (High Park Avenue and Clendenan Avenue)
 - Four local roads (Mountview Avenue, Oakmount

Road, Pacific Avenue, Quebec Avenue)

- Two TTC Stations (Keele Station and High Park Station)
- One informal pedestrian path between High Park Avenue and Pacific Avenue
- Views:
 - Corridor views looking east and west along Bloor Street West
 - One Terminating view from Mountview Avenue looking towards High Park
 - Significant view looking west-southwest from building located at 1778 Bloor Street West
 - Wide vistas of High Park from several points along Bloor Street West
 - Heritage Views:
 - Facing east, at the intersection of Mountainview Avenue and Bloor Street West

- The pedestrian/cycle access and vehicle access travelling north on Colborne Lodge Drive and West Road through High Park into the Study Area
- Archaeological Potential:
 - 8 High Park Avenue property
 - 1950-1954 Bloor Street West property

7.12.2 EAST VILLAGE (CLEDENAN AVENUE TO GLENDONWYNNE ROAD)

The East Village Character Sub-Area is bounded by Clendenan Avenue on the east and Glendonwynne Road on the west (on the south side, the Sub-Area extends two properties past Glendonwynne Road). This Character Sub-Area includes both the north and south sides of Bloor Street West. The only listed heritage property in the Study Area, the Runnymede Library, is located in this Character Sub-Area. This area has a variety of land uses, including mixed use, residential, commercial, and institutional properties. Building construction dates are likewise mixed with a slight majority being built between 1920-1939. Property grains in this area are predominated by fine grain historic (29%), and intermediate grain contemporary (29%). One coarse grain historic property (2001 Bloor Street West) is located in this area. This property stands out in the Character Sub-Area due to its large lot size and its location on a rise at the intersection of Bloor Street West and Ellis Park Road. Predominant architectural styles in the East Village include Mid-Century Modern, Edwardian, and Contemporary. Common residential typologies in this area include low-rise apartment buildings and detached residences.

Key features of the East Village Character Sub-Area are provided below.

- Period of Significance:
 - Bloor Street West was extended between Dundas Street and Humber River in the 1860s
 - Village of Brockton (including High Park) annexed to City of Toronto in 1884

- West Toronto Junction annexed to City of Toronto in 1909
- 1919-1929 Bloor Street improvements and construction of the streetcar line
- Central section of Study Area annexed to the City of Toronto as part of the Village of Swansea in 1920
- Southwest section of the Study Area amalgamated into the City of Toronto in 1967

- Built Form:
 - Varied land use, including residential (47%), mixed use (18%), commercial (18%), vacant/parking area (11%), and institutional (6%)
 - Within the East Village, the most common residential typologies are low-rise apartments (14%) and detached houses (11%)
 - Majority of buildings constructed between 1900 and 1939 (53%)
 - Mixed building heights but most are between one-and-a-half to three storeys (71%)
 - Property grain is mixed with fine grain historic (29%) and intermediate grain contemporary (29%) predominating, followed by intermediate grain historic (18%) and coarse grain contemporary (18%); the final category, coarse grain historic, making up the other 6%
 - Represents 10% of total streetwall in the Study Area
 - Predominant architectural styles are Mid-Century Modern, Edwardian, and Contemporary
 - Three Landmark Buildings (2001 Bloor Street West, 2141 Bloor Street West and the Runnymede Public Library at 2178 Bloor Street West)
 - One protected heritage property (Runnymede Public Library at 2178 Bloor Street West)
- Streetscape and Landscape:
 - Street trees associated within the commercial context
 - Street trees associated within the residential context on Bloor Street West and on connecting side streets

- Kennedy-Margdon Parkette located on the north side of the Study Area between Glendonwynne Road and Kennedy Park Road
- Movement:
 - One major arterial road (Bloor Street West)
 - One collector road (Clendenan Avenue)
 - Four local roads (Kennedy Park Road, Ellis Park Road, Harcourt Road, Glendonwynne Road)
 - Runnymede TTC station located immediately to west on north side of Bloor Street West
 - One laneway (Hush Lane) located south of Bloor Street West
- Views:
 - Corridor views looking east and west along Bloor Street West
 - Terminating views from side streets (Kennedy Park Road, Ellis Park Road, and Glendonwynne Road) looking towards Bloor Street West
- Archaeological Potential:
 - 1959 Bloor Street West property
 - 2001 Bloor Street West property
 - 2121 Bloor Street West property
 - 2155 Bloor Street West property

7.12.3 VILLAGE MAIN STREET

(GLENDONWYNNE ROAD TO JANE STREET)

The Village Main Street Character Sub-Area is bounded by Glendonwynne Road on the east (just west of Glendonwynne Road on the south side of the street) and Jane Street on the west (the Sub-Area terminates on the south side across from where Jane Street begins). This is the largest Character Sub-Area in the Study Area and comprises the central commercial, or Main Street, section of the Study Area. The Village Main Street contains the only designated heritage property under Part IV of the OHA in the Study Area, the former Runnymede Theatre located at 2223 Bloor Street West. The predominant land uses in this area are commercial and mixed use with the majority of properties falling into one of these categories. Building construction dates are very consistent with most properties being constructed between 1920-1939. The large majority of the property grain in this section of

the Study Area is fine grain historic (78%), with a higher percentage on the north side of Bloor Street West in comparison to the south side, which has more contemporary grains. Predominant architectural styles are 20th Century vernacular, Contemporary, Edwardian, Arts and Crafts, and Mission/Spanish Revival. This sub-area contains all identified Storefront commercial typologies, including Typology 1A, 1B, 1C, 2, and 3. Typology 1A is the most prevalent commercial typology in this Character Sub-Area. There are three residential typology properties in this area: two low-rise apartment building (2407 Bloor Street West and 2402 Bloor Street West) and one detached residence (237 Willard Avenue).

Key features of the Village Main Street Character Sub-Area are provided below.

- Period of Significance:
 - Bloor Street West was extended between Dundas Street and Humber River in the 1860s
 - West Toronto Junction annexed to City of Toronto in 1909
 - 1919-1929 Bloor Street improvements and construction of the streetcar line
 - Central section of Study Area annexed to the City of Toronto in 1920
- Built Form:
 - Land use is predominantly commercial (66%) and mixed use (28%)
 - Most common commercial typology is 1A (62%)
 - One partially intact block of commercial Typology 1C, located between Runnymede Road and Kennedy Avenue
 - Majority of buildings constructed between 1900 and 1939 (85%)
 - Majority of buildings are two storeys (71%)
 - Property grain is predominantly fine grain historic (74%)
 - Represents 39% of total streetwall in the Study Area
 - Predominant architectural styles are 20th Century

vernacular, Contemporary, Edwardian and Mission/Spanish Revival

- Twelve properties with heritage potential buildings (2199 Bloor Street West, 2219 Bloor Street West, 2223 Bloor Street West (Former Runnymede Theatre), 2326 Bloor Street West, 2305 Bloor Street West (St. Pius X Church), 2333 Bloor Street West (Turner and Porter Funeral Home), 2401 Bloor Street West (A Dark Horse), 2407 Bloor Street West (Campbell Apartments), 2438 Bloor Street West, 2373 Bloor Street West, 2394-2400 Bloor Street West, 2401 Bloor Street West)
- One designated heritage property (former Runnymede Theatre located at 2223 Bloor Street West)
- Streetscape and Landscape:
 - Street trees associated within the commercial context
 - Street trees associated within the residential context on Bloor Street West and on connecting side streets
 - One public fountain and gathering place at the northwest corner of Jane Street and Bloor Street West
 - Neil McLellan Park and George Chater Park located immediate north of the Study Area
- Movement:
 - Two major arterial roads (Bloor Street West and Jane Street)
 - One minor arterial road (Runnymede Road north of Bloor Street West)
 - Two collector roads (Runnymede Road south of Bloor Street West and Windermere Avenue south of Bloor Street West)
 - Six local roads (Kennedy Avenue, Beresford Avenue, Durie Street, Windermere Road north of Bloor Street, Willard Avenue, and Armadale Avenue)
 - Laneways and informal pedestrian paths on the north side of Bloor Street form a continuous path behind commercial properties between Armadale Avenue and Runnymede Road
 - Non-continuous laneways located on the south

side of Bloor Street West between Jane Street and Willard Avenue

- Two TTC Stations (Runnymede Station and Jane Station)
- Views:
 - One contributing view looking east from the intersection of Jane Street and Bloor Street West
 - Corridor views looking east and west along Bloor Street West
 - Corridor views looking north and south along Armadale Avenue, Willard Avenue, and Windermere Avenue
 - Terminating views from side streets (Jane Street, Durie Street, Beresford Avenue, Kennedy Avenue, Glendonwynne Road) to Bloor Street West at Jane Street
- Heritage Views:
 - o Bloor Street West and Armadale Avenue, both directions;
 - o Bloor Street West and Willard Avenue, looking north;
 - o Bloor Street West and Windermere Avenue, looking north;
 - o Bloor Street West and Durie Street, looking north;
 - o Bloor Street West and Beresford Avenue, looking north; and
 - o Bloor Street West and Runnymede Road, both directions
- Archaeological Potential:
 - 2425 Bloor Street West property

7.12.4 WEST VILLAGE (JANE STREET TO RIVERVIEW GARDENS/SOUTH KINGSWAY)

The West Village Character Sub-Area is bounded by Jane Street on the east (and on the south side properties westward from across Jane Street) and by Clendenan Avenue on the west. There are no protected heritage properties in this section of the Study Area. Land use in the West Village is almost entirely commercial. Building construction dates vary and range from the 1919 to post-1980. Property grain is also varied with the predominant grain being fine grain

contemporary (39%), followed by intermediate grain contemporary (29%), intermediate grain historic (21%) and then fine grain historic (18%), and coarse grain contemporary (18%). The West Village contains the Humber Cinemas at 2442 Bloor Street West, which was valued entertainment place in the community although is subject to a development application and pending demolition permit approval. Predominant architectural styles in this sub-area include Mid-Century Modern, Contemporary and Art Moderne. Commercial Typology 1A buildings are the most prevalent in the West Village.

There are no residential typologies in this Character Sub-Area.

- Period of Significance:
 - Bloor Street West was extended between Dundas Street and Humber River in the 1860s
 - 1919-1929 Bloor Street improvements and construction of the streetcar line
 - Central section of Study Area annexed to the City of Toronto as part of the Village of Swansea in 1920
 - Southwest section of the Study Area amalgamated into the City of Toronto in 1967
 - Northwest section of the Study Area amalgamated in 1998 as part of the City of Toronto Act, 1997, which amalgamated the six municipalities of Metropolitan Toronto.
- Built Form:
 - Land use is predominantly commercial (86%)
 - Most common commercial typology is 1A (93%)
 - Mix of building dates that range from 1919 to post-1980
 - Majority of buildings are two storeys (75%)
 - Property grain is mixed amongst five categories including fine grain contemporary (39%), intermediate grain historic (21%), intermediate grain contemporary (18%), fine grain historic (18%), and coarse grain contemporary (4%)
 - Represents 9% of total streetwall in the Study Area
 - Predominant architectural styles are Mid-Century

Modern, Contemporary, and Art Moderne

- No properties with heritage potential
- No protected heritage properties
- Streetscape and Landscape:
 - Street trees associated within the commercial context
 - One public fountain and gathering place at the northwest corner of Jane Street and Bloor Street West
- Movement:
 - Two major arterial roads (Bloor Street West and Jane Street)
 - One minor arterial road (South Kingsway)
 - One local road (Riverview Gardens)
 - One laneway on the south of Bloor Street West
- Views:
 - Non-contributing view from the southeast corner of South Kingsway and Bloor Street West

7.12.5 WEST GAP (RIVERVIEW GARDENS/ SOUTH KINGSWAY TO RIVERSIDE DRIVE)

The West Gap Character Sub-Area is bounded by Riverview Gardens/South Kingsway on the east and Brule Terrace on the west. There are no heritage properties in the West Gap Character Sub-Area. This area is characterized by a predominance of post-1980 buildings that constitute a coarse contemporary grain (60%). The height and width of the post-1980 buildings create a break in the Study Area streetscape and obstructs views to the west end of the Study Area and to the Humber River.

- Period of Significance:
 - Bloor Street West was extended between Dundas Street and Humber River in the 1860s
 - 1919-1929 Bloor Street improvements and construction of the streetcar line
 - Southwest section of the Study Area amalgamated into the City of Toronto in 1967
 - Northwest section of the Study Area amalgamated in 1998 as part of the City of Toronto Act, 1997, which amalgamated the six municipalities of Metropolitan Toronto

- Built Form:
 - Land use is evenly split between residential (50%) and commercial (50%)
 - Predominant residential typology are taller buildings (40%)
 - Majority of buildings constructed post-1980 (60%)
 - Predominant building height is more than 10 storeys (40%)
 - Majority of property grain is coarse grain contemporary (60%)
 - Represents 8% of total streetwall in the Study Area
 - Predominant architectural style is Contemporary (80%)
 - One heritage potential building (2487 Bloor Street West)
- Streetscape and Landscape:
 - Street trees associated within the commercial context
- Movement:
 - One major arterial road(Bloor Street West)
 - One minor arterial road (South Kingsway)
 - Four local roads (Riverview Gardens, Old Mill Drive, Mossom Road, Riverside Drive)
 - One laneway on the north side of Bloor Street West
- Views:
 - Non-contributing views from South Kingsway, Mossom Road, Old Mill Road, and Riverside Drive
 - Archaeological Potential
 - 2487 Bloor Street West property
 - 2489 Bloor Street West property
 - 2511 Bloor Street West property
 - 2 Old Mill Drive property

7.12.6 HUMBER RESIDENTIAL (RIVERSIDE DRIVE TO THE HUMBER RIVER)

The Humber Residential Character Sub-Area is bounded by Riverside Drive on the east (and on the north side just east of Traymore Crescent) and the Humber River on the west. The Humber River itself is not included in the Study Area. This is defined by residential land use that consists of mainly of low-rise apartment buildings. There are no Storefront commercial properties in this Character Sub-Area. The majority of buildings were built between 1919 and

1939. Building heights in this area are predominantly three storeys. Property grain in this area is predominantly intermediate grain historic (69%). The Humber Residential Character Sub-Area has a mix of architectural styles that include Art Moderne, Arts and Crafts, Colonial Revival, Contemporary, and Tudor Revival. There are ten buildings with heritage potential in this area. There are no heritage properties in this Character Sub-Area.

- Key Historical Dates:
 - Bloor Street West was extended between Dundas Street and Humber River in the 1860s
 - 1919-1929 Bloor Street improvements and construction of the streetcar line
 - Northwest section of the Study Area annexed to the City of Toronto in 1998 as part of the City of Toronto Act, 1997, which amalgamated the six municipalities of Metropolitan Toronto
- Built Form:
 - Land use is predominantly residential (94%)
 - Predominant residential typology are low-rise apartment buildings (69%)
 - Majority of buildings constructed between 1919 and 1939 (69%)
 - Predominant building height is three storeys (50%)
 - Predominant property grain is intermediate grain historic (69%)
 - Represents 8% of total streetwall in the Study Area
 - Mix of architectural styles that include Art Moderne, Arts and Crafts, Colonial Revival, Contemporary, Edwardian, International, and Tudor Revival
 - Ten buildings with heritage potential (2512 Bloor Street West, 2520 Bloor Street West, 2525 Bloor Street West, 2526 Bloor Street West, 2553 Bloor Street West, 2555 Bloor Street West, 2559 Bloor Street West, 2561 Bloor Street West, 2 Traymore Crescent, and 7 Brule Terrace).
- Streetscape and Landscape:
 - Street trees associated with residential and ravine/river valley context

- Movement:
 - One major arterial road (Bloor Street West)
 - Four local roads (Riverside Drive, Traymore Crescent, Brule Terrace, Riverside Drive)
- Views:
 - One wide vista from Riverside Drive to the Humber River
 - Terminating views from side streets (Brule Terrace and Traymore Crescent) to Bloor Street West
 - Non-contributing views towards the West Gap Character Sub-Area
- Archaeological Potential:
 - 2504 Bloor Street West property
 - 2525 Bloor Street West property
 - 2545 Bloor Street West property
 - 2553 Bloor Street West property
 - 2555 Bloor Street West property
 - 2559 Bloor Street West property
 - 2561 Bloor Street West property
 - 490 Riverside Drive property

7.13 THEMATIC ANALYSIS

The history and evolution of the HCD Study Area can be understood through three themes that have influenced its development and growth. The themes that developed and became evident in Section 2.0, History and Evolution, are discussed in the following paragraphs, summarized, and categorized according to the Parks Canada Thematic Framework. Using the character analysis provided in subsequent sections, examples of built forms and landscapes illustrating each theme follow their respective description.

Settlement

The period of settlement that has influenced the area occurred in the early 20th century following the early suburban expansion of the City of Toronto and road improvements made to Bloor Street West. The north side of Bloor Street West was annexed in 1909 into the City of Toronto as part of the West Toronto Junction. This sparked the development and roadway

improvements to Bloor Street west of Keele Street. In the 1910s, Bloor Street West was improved with the construction of a sewer line, infill, and grading. Following these improvements, the City of Toronto appropriated a 110 foot tract of land on the south side of Bloor Street, between High Park and Jane Street.

Increased accessibility and development were brought to the area alongside the Bloor Street West improvements with the construction of a streetcar line. Beginning in 1914, the Bloor Streetcar line was extended westward from the Dundas Street. A single-track line was opened for service the following year between Dundas Street and Quebec Avenue. By the end of 1915, the line was double tracked, and in 1917, extended to Runnymede Road. The Bloor Streetcar line reached Jane Street by 1921.

The initial City annexations, road improvement activities, and streetcar line led to a distinct building boom in Bloor West Village, which represents one of the first periods of suburban expansion experiences by the City of Toronto. The majority of the existing buildings in Bloor West Village date between 1919-1929. The first building blocks were constructed in 1919. These blocks include the north side of Bloor Street West, between Kennedy Avenue and Runnymede Road from 2194 to 2218 Bloor Street West and the north side of Bloor Street West between Runnymede Road and Beresford Avenue from 2226 to 2232 Bloor Street West. The development boom continued along Bloor Street West throughout the 1920s, which is when most of the commercial building blocks were constructed.

Themes related to Settlement include:

- City of Toronto expansion
- Bloor Street roadway improvements
- Bloor Streetcar expansion
- Commercial block construction (2194 to 2218 Bloor Street West and 2226 to 2232 Bloor Street West)
- Continued development of commercial buildings throughout the 1920s

Social, Community and Cultural Life

The social and community life of Bloor West Village is historically linked to the Bloor West Village BIA, which was established in 1970 as the first BIA in North America. The addition of 'village' to the name helped to define the character of the area and became a promotional tool for the Bloor West Village BIA.

By 1972, Bloor West Village streets were largely revitalized. To attract customers, overhead wires and signs were removed, street furniture, including concrete planter boxes, benches, and garbage receptacles, and new signs were installed and trees were planted (Plate 179 and Plate 180). The Bloor Street Villager newspaper was created in 1971 to help tie the community together with businesses along Bloor Street West. From the mid to late 1970s, the area saw an increase in both the number and variety of businesses along Bloor Street West. The BIA continues to support local businesses through assistance in marketing and promotion, and funding for improvement projects.

As the first BIA in North America, the Bloor West Village BIA created a model that has been replicated in many neighbourhoods across the City, country, and internationally. The BIA is also supported by adjoining residential neighbourhoods to the north and south. The close proximity of these neighbourhoods makes this a walkable and pedestrian focused neighbourhood that supports a commercial main street with a village character.

In the early 20th century, culture was influenced in the area through the construction of the Runnymede Theatre in 1927. It was designed by prominent City architect Alfred Hirschfelder Chapman in an Atmospheric Style, with an interior that transported the audience to an outside venue. This building represents the significant development of the community in the 1920s and the available high-quality of culture in the area.

The theatre evolved as the cultural life of the community changed throughout the 20th century. It was used as a bingo hall during the 1970s and again as a movie theatre in the 1980s and 1990s. When the

theatre shut its doors in 1999, the community rallied to save the building. The theatre was purchased by Chapters and re-opened as a bookstore in November 1999. It operated as a Chapters until 2014, when it was turned into a Shoppers Drug Mart, which remains today. The building continues to contribute to the streetscape through retention of key heritage attributes and use as a viable business.

Cultural life within the area is closely tied to the development of the local economy, community, and social life. It has also been significantly influenced by the settlement of a large number of Eastern European immigrants in the area following the Second World War. Their influence on the area is seen in the variety of businesses along Bloor Street West, including notably bakeries and delicatessens.

The Eastern European influence is specifically seen through its Ukrainian population. The presence of the large Ukrainian population in the area led to the establishment of the Bloor West Village Toronto Ukrainian Festival in 1995 by the Toronto Branch of the Ukrainian Canadian Congress. The festival occurs annually and now attracts more than 300,000 people to Bloor West Village each year. While the presence of Ukrainian businesses has diminished in recent years, the festival is part of the social fabric of the community and remains an important representation of the history of the area.

Themes and Buildings related to Social, Community and Cultural Life include:

- The Bloor West Village BIA
- The former Runnymede Theatre (2223 Bloor Street West)
- Runnymede Library (2178 Bloor Street West)
- Ukrainian Community
- Bloor West Village Toronto Ukrainian Festival
- Eastern European businesses

Development of Economies

The first development of commerce in the area occurred in the early 20th century and is connected to the theme of settlement. Within the area between Kennedy Avenue

and Jane Street, the first commercial blocks began to take shape in the late 1910s. Increased accessibility to this developing commercial area came with the expansion of the Bloor West Streetcar line in 1917 from Keele Street to Runnymede Road and then again in 1921 through to Jane Street. What followed was the development of the commercial core of the main street during the 1920s. As the subdivisions surrounding the area developed the number of local customers also increased. This expansion culminated in the amalgamation of the Village of Swansea in 1967 into the City, moving more concentrated local business into the area on Bloor Street West.

Following the Second World War and the settlement of Eastern European immigrants into the area, new structures were constructed in the early 1950s including commercial, residential, and institutional buildings. Their influence on the area is seen in the development of a variety of businesses along Bloor Street West.

With competition from larger shopping centres and the increased accessibility of the Bloor Subway to other parts of the City, the Bloor West Village BIA developed in 1970 to retain local business. By 1972, the Bloor West Village streets were largely revitalized and by the

end of the 1970s business improvements were seen. With increased traffic on roadways into the City, by the 1980s commuters began moving from the suburbs into the area.

High Park, bordering the southeast portion of the area, has also influenced the development and number of visitors in the area. High Park became a tourist destination in the late 19th century following its donation to the City by John and Jemima Howard. The park became a contributing factor in the decision to expand the limits of the City westward in 1909, as the presence of the park would draw residents to the area. High Park continues to have a large influence on the number of visitors to the area who shop and visit restaurants as part of their trip to the park.

Themes and Buildings related to Development of Economics include:

- Bloor West Streetcar line expansion west to Jane Street
- Commercial and mixed-use building blocks between Kennedy Avenue and Jane Street
- Development of the Bloor West Village BIA
- Connection with High Park



Plate 179: Bloor West Village Street Sign at Bloor Street West and Kennedy Avenue ca. 1970-1989 (City of Toronto Archives n.d. (a))



Plate 180: Bloor Street West looking west near Kennedy Avenue ca. 1980-1998 (City of Toronto Archives n.d (b))



Plate 181: Runnymede Theatre, ca. 1927-1930s (Source: Swansea Historical Society n.d.)

7.14 DISTRICT TYPOLOGY

The HCD Study Area can be categorized as an evolved dynamic district as per the City's *Heritage Conservation Districts in Toronto, Procedures, Policies and Terms of Reference* (City of Toronto 2012). This categorization captures a place that continues to experience growth and change through continuous use over the course of its history. The HCD Study Area is consistent with an evolved dynamic district as it has seen consistent use since its beginning in the early 20th century. This use, while primarily rooted in commercial uses and supported by residential growth in the surrounding community, has evolved to be characterized by its collection of early 20th century architecture, its dominant fine grain historic property grain, its landmark buildings and buildings with heritage potential, its T-intersections, and its contributing and corridor views. This contributes to a distinct understanding of the community rooted in its early 20th century history as a commercial main street with village character driven by the expansion of the City through transportation improvements bringing people to the community to live, shop, and dine.

The development of the HCD Study Area as an evolved dynamic district can be understood through a single

period of development between 1900 and 1939. This period represents the foundation upon which the present day HCD Study Area has grown. While it has undergone numerous changes, the period between 1900 and 1939 remains the predominant period of development within the HCD Study Area.

Through analysis of the HCD Study Area and development of Character Sub-Areas, a concentration of early 20th century architecture, fine grain historic property grain, buildings with heritage potential, T-intersections, and corridor views have been identified within the Village Main Street character sub-area. While evidence of the district typology has been noted outside of this area bounded by Glendonwyne Road on the east and Jane Street on the west, the results of the character analysis indicated a concentration of these characteristics at the core of the HCD Study Area defined by the Village Main Street character sub-area. The structures in this area retain a connection to the history and evolution of the HCD Study Area through retention of a fine grain historic property grain, composed largely of two storey structures. Its development can be distinctly seen through a single period of significance which has influenced its street layout, built form, authenticity, and integrity.



Plate 182: Village Deli sandwich sign on Bloor Street West, ca. 1980-1988 (City of Toronto Archives n.d.)

7.15 DESCRIPTION OF HERITAGE CHARACTER

The HCD Study Area is generally characterized by a consistency in building construction, building heights, property grains, land use, and a variety of architectural types. All buildings within the HCD Study Area were constructed in the 20th or early 21st century with 96% being four storeys in height or less and 60% being of fine grain. The predominant land use along Bloor Street West is commercial with residential land use identified on the east and west ends of the HCD Study Area and along side streets. Variety was noted in the architectural types identified with Edwardian, 20th Century vernacular, and contemporary buildings representing the three largest collection of buildings types.

While there are notable consistencies across the entire HCD Study Area in its character, a collection of heritage characteristics were identified within the Village Main Street Character Sub-Area. For clarity, this is referred to as the Village Main Street throughout the remainder of the HCD Study Report.

The Village Main Street is boarded by Glendonwynne Road on the east and Jane Street on the west. Its heritage character is closely associated within its

historic evolution and concentration of early 20th century buildings with three-quarters of the structures in this area constructed between 1900 and 1939. The Village Main Street developed as commercial core and main street section of the community and has retained a high degree of authenticity and integrity. Its land use remains predominantly commercial and mixed use consistent with its historic use.

The buildings within the Village Main Street range from one to three storeys in height, and feature early 20th century architectural styles such as Arts and Crafts, Edwardian, 20th Century vernacular, Mission/Spanish Revival, and Tudor Revival. The large majority of the property grain along the Village Main Street is fine grain historic, with a high concentration of fine grain historic on the north side of Bloor Street West, in comparison to the south side where more contemporary grain infill is present. The Village Main Street contains all identified Storefront Typologies. Typology 1A is the most prevalent, as the majority of structures are two storeys, have flat roofs, and simple architectural details. However, the Village Main Street contains one nearly intact block of Typology 1C with Mission/Spanish style parapet, on the north side of Bloor Street West between Runnymede Road and Kennedy Avenue.





8.0 Heritage Evaluation



8.0 Heritage Evaluation

8.1 PERIOD OF SIGNIFICANCE

Section 2, History and Evolution, provides the historical context upon which an understanding of the Bloor West Village HCD Study Area has been based. Looking at the built form through this historical lens it is clear that Bloor Street West between Keele Street and the Humber River changed rapidly throughout the 20th century and into the 21st century. The Bloor West Village has a distinct period of development that occurred in the early 20th century (1900-1939) and influenced the growth of the neighbourhood (Figure 30). In order to evaluate its cultural heritage value, this has been defined as the prominent period of development.

8.1.1 EARLY 20TH CENTURY DEVELOPMENT (1900-1939)

The significant period of development in the area occurred in the early 20th century, with the majority of structures constructed between the late 1910s and 1929 (Figure 30). This period of development was influenced by the growth and expansion of the City of Toronto with the May 1909 annexation of the West Toronto Junction and the north portion of the Bloor West Village between Keele and Jane streets in the City. During this period, the City's population doubled and was expanding to outside of its boundaries.

Immediately following the annexation, the City began improvements to Bloor Street West throughout the Bloor West Village to allow for growth and settlement along the roadway. During the 1910s and 1920s, significant infill and grading was completed along Bloor Street West to turn the dirt trail through a sloping topography with creeks and ravines into an improved and paved roadway. Once completed, Bloor Street West, including 110 feet to the south, was appropriated by the City.

Along with the roadway improvements, additional transportation options into the Bloor West Village came

with the construction of the Bloor streetcar line.

Completed to Jane Street by 1921, the Streetcar allowed for easier accessibility into and throughout the Bloor West Village (Plate 182 and 183). This influenced the construction of commercial building blocks between Kennedy and Willard Avenues.

Growth and development in the area came to a halt in October 1929 with the stock market crash and subsequent Great Depression of the 1930s. As a large manufacturing and exporting centre, growth and development across the City of Toronto experienced a general slowdown. This was largely a city-wide case as Toronto was significantly impacted by the Depression. Building permits in the City fell to the lowest level in the century, dropping from a value of \$51,000,000 in 1928 to \$4,000,000 in 1933 (Armstrong 1983:169). Although minimal construction occurred in Bloor West Village throughout the 1930s, buildings that were constructed at this time feature the same architectural styles and built form as those constructed in the 1920s and are understood by the public in much the same way. Only one low-rise Edwardian Classicism style residential apartment, the Campbell Apartments at 2407 Bloor Street West, was constructed in the area in 1929.

Events and themes from the early 20th century period include:

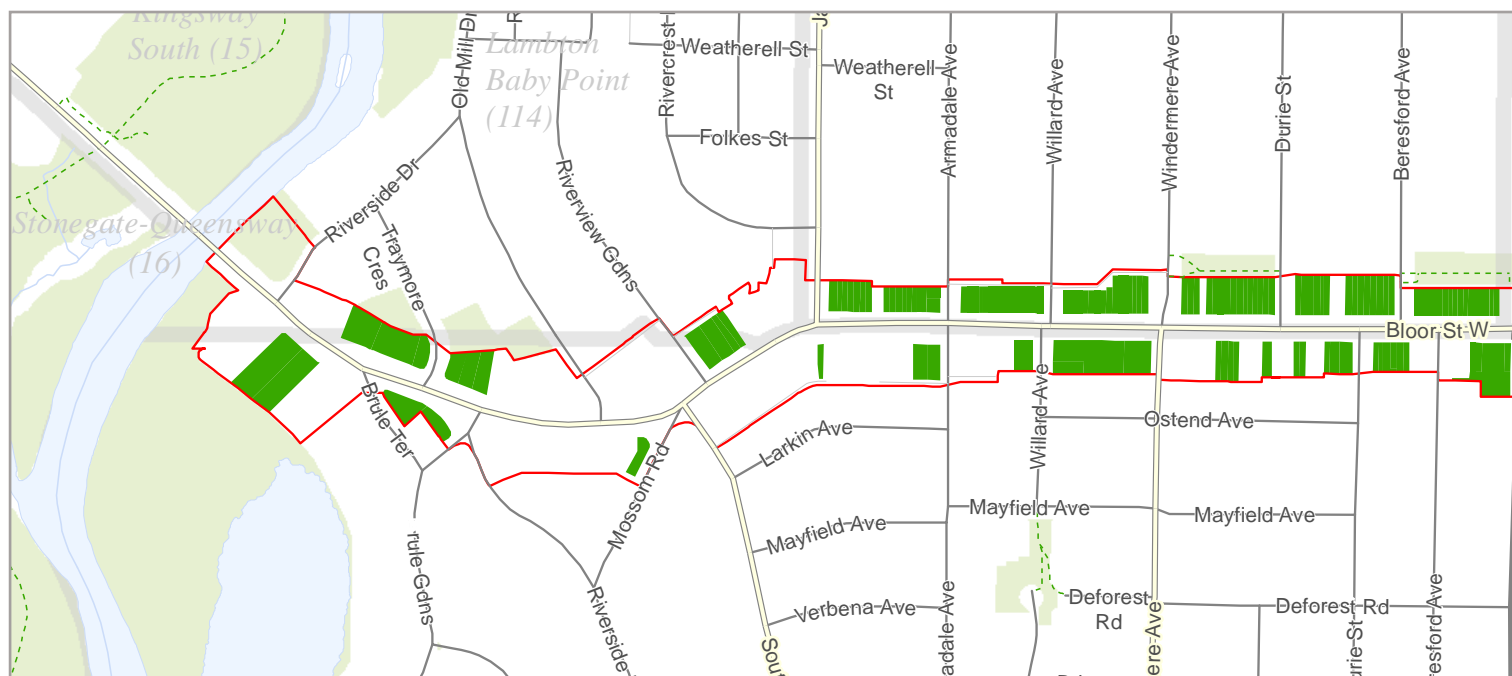
1909 – The West Toronto Junction annexed into the City and included the north side of Bloor Street between Keele and Jane Streets

1910-1917 – Improvements to Bloor Street West that included a new sewer line, infill and grading

1914 – Improvement to the Bloor West streetcar line to Quebec Avenue

1917 – Bloor West streetcar line extended to Runnymede Road

FIGURE 30: PERIOD OF SIGNIFICANCE



Legend

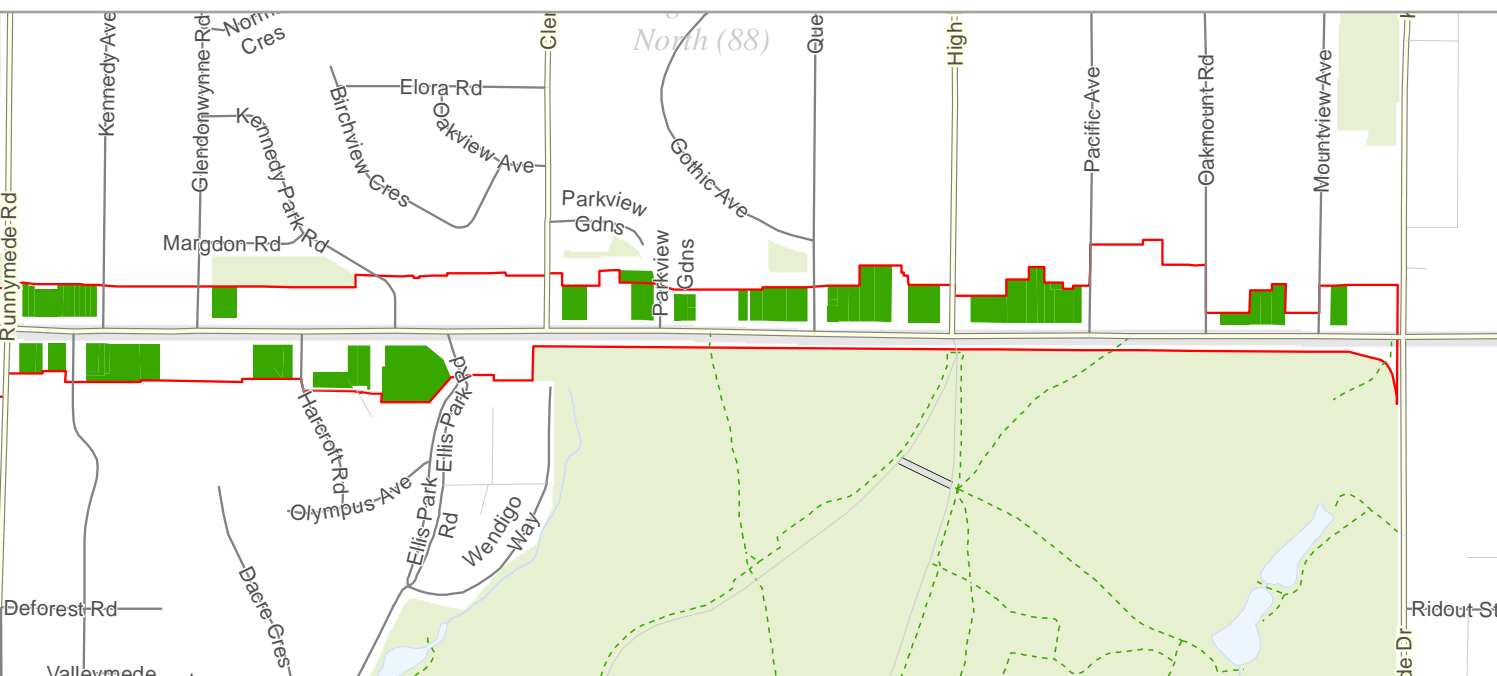
- Study Area
- Building Constructed between 1900-1939
- Neighbourhood
- Greenspace
- Waterbody



Plate 183: Laying of Bloor streetcar line near Runnymede Road 1917 (Source: Swansea Historical Society 2018)



Plate 184: Bloor Street West looking west from Runnymede Road 1921 (Source: Toronto Transit Commission 967-2-9)



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

1921 – Bloor West streetcar line extended to Jane Street

1929 – The Runnymede Public Library constructed under the design of John M. Lyle

1929 – Stock Market Crash

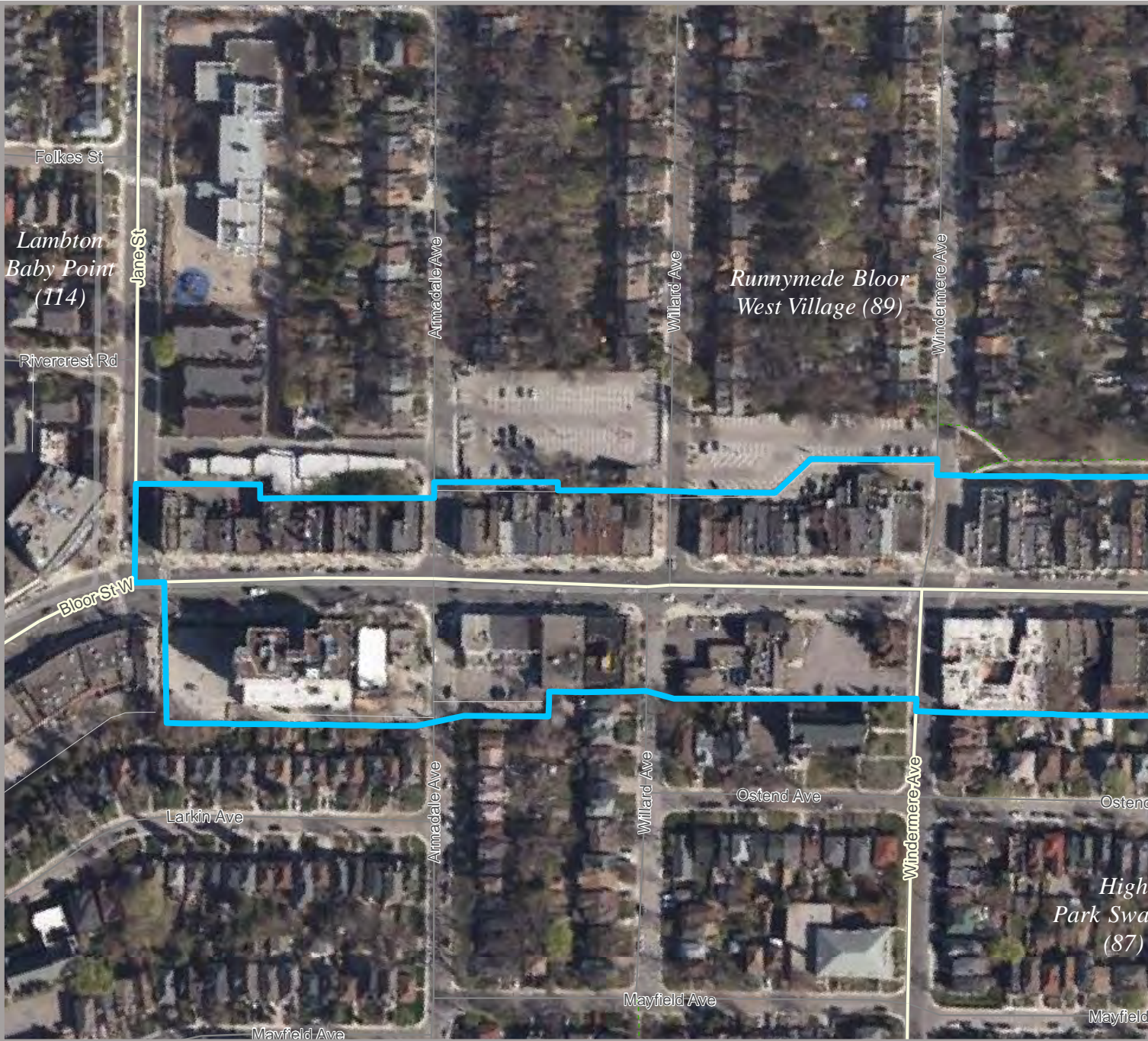
1939-1945 – Second World War

8.2 CRITERIA FOR THE DETERMINATION OF CULTURAL HERITAGE VALUE

Based on the analysis contained in Section 7, the Village Main Street Character Sub-Area within the HCD Study Area was identified as having potential for cultural heritage value due to its collection of early 20th century architecture, its dominant fine grain historic property

grain, its buildings with heritage potential, its T-intersections, and its contributing and corridor views that reflect its historical thematic development. As a result, this character sub-area is evaluated for merit as an HCD. An HCD must communicate a historical time and place through cultural heritage values and heritage attributes that identify it as a significant heritage area. Sufficient integrity must also be present to communicate these heritage values to the public. Accordingly, the potential Bloor West Village HCD, that of the Village Main Street as depicted in Figure 31, is evaluated in Table 17 for its cultural heritage value and integrity. The evaluation criteria are taken from the City of Toronto's established criteria for evaluating cultural heritage value and integrity of a potential HCD based on O. Reg. 9/06 of the OHA (City of Toronto 2012).

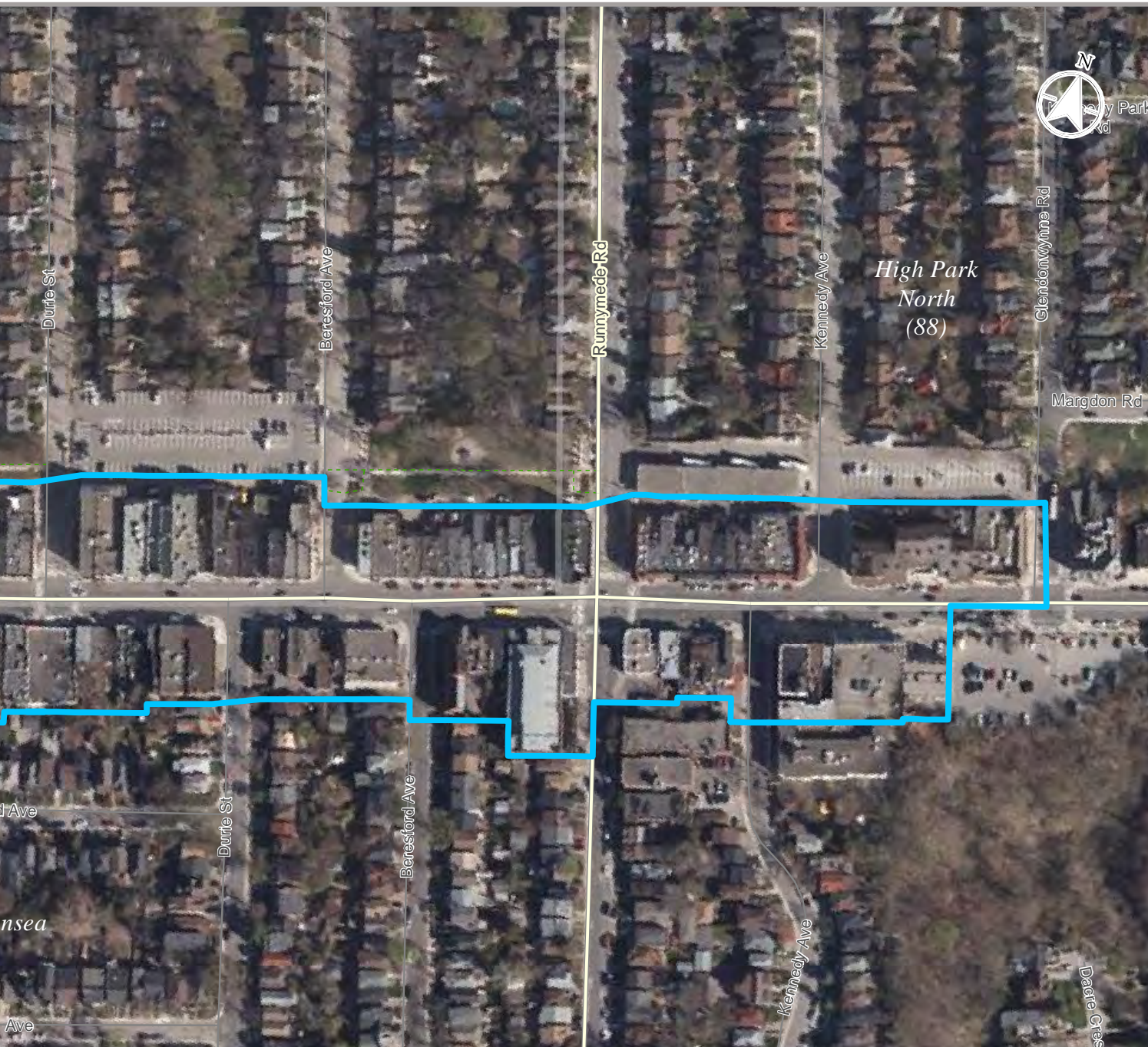
FIGURE 31: VILLAGE MAIN STREET CHARACTER SUB-AREA



Legend

Neighbourhood

Village Main Street Character Sub-Area



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto Open Data, <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2018.

TABLE 17: CRITERIA FOR DETERMINATION OF CULTURAL HERITAGE VALUE

Criterion	Significance
<i>Design Value or Physical Value</i>	
Has a rare, unique, representative, or early collection of a style, type, expression, material or construction method	<p>The Village Main Street contains representative collections of early 20th century commercial and mixed use buildings that reflect early suburban expansion in the City of Toronto. Within the area the properties exclusively date to the early 20th century, particularly between 1900 and 1939. This resulted in a historic streetscape with sections that have consistent land use, built form, and fine historic property grain.</p> <p>Within the Village Main Street, the most common architectural styles are 20th century vernacular, Edwardian, Arts and Crafts, and Mission/Spanish Revival while buildings with identified heritage potential are constructed in Tudor Revival, Edwardian, Mid-Century Modern, Italian Renaissance Revival, and eclectic architectural styles. A small number of buildings from this period fall into other architectural style categories, including Italian Renaissance, and Art Deco. All historically contributing building styles date to the early 20th century and represent architectural ideologies common during this time.</p> <p>The area contains all identified Storefront Commercial Typologies as discussed in Section 7 Character Analysis, with Typology 1A (two-storey, flat roof, and simple architectural details) the most prevalent, as the majority of the structures are two storeys in height, have a flat roof, and simple architectural details. The area also includes one nearly intact Typology 1C (two-storey, flat roof with hipped parapet and gable ends), on the north side of Bloor Street West between Runnymede Road and Kennedy Avenue.</p> <p><i>Accordingly, the buildings contained within the Village Main Street are a representative collection of 20th century architecture that is early for its time and place.</i></p>

Criterion	Significance
Has a rare, unique, or representative layout, plan, landscape, or spatial organization	<p>The Village Main Street contains an irregular grid layout between Kennedy and Jane Street with six T-intersections. Instead of a main north-south roadway remaining straight as it crosses Bloor Street West, the streets of Kennedy Avenue, Beresford Avenue, Durie Street, and Willard Avenue change direction either east or west along Bloor Street West before veering south again. This irregular layout is due to the development and survey of the Village of Swansea to the south in the late 19th century. Following the road improvements made to Bloor Street West between 1910 and 1917, the streets in the Village of Swansea were renamed to connect with those on the north side of the Bloor Street West. These T-intersections have influenced the streetwall in the area. While the north side of Bloor Street West has consistent blocks, the south side has blocks of varying lengths.</p> <p>The north side of Bloor Street West is representative of early 20th century building blocks in the City of Toronto, with its consistently narrow and small sized lots that contain predominately historic property grain. The south side was influenced by the layout of the former Village of Swansea and the placement of gas stations resulting in larger properties and a less consistent streetwall.</p> <p><i>Accordingly, the Village Main Street contains both a representative street grid or layout and a unique layout (differing on the north and south sides of the street) due to its association with a 19th century survey pattern.</i></p>
Displays a consistently high degree of overall craftsmanship or artistic merit	<p>The Village Main Street predominantly features architecture styles that are relatively common across the City of Toronto, including 20th Century vernacular, Edwardian, and Arts and Crafts influences.</p> <p>The prevalence of Edwardian and Arts and Crafts styles reflect the general move away from highly ornamented architecture towards architecture that focused on craftsmanship and quality living for all people, regardless of social class and income. In other words, the architecture in the area was built to be high quality, functional, and accessible to the average person.</p> <p>Heritage potential properties in the area feature a higher than normal degree of craftsmanship or artistic merit but this high degree of craftsmanship is not present throughout the whole area.</p> <p><i>Therefore, the area does not meet this criterion.</i></p>

Criterion	Significance
<i>Historical Value or Associative Value</i>	
Has direct associations with a theme, event, person, activity, organization or institution that is significant to a community	<p>The area has two direct historical associations. It is directly associated with the theme of early suburban expansion in the City of Toronto. It is also associated with the establishment of the first Business Improvement Area (BIA) in the country.</p> <p>Settlement along Bloor Street West started following the 1884 annexation of the Village of Brockton, 1909 annexation of the West Toronto Junction into the City, and road improvement activities during the 1910s. Following the road improvements and influx of businesses to the area, the south side of Bloor Street West between High Park and just west of Armadale Avenue was annexed in 1920 to capture tax revenue generated by businesses on the south side of the street. The initial annexations and road improvement activities led to a distinct building boom in Bloor West Village, which represents one of the first periods of suburban expansion experiences by the City of Toronto. The majority of the existing buildings in the area date between 1900 and 1939, demonstrating that this area captures a distinct period of westward expansion along Bloor Street West.</p> <p>Established in 1970, the Bloor West Village BIA was the first of its kind in North America. The efforts of the BIA resulted in significant streetscape improvements along Bloor Street West and the establishment of the Bloor Street Villager newspaper, which successfully connected local businesses and residents. The BIA influenced the development of the Bloor West Village through support and advocacy on behalf of local businesses.</p> <p><i>Accordingly, the Village Main Street is directly associated with suburban expansion and the establishment of the first BIA in North America.</i></p>

Criterion	Significance
<p>Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area</p>	<p>The Village Main Street area has the potential to yield information that contributes to an understanding of early suburban expansion and the establishment of the first BIA in North America.</p> <p>The area is a mixed use and commercial street that dates to the early 20th century. The retention of early 20th century buildings has the potential to yield information that contributes to an understanding of the implications of annexation and the influence of early suburban expansion in the City of Toronto.</p> <p>In addition, the area contributes to the understanding of the long-term effects of the presence of an effective and engaged BIA. The Bloor Street West BIA has been instrumental in supporting local businesses in the area and creating connections between residents and business owners since the 1970s. The actions of the BIA in Bloor West Village reveal how the sustained support of local businesses and funding for improvements can beneficially result in the revitalization and growth of a community. This theme is unique to the area.</p> <p>The area also has small areas of archaeological potential, although higher concentrations are seen outside the area to the west along the Humber River.</p> <p><i>Accordingly, the Bloor West Village has the potential to yield information that contributes to an understanding of the history of the community and area.</i></p>
<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</p>	<p>Construction in the Village Main Street resulted from westward suburban expansion by the City of Toronto in the first half of the 20th century. Settlement followed standard subdivision of lots. The settlement of this area does not reflect the work or ideas of an individual planner, architect, landscape architect, artist, builder, designer, or theorist who is significant to the area.</p> <p><i>Therefore, the Village Main Street does not meet this criterion.</i></p>
Contextual Value	
<p>Possesses a character that defines, maintains or supports the area's history and sense of time and place</p>	<p>The Village Main Street has a distinct character that is defined by the high number of properties that date between 1900 and 1939. Properties from the early 20th century have relatively consistent built form, fine property grain, land use, and architectural styles. The presence of properties that date to a specific historical period with similar features and property grain gives the area a definable and consistent character.</p> <p>This retained character influences the pedestrian experience of the Village Main Street, as the relatively consistent building blocks with early 20th century architectural influences create a historic village streetscape and atmosphere.</p> <p><i>Accordingly, the Village Main Street possesses an early 20th century character that defines, maintains and supports the history and sense of time and place.</i></p>

Criterion	Significance
Contains resources that are interrelated by design, history, use and/or setting	<p>The Village Main Street contains resources that are interrelated by design, history, and setting. Buildings in the area date to the same historical period, are one to three storeys in height (with the majority two storeys), and have a fine historic property grain. Early 20th century buildings are also predominantly characteristic of 20th Century vernacular, Edwardian, Arts and Crafts, or Mission/Spanish Revival architectural styles.</p> <p>Early 20th century buildings in the area are interrelated by history. Specifically, historical development in this area is directly connected to the expansion of the City and transportation improvements along Bloor Street West carried out in the early 20th century. This area developed as a commercial and mixed-use section of Bloor Street West. While this has continued to evolve, it has also been maintained establishing a strong main street character.</p> <p><i>Accordingly, the Village Main Street contains resources that are interrelated by design and history.</i></p>
Is defined by, planned around, or is a landmark	<p>The Village Main Street is not defined by, or planned around, a landmark. The area is a linear main street corridor that was historically defined by the extent of transportation improvements along Bloor Street West. While the larger HCD Study Area contains buildings with heritage potential and landscape features, the Village Main Street itself is not a landmark and is not defined by a landmark.</p> <p><i>Therefore, the area does not meet this criterion.</i></p>
<i>Social Value or Community Value</i>	
Yields information that contributes to the understanding of, supports, or maintains a community, culture or identify within the district	<p>The influence of the Bloor West Village BIA yields information on the effectiveness that the organized and sustained support of local businesses can have on a community, and in turn, its built form.</p> <p>As the first BIA in North America, the Bloor West Village BIA created a model that has been replicated locally, provincially, nationally, and internationally.</p> <p>Accordingly, Village Main Street yields information that contributes to an understanding of the role a BIA plays in community revitalization and ongoing commercial support.</p>

Criterion	Significance
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>The area is historically and functionally linked to the Bloor West Village BIA, which is an organized group that has played, and continues to play, a significant and defining role in the ongoing vitality of the Village Main Street.</p> <p>The Bloor West Village BIA was established in 1970 and was the first BIA in North America. Almost immediately, the BIA changed the face of Bloor Street West by implementing streetscape improvements and by providing regular promotion for local businesses through the Bloor Street Villager newspaper. The BIA continues to support local businesses through assistance in marketing and promotion, and funding for improvement projects.</p> <p>The BIA is supported by adjoining residential neighbourhoods to the north and south. The close proximity to these neighbourhoods makes this a very walkable area that supports a commercial main street with a village character. The long-term actions of the BIA have resulted in a well-kept and vibrant neighbourhood where residents and shopkeepers have a strong sense of community identity and pride. The influence of Eastern European immigration on the area is seen in the variety of businesses along Bloor Street West including bakeries and delicatessens. The area is also historically linked to the Ukrainian population in Toronto. Ukrainian immigrants settled in and around Bloor West Village following the Second World War. The presence of the large Ukrainian population in the area led to the establishment of the Bloor West Village Toronto Ukrainian Festival in 1995 by the Toronto Branch of the Ukrainian Canadian Congress. The festival that occurs annually now attracts more than 300,000 people to Bloor West Village each year.</p> <p><i>Accordingly, the Village Main Street is historically and functionally linked to the Bloor West Village BIA as reflected in the ongoing presence of the BIA in the community. It is also historically linked to the Ukrainian community as reflected in the establishment of the Bloor West Village Toronto Ukrainian Festival.</i></p>
<i>Social Value or Community Value</i>	
Has a rare, unique, or representative collection of significant natural resources	<p>The Village Main Street is a highly urbanized linear corridor with mixed use and commercial properties that are generally built to the front property lines. Street trees in this area along Bloor Street West are contained in the public right-of-way and tend to be recently planted.</p> <p><i>Therefore, the Village Main Street does not meet this criterion.</i></p>
Represents, or is a result of, a significant technical or scientific achievement	<p>The Village Main Street does not represent, nor is the result of, a significant technical or scientific achievement.</p> <p><i>Therefore, the Village Main Street does not meet this criterion.</i></p>

8.3 DISTRICT INTEGRITY

A district must have physical integrity in order to communicate its significance. Although a threshold of properties that contribute to its heritage value can be important to the integrity of a district, it is the quality of the

interrelationship of the resources in the district that is most important to establishing integrity (City of Toronto 2012). The integrity of the area is addressed and evaluated in Table 19 through two categories of criteria: visual, functional, or historical coherence, and authenticity.

TABLE 19: DISTRICT INTEGRITY

Criterion	Significance
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>The Village Main Street has a consistency of resources that are related to the cultural heritage values and early 20th century character of the area. This is evident in the high concentration of fine grain historic properties between Kennedy Avenue and Jane Street. Additionally, historical development pattern of the area, demonstrated through the layout and organization of land use within the area is largely intact and has not been dramatically altered since the early 20th century.</p> <p>The high number and notable presence of properties dating to the key historical period in the Village Main Street gives it an identifiable character that is authentic and recognizable to residents, shopkeepers, and visitors to the area. Within the Village Main Street, 70% of the structures were identified to be resources that contributed to the area’s character and history identified in previous sections. However, it is important to note that the concentration of buildings that contribute to the character or history of the area is far higher on the north side of the street within the Village Main Street Character Area, with 82% contributing to the character and history of the area, as opposed to the south side, with only 45% contributing to the history or character of the area. While the overall streetscape character, low-rise, and fine grain commercial character is generally still evident, it is weakened by the higher concentration of buildings that do not contribute to the character or history of the area on the south side.</p> <p>The majority of the structures in the Village Main Street date to the period of significance between 1900 and 1939. These buildings range from one to three storeys (with the majority two storeys) and reflect commercial typologies and early 20th century architectural styles present in Ontario during that era. The Village Main Street contains twelve buildings with heritage potential, eight of which date within the key period of development.</p>

Criterion	Significance
<p>Authenticity means that a district accurately and honestly conveys its cultural heritage values through its attributes. To be authentic a district should retain most of its 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>	<p>The Village Main Street retains some of its original built form, architectural styles, and historical property grain. The layout and organization of land use in the area has not been dramatically altered since the early 20th century. This character is most evident in the section between Kennedy Avenue and Jane Street.</p> <p>It is important to note, however, that the integrity of the Village Main Street is primarily limited to the commercial use, fine grain built form of buildings. Architecturally, where styles or influences are present they are limited to second storey front elevations of the buildings. Most of the first storeys have been heavily altered with decades of commercial use and business changeover resulting in little original materials from the early 20th century, and in some cases layouts for windows and entrances that depart from the traditional commercial façade arrangement of the early 20th century. Changes have been made to upper storey facades as well, primarily the replacement of original windows and some painted brick or overcladding, but most buildings that contribute to the area's character or history still retain original elements of the second storey such cladding, decorative elements (brickwork, parapets, brackets).</p>

8.4 STATEMENT OF EVALUATION

8.4.1 INTRODUCTION

The cultural heritage values identified for the Village Main Street are primarily rooted in the ongoing community and business success of its main street urban form combined with its collection of early 20th century commercial and mixed use properties reflective of early suburban expansion in the City of Toronto. The design value of this local main street is characterized by early 20th century commercial architecture with heritage potential accentuating the streetscape. Historically associated with City expansion and transportation improvements in the early 20th century, the streetscape contributes to the historical character of the area. Contextual value is articulated through its relatively cohesive streetscape, which also represents a reflection of strong social and community values associated with the Business Improvement Area along with the commercial main street. Buildings with heritage potential also exist outside the Village Main Street, particularly walk-up apartment buildings in the High Park Frontage, East Village West Village, and Humber Residential Character

Areas and reflect the residential use and character that supports the Village Main Street.

8.4.2 HERITAGE CHARACTER STATEMENT

The Village Main Street contains a representative collection of early 20th century commercial and mixed use properties that reflect early suburban expansion in the City of Toronto. The building stock dates primarily between 1900 and 1939. The area's design and physical value is characterized as a functional main street with early 20th century urban forms and lot division. Its architecture is predominantly representative of early 20th century design and is punctuated by twelve buildings with heritage potential. While individually the majority of the buildings can be viewed as "vernacular common", together they form a representative dense ensemble of urban commercial buildings dating from 1900-1939, with infill from the 1970s creating 'a village' in the City. Their integrity is varied, with more buildings which contribute to the area's character or history located on the north side of the street, and substantial alterations on the ground floors of nearly all buildings.

The historic streetscape that includes consistent land use, built form, and property grain is a result of a series of historical developments. First and foremost, the 19th century surveys of the area resulted in narrow lots and street widths. Further defined in the 20th century, the short construction boom (1919-1929) following the area's annexation into the City in 1909 and 1920, roadway improvements (1910-1920), and the Bloor Streetcar expansion into Bloor West Village (1914-1921) were each significant factors in the evolution of the streetscape.

In the Village Main Street, the vast majority of the properties date between 1900 and 1939 and have a commercial or mixed land use. Commercial uses include retail and food shops, banks, medical and dental clinics, and restaurants. Mixed use buildings are composed of a lower commercial space and an upper residential space. The buildings in the Village Main Street are primarily two to three storeys in height with more than three quarters with narrow lots of three to eight metres, creating a cohesive fine grain.

The most common architectural styles in the Village Main Street include early 20th Century vernacular, Edwardian, Arts and Crafts, and Mission/Spanish Revival. These building styles date to the early 20th century and represent architectural and typological idioms common during this time. Specifically, many of these styles reflect the general move away from highly ornamented buildings to favour architecture that focused on craftsmanship and quality living for all people, regardless of social class and income. While this does not preclude ornamentation, most buildings within the area exhibit architectural styles that represent a vernacular interpretation of these styles with little ornamentation. This allowed for construction of high quality and functional buildings that were accessible to the citizens other than the wealthy.

The Village Main Street is punctuated by twelve buildings with identified heritage potential which are distinct from the common architectural styles of the majority of the area. These buildings were constructed

to stand out from their surroundings and are predominantly constructed with close adherence to architectural styles when compared with their vernacular neighbours. Styles identified include Tudor Revival, Edwardian, eclectic, Italian Renaissance Revival, and Mid-Century Modern. The distinct styles provide for a break from the historic streetwall.

The Village Main Street area contains a unique and irregular street layout of six T-intersections between Kennedy Avenue and Jane Street. Instead of a main north-south roadway remaining straight as it crosses Bloor Street West, Kennedy Avenue, Beresford Avenue, Durie Street, and Willard Avenue change direction either east or west along Bloor Street West before continuing south again. This irregular layout is due to the development and survey of the Village of Swansea, which later amalgamated into the City in 1967, with roads renamed to connect with those on the north side of Bloor Street West.

The north side of Bloor Street West is representative of early 20th century building blocks in the City of Toronto, with its narrow and small sized lots. The north side of Bloor Street West has consistent lot sizes of three to eight metres, with the majority composed of fine grain historic buildings. The south side of Bloor Street West has less consistent blocks, influenced by the layout of the former Village of Swansea, beginning in the 1880s, and the placement of gas stations in the 1930s, which have been subsequently replaced with sympathetic infill.

The historical and associative value of the Village Main Street is directly related to early 20th century municipal expansion and transportation improvements along Bloor Street West (1909-1921), which influenced the subsequent residential and commercial developments in Bloor West Village. The range of services that developed in the Bloor West Village in the early 20th century created a relatively self-sustaining community. The Bloor West Village BIA, established during the 1970s and the first BIA in North America, is also tied to the development of the community. Revitalization in

the 1970s contributed to the ongoing commercial uses of the fine grain, early 20th century built form along Bloor Street West. The community's recognition of, and response to, the relationship between this self-sustaining diversity and the urban design and physical values identified above, are important to the area's historical and associative value.

Improvements to Bloor Street West were carried out in the 1910s and included the installation of a sewer line as well as grading and infilling of the road. The deep ravine of Wendigo Creek, located between Quebec Avenue and Clendenan Avenue, was filled at this time, which paved the way for commercial development. The Bloor Streetcar line was extended to Quebec Avenue in 1914 and was later extended to Runnymede Road by 1917 and Jane Street by 1921.

These road improvements west of Keele Street triggered a building boom along Bloor Street West. The first structures within the Village Main Street, following road improvements between Keele Street and Jane Street, began to appear in 1919. The earliest structures were located in the vicinity of Runnymede Road, an early transit stop of the Bloor Streetcar line. The first large commercial block, located on the north side of Bloor Street West between Runnymede Road and Kennedy Avenue, was built in this period. Between 1920-1929, many commercial and mixed use buildings were constructed. These blocks were guided by historical lot division intended to promote accessible and diverse tenancy, as its short structural spans between masonry fire walls allowed inexpensive user-adaptable masonry and lumber framing.

One example of the construction and local cultural boom of the 1920s is the Runnymede Theatre, constructed in 1927 as a movie theatre. Designed by prominent City architect Alfred Hirschfelder Chapman in an Eclectic Atmospheric Style, the building represents the significant development of the community in the 1920s and the availability of high-quality cultural venues in the area. The theatre evolved as the cultural life of the community changed

throughout the 20th century. It was used as a bingo hall during the 1970s, and again as a movie theatre in the 1980s and 1990s. Only in the 21st century was the auditorium altered to house a book store and then a pharmacy. It is the only Part IV designated property in the Study Area after a community group convinced the owner in the 1980s to safeguard the legacy of the building. The building continues to contribute to the streetscape as a viable business today.

The building boom along Bloor Street West lasted until the stock market crash of 1929 and the subsequent Great Depression of the 1930s, which slowed construction. In Bloor West Village, buildings constructed between 1930 and 1939 feature the same architectural styles, built form, land use, and fine property grain as buildings constructed between 1920-1929, although are less prominent. The building boom of the early 20th century, combined with the slower but still evident post 1929 construction activities, captures when Bloor Street West evolved from a rural landscape to a commercial streetscape. The streetscape remains relatively intact on a dozen blocks today, mostly on the north side of Bloor Street West, and is representative of this historical transition.

A significant historical theme in Village Main Street echoed in the streetscape is the presence of the Bloor West Village BIA. Created in 1970, the Bloor West Village BIA had as its goal the support of businesses located along Bloor Street West roughly from Glendonwyne Road to South Kingsway. "Bloor West Village" was officially opened for business in 1971 with a ribbon cutting ceremony by Mayor William Dennison at the intersection of Bloor Street West and Windermere Avenue. By 1972, the Bloor West Village streetscape was largely revitalized, with overhead wires and extraneous signs removed, street furniture installed, and trees planted.

The BIA also published the Bloor Street Villager, a newspaper that was successful in bringing the local community and businesses together. By the late 1970s, the number and variety of businesses in the

area had increased. In addition to the beautification of Bloor Street West, the BIA was also active in protesting development that was perceived to be detrimental to Bloor West Village. A direct result of this is the presence of parkettes (George Chater Park, Neil McLellan Park, Kennedy Margdon Parkette) on the north side of Bloor Street West, which were slated to be low-rise housing until the BIA and local residents' associations voted that these lands should be used for public purposes. That use continues today.

The Village Main Street Area has contextual value as it has a distinct commercial "village" character that is defined by the large number of interrelated properties that date between 1900 and 1939 with consistent built form, land use, fine grain urban fabric, and a set of diverse architectural styles. The presence of properties within building blocks that date to a specific historical period with similar characteristics gives the area a definable historic main street character that is consistent throughout Bloor West Village. This includes the row of 12 fine grain Arts and Crafts, two-storey main street commercial buildings, from 2194 Bloor Street West.

In terms of social and community value, the Village Main Street Area yields information that contributes to the understanding of how organized and sustained support of local businesses can influence a community and its built form. As the home of North America's first BIA, Bloor West Village was the model community for local investment and can speak to the effectiveness of early and ongoing BIA support. The support of the BIA helped independent businesses in the area navigate the changes that resulted from the construction of the Bloor subway system and establishment of shopping malls during the 1960s and 1970s. As a result of these efforts, independent businesses along Bloor Street West stayed in operation and new stores opened to fill formerly vacant storefronts.

The Bloor West Village BIA has played, and continues

to play, a significant and defining role in the ongoing vitality of the area. In many ways the organization helps to define the character of the community as seen in its branding of Bloor West Village as "A Small Village in a Big City". The Bloor West Village community is highly engaged, with a strong sense of pride, which is a reflection of the decades of work carried out by the BIA, supported by a significant adjoining residential neighbourhood both to the north and south to create a distinct "village" area within the City.

The Bloor West Village is historically linked to the Ukrainian community in the City of Toronto. Following the Second World War, the Area became home to a large number of Eastern European immigrants. Their influence on the Area is seen in the variety of businesses along Bloor Street West, including bakeries and delicatessens. The Eastern European influence is specifically seen through its Ukrainian population. Although the community reports a decline in the number of Ukrainian residents, the once large Ukrainian population established the Bloor West Village Toronto Ukrainian Festival in 1995 through the Toronto Branch of the Ukrainian Canadian Congress. The festival continues to occur annually and now attracts more than 300,000 people to Bloor West Village each year.

The Village Main Street Area retains visual, functional, and historical coherence due to the clear period of historical significance and large number of original buildings with uniform heights and fine grain urban fabric, even though individual buildings have been altered, particularly storefront facades. The large number of properties retaining original buildings dating between 1900 and 1939 gives Bloor West Village an identifiable character that is recognizable to residents, shopkeepers, and visitors to the area.

Based on the evaluation of historical context, the following characteristics embody the historic character of the Village Main Street.

Character-defining elements that embody the design and physical value of the Village Main Street include:

- Commercial and mixed-use buildings constructed between 1900 and 1939
- The predominant low-rise scale of commercial and mixed-use buildings (two to three storeys)
- Commercial main street buildings with a consistent set-back providing a vibrant and comfortable pedestrian realm
- Common use of the sidewalk for marketing displays and/or café seating contributing to the public realm
- The fine-grain historic urban fabric with generally two-storey streetwall based on late 19th to early 20th century lot division and street right of ways
- Predominant historical (or vernacular) architectural styles that create fine-grain streetscapes that date to the early 20th century, including vernacular, Edwardian, Arts and Crafts, and Mission/Spanish Revival
- Identified heritage potential buildings in a variety of architectural styles, including:
 - 2199 Bloor Street West at Kennedy Avenue
 - 2219 Bloor Street West at Runnymede Avenue
 - 2223 Bloor Street West (Runnymede Theatre)
 - 2305 Bloor Street West (St. Pius X Church)
 - 2326 Bloor Street West at Windermere Avenue
 - 2333 Bloor Street West (Turner and Porter Funeral Home) between Windermere Avenue and Willard Avenue
 - 2401 Bloor Street West at Armadale Avenue (A Dark Horse)
 - 2407 Bloor Street West (Campbell Apartments)
 - 2373 Bloor Street West
 - 2394-2400 Bloor Street West
 - 2402 Bloor Street West
 - 2438 Bloor Street West at Jane Street

Character-defining that embody the historical and associative value of the Village Main Street include:

- Direct historical connection between transportation improvements of Bloor Street West in the 1910s and subsequent building boom that lasted until 1929
- Variation of building grain on the north and south

sides of Bloor Street West reflective of differing historical development related to City annexation time periods

- Influence of the Bloor West Village BIA in supporting independent businesses and participation in the 1970s revitalization of the Bloor West Village streetscape

Character-defining elements that embody the contextual value of the Village Main Street include:

- Distinct character defined by the large number of properties that date between 1900 and 1939
- Consistency of built form, fine grain, narrow lots on short block spans due to historical lot division, street placement and historical land use patterns
- Mixed use character of the area as representation of a historical commercial main street
- Identified contributing views and vistas including
 - Bloor Street West and Armdale Avenue, both directions
 - Bloor Street West and Willard Avenue, looking north
 - Bloor Street West and Windemere Avenue, looking north
 - Bloor Street West and Durie Street, looking north
 - Bloor Street West and Beresford Avenue, looking north
 - Bloor Street West and Runnymede Road, both directions

Character-defining elements that embody the social and community value of the Village Main Street include:

- Historical and ongoing influence of the Bloor West Village BIA on the continued viability of independent businesses in the area
- Design excellence in the streetscape and public realm pioneered by the BIA and its impact on the business vitality that supports the sense of community
- Historical and ongoing presence of the large Ukrainian population in Bloor West Village, which led to the establishment of the Bloor West Village Toronto Ukrainian Festival

8.5 SUMMARY OF EVALUATION

The evaluation of the Village Main Street area demonstrated that it meets some of the evaluation criteria to merit consideration as an HCD, and demonstrates a historical context based on the identified characteristics. These elements make the Village Main Street a vibrant, dynamic, and evolving area that its community has valued for the past century. The majority of the characteristics that reflect its historical context relate to the historical/associative, contextual and social/community value of the district, rather than the architectural character of the area, which was identified as having values that are representative of early 20th century commercial and mixed use buildings, rather than rare or unique. The design and physical values of the area are primarily rooted in commercial use and form, low-rise scale and fine grain property widths, and the examples of vernacular and early 20th century architectural styles, with varying degrees of integrity.

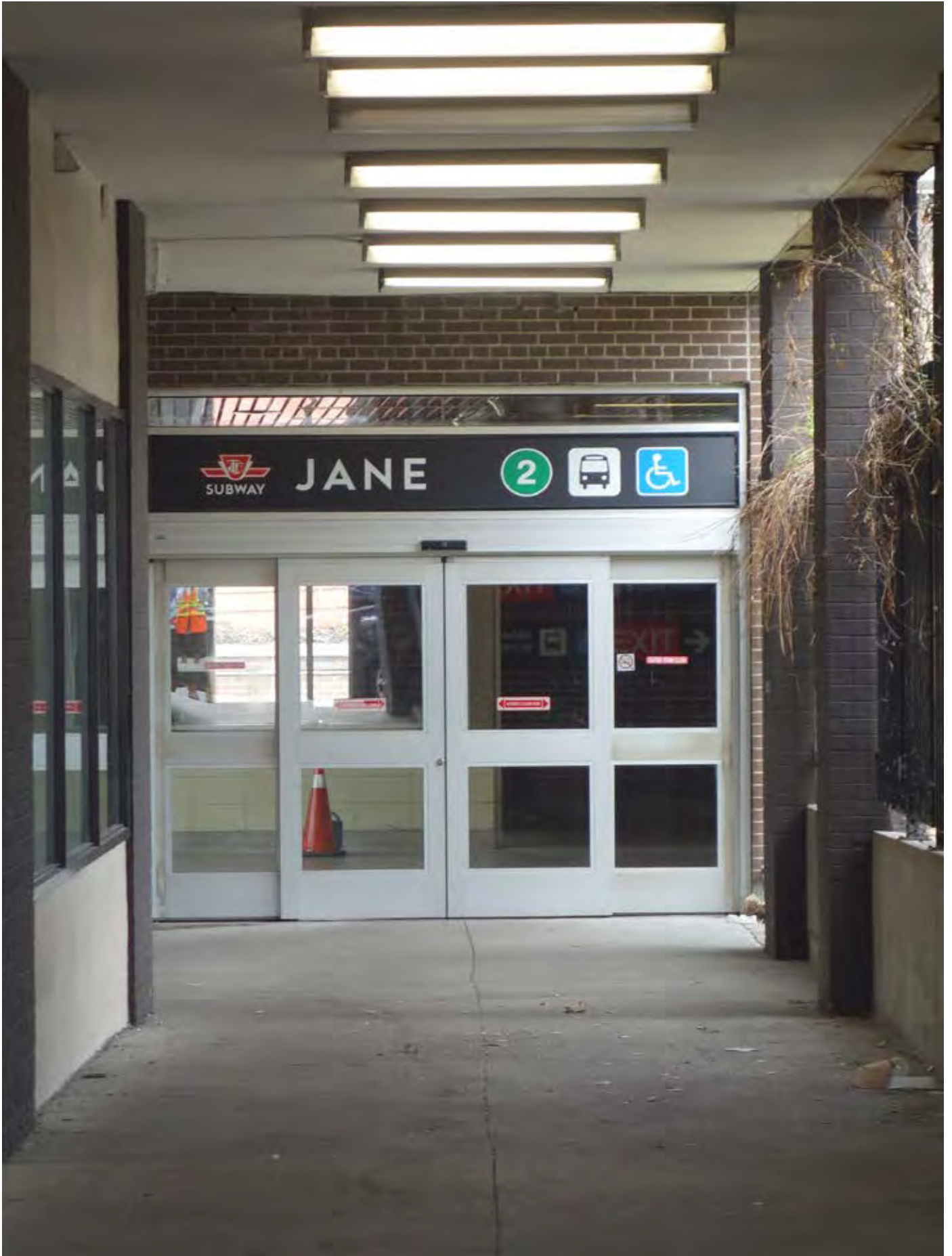
Given that the architectural qualities are not the area's strongest characteristic, but rather historical, contextual, and social, the area still meets criteria as an HCD, but is not an especially strong candidate in terms of architectural value. HCD policies and guidelines, if prepared, would primarily be focused on the architectural nature of the area, managing change through the alteration of buildings.

Notwithstanding, the Village Main Street area demonstrates a historical context, with many character-defining elements that contribute to its value. Given the values identified, recommendations should be prepared to meet the following objectives for the Village Main Street.

8.5.1 OBJECTIVES

- Support the cultural heritage value of the Village Main Street as expressed through its character-defining elements.
- Maintain the fine grain character of the Village Main Street, particularly the north side of the street.
- Maintain the low-scale character of the area.

- Maintain and enhance the existing commercial and mixed-use streetscapes of the area, characterized of buildings mostly constructed between 1900 and 1939, specifically the heritage potential buildings within the broader Study Area,
- Encourage adaptive re-use of existing building stock within the area.
- Require new development to be compatible with the dominant existing form, scale, and building typology of the area.
- Encourage new development that is sympathetic to the architectural styles and building materials of the area.
- Encourage new development and additions that conserve and enhance the historical context of the area particularly with respect to the historical scale, form, materials, and massing of its properties and the public realm.
- Encourage development that contributes to the quality of the pedestrian realm and village character of the area.
- Protect the identified views and vistas in the area.
- Support the social, cultural and community values of the area as they relate to the ongoing influence of the Bloor West Village BIA on the continued viability of independent businesses in the area, including, but not limited to, Bloor West Village events and the Toronto Ukrainian Festival.
- Collaborate with property owners and business owners to encourage and provide incentives for the conservation, restoration, and appropriate maintenance of heritage resources.







9.0 Recommendations



9.0 Recommendations

9.1 INTRODUCTION

The Bloor West Village HCD Study determined that a portion of the Study Area, the Village Main Street section, meets some of the of the evaluation criteria for designation as an HCD under Part V of the OHA. This area is an evolved dynamic streetscape that has been in continuous use as a mixed-use and commercial main street with a village character since it was established in the early 20th century. It retains some degree of authenticity and heritage integrity, specifically in its low-rise commercial form and fine grain property widths. Most storefronts have been altered on the main floor, but several buildings retain some degree of authenticity of their original design on the second storey.

Analysis presented at the second Community Consultation Meeting held on April 3, 2019 recommended that based on the findings and analysis of the HCD Study completed to date, a portion of the Main Street Village Character Sub-Area (between Kennedy and Jane Streets) was proposed for an HCD. Since that time, several meetings have taken place between City staff and the Avenue Study Team, Stantec and the City's Avenue Study Team, and City staff and Stantec. The discussions in these meetings centered around the review of the planning context and framework of the Bloor West Village and their relationship to the heritage characteristics identified through this HCD Study. Stantec also toured the site with members of City staff to discuss specifics of the area determined to satisfy Part V designation requirements. Through these discussions, the question arose of whether Part V designation is an appropriate tool for the Village Main Street. These discussions centred around two key issues: the overall strength of the area's architectural character as demonstrated through its integrity, and the analysis of other planning tools that may support protecting the character-defining elements without introducing another layer of planning

policy that may result in conflicts with other City planning policies.

Many of the individual buildings within the Village Main Street Character Sub-Area have been altered substantially on the first floor. This leaves only the second storey intact with original cladding, decorative details, and window openings, although in several cases overcladding and the addition of new or modified window openings has occurred. The compromised integrity for many individual properties regarding alterations to commercial storefronts and some second storeys can present a challenge in preparing a defensible rationale for an HCD. It is questionable whether an HCD, especially those geared towards architectural conservation, would be a useful tool in an area where the architectural character is not the strongest character-defining element.

As outlined in Section 4.0, there is a comprehensive planning context and framework that has the ability to manage growth and change within the Village Main Street portion of the HCD Study Area. Tools such as the City's zoning by-law, secondary plans, standards and guidelines for various building types and the Avenue Study have all provided a set of existing and recommended rules that guide the land use, built form, street design and park and open space aspects of the Study Area. An HCD is most useful if it will achieve objectives that cannot otherwise be achieved through planning tools to protect or maintain the character-defining elements of an area. The primary additional guidance that would be introduced in an HCD Plan not contained in other existing or recommended policies would guide the alteration of existing buildings within the area and demolitions.

When considering the presence of parallel studies and planning tools available for the Village Main Street, there are alternatives paths available to Part V designation

that can maintain the character and context of the area. These options respond both to public input concerned with the recommendation of a district and those concerned with the loss of the traditional main street character identified during the course of this study.

Since the release of the Avenue Study prepared by DTAH and the preliminary recommendations of the HCD Study, the local community has expressed both opposition and support for an HCD. What has stood out through consultation is that the community generally values the overall character of Bloor West Village generally and the Village Main Street specifically as a vibrant and dynamic commercial corridor. The recommendations of the Avenue Study prepared by DTAH, which also recognizes the importance of the Bloor West Village's character, speak to finding ways to conserve that character in response to the community voices heard throughout the course of both projects. Stantec recognizes that while Part V designation is a valuable tool to conserve an area's character-defining elements identified in Section 8.4.2, and is the most heritage-specific tool available, there are alternatives that can provide similar protection for many of the character-defining elements of the Bloor West Village. These tools are discussed in the following sections.

9.2 PROTECTION OF HERITAGE RESOURCES

The primary gap that would exist in the planning framework for the Village Main Street would be specific methods of protecting and managing the existing building stock. However, protection of heritage resources can be achieved through different sections of the OHA, specifically through listing and designating selected properties that are strong examples of architectural styles found in the Study Area, with high levels of integrity.

By analyzing the Built Form and Landscape Survey (See Section 5.0), character analysis, and thematic history carried out for this HCD Study, a number of significant properties were identified that contain prominent

structures and those that have a strong potential for cultural heritage value or interest in their own right. These buildings play a key role in anchoring the character of the area, as examples of key building types or architectural styles, or as properties that are located at the intersection of Bloor Street West and side streets that contain corner entrances and specific building features that reiterate their relationship to the intersection and the overall pedestrian realm of the Bloor West Village. Protection of these buildings and their relationship to their context will also be an important tool in maintaining the character of Bloor West Village. A list of heritage potential properties recommended for inclusion on the City of Toronto's Heritage Register is presented in Table 15 (excluding those already listed or designated).

By including these properties on the City's Heritage Register and by designating them under Part IV of the OHA, the City can maintain the historic character of the T-intersections by following the policies of the City's Official Plan, which states in heritage section of the Official Plan (3.1.5) that "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work". Protection of the individual properties that have a high degree of design/physical, historic/associative, and/or contextual value will be an important tool to conserve their cultural heritage value or interest. Under Part IV of the OHA, individual properties can be identified as having cultural heritage value or interest by the City and conserved through inclusion on the City's Heritage Register as designated properties.

9.3 ADDITIONAL STRATEGIES FOR KEY CHARACTERISTICS

The following sections highlight the tools and strategies available to manage growth and change in the Bloor West Village. The recommendations focus on key character-defining elements of the area, within the broader characteristics of built form, land use, street design, and parks and open spaces.

9.3.1 BUILT FORM

Numerous tools are available to manage growth and change to the built form in the absence of an HCD Plan. Existing policies, such as the Swansea Area Secondary Plan (outlined in Section 4.2.1.4), will require any new apartment buildings, where permitted, to respect approved zoning and height limits, which are currently appropriate to the form and scale of the historical commercial and residential nature of the High Park Frontage, Village Main Street, and West Village Character Sub-Areas.

The HCD Study coincided with the Bloor West Village Avenue Study. As outlined in Section 4.2.5, the Avenue Study makes many recommendations that will help to maintain and conserve aspects of the Village Main Street character by providing guidelines to regulate height and density, setbacks, building stepbacks, and fine-grain property fabric. These guidelines are specific to the characteristics of the distinct character areas within the Avenue Study, which as discussed in Section 7.12, align broadly with the HCD Character Sub-Areas identified following completion of the character analysis. As recommended in the Avenue Study, Official Plan Amendment (OPA) with Site and Area Specific Policy (SASP), area-specific Zoning By-Law Amendments and area-specific Urban Design Guidelines for the Village Main Street will be prepared and aligned with the findings of this HCD Study.

In the absence of an HCD Plan, area-specific Urban Design Guidelines will be imperative in guiding new development in a manner that is compatible with the identified heritage character. It is recommended that in addition to the Site and Area Specific Policies and

area-specific Zoning By-Law Amendments, area-specific Design Guidelines be prepared based on the heritage character outlined in this report for the Village Main Street, High Park Frontage, and the West Village Character Sub-Areas, as these three sub-areas contain higher concentrations of heritage resources, and each have distinct characteristics related to their built form, as outlined in Section 7.12. The Urban Design Guidelines should provide guidance for new development related to the following:

- Building heights
- Lot width or design features that reflect the traditional fine grain of commercial properties and larger grain of residential walk-up apartment buildings
- Façade composition, rhythm, and location of windows and entrances that are sympathetic to, and reflective of, traditional commercial building types, residential buildings and walk-up apartments
- Glazing and wall proportions (for ground and upper floors)
- Building materials
- Commercial signage
- Streetscape and landscaping

It must be noted that the Urban Design Guidelines and OPA/SASP will contain heritage sections, but these policies and guidelines would only apply to new development and additions. Growth and development is anticipated given the area's designation as an "avenue" where re-urbanization is encouraged and should be subject to design guidelines to maintain and enhance the overall character of Bloor West Village. However, it is important to acknowledge that Design Guidelines prepared as directed by the Avenue Study would not be applicable to the existing building stock, which, unless individually protected, could be altered without restriction when Planning Act approvals are not required. It is therefore recommended that the City also require the area-specific Design Guidelines be followed when applications to existing building stock require approval under the Planning Act such as variances or site plan control.

9.3.2 LAND USE

Land use within the Bloor West Village would not be regulated by an HCD Plan. HCD Plans do not restrict or enforce certain land uses within an area. In this regard, existing and proposed planning and policy tools such as the official plan land use designations, zoning by-law, Avenues and Mid-rise Building Study, and Avenue Study are all more effective tools for regulating appropriate land uses. By relying on these tools, the City can manage uses and require residential and retail frontages that play a large part in contributing to other aspects of the area's context and character. Specifically, the different land use designations of mixed use, apartment neighbourhoods, and neighbourhoods result in characteristic built form, property grain, and overall appearance of the distinct character areas.

9.3.3 PUBLIC REALM AND STREET DESIGN

The City has the ability to manage street design and the public realm as it is within their ownership. Based on existing planning analysis, including the Avenue Study, major changes to the street design within the Village Main Street are not anticipated in the near future. Should changes to the street design be required at some point in the future, additional studies, such as an

Environmental Assessment, may be required to address the potential alternatives. This would include a review of cultural heritage resources, typically in the form of a Cultural Heritage Assessment Report, to confirm heritage character within the defined project area and mitigate for possible impacts. Even in the absence of an HCD Plan, the City can make decisions about the street design and pedestrian environment, including sidewalk widths, street furniture, fixtures and decorative elements that are compatible and complimentary to the various character sub-areas identified in the HCD Study. These decisions would be consistent with the City's Streetscape Manual.

Specific to the Village Main Street Character Sub-Area it is recommended that the City explore additional streetscape elements to reflect the historical association of the area with the BIA and the local Ukrainian community, both of which have played an important role in shaping the community. Historical associations are partially tied to the appearance of the area, but more so in the use, function, and vibrancy of the Bloor West Village as opposed to the specific architecture or materials, which do not have direct connections with these groups. To enhance the historical connection to important groups in the area, interpretive or commemorative tools and materials would be beneficial. Plaques, signage, public art, or other means of interpreting historical themes (such as digital QR codes) should be installed in publicly accessible places along the street (near street furniture or planters) to commemorate the history of Bloor West Village and the groups that have shaped its transformation over time.

9.3.4 PARKS AND OPEN SPACE

As a significant City asset, High Park warrants special consideration. The park itself is outside the HCD Study Area, but is inextricable from the Bloor West Village and lends itself to the High Park Frontage Character Sub-Area, with views of the park available from Bloor Street and the side streets that terminate at Bloor Street West. To facilitate identification, evaluation, and conservation of High Park and its features, Stantec recommends that

the City undertake additional study to explore the feasibility of recognizing the park as a cultural heritage landscape (CHL).

As identified in the heritage section of the Official Plan (3.1.5), CHLs will be identified and included in area planning studies and plans for further study, evaluation, and conservation. The Official Plan notes that the means for conserving CHLs will be to include them on the Heritage Register or designate the properties under Part IV or V of the OHA. While the Official Plan includes policies for identifying and evaluating CHLs, it also notes that the City will establish a citywide guideline, adopted by Council, for identifying and evaluating potential cultural heritage landscapes. To date this guideline has not been prepared, however High Park presents a unique opportunity to recognize the cultural significance of the space.

The concept of protecting an area as a CHL has merit as it recognizes the values of individual structures, features, or properties together as a group. This will allow the City to refine and safeguard High Park’s cultural heritage value

and the collection of features across a large area. This may include specific policies and guidelines that influence new development within or adjacent to the park, specifically along Bloor Street West.

9.4 REVIEW OF CHARACTER-DEFINING ELEMENTS AND TOOLS AVAILABLE TO MANAGE GROWTH AND CHANGE

Based on an understanding of the tools available and the planning frameworks currently in place, as well as the heritage characteristics identified, Stantec has determined that through an integrated and multi-disciplinary approach achieves a result very similar to that which would be accomplished within Part V designation. The table below provides a summary of the character-defining elements identified and the tools available to retain and support them and manage growth and change in the future.

TABLE 20: RECOMMENDED METHODS FOR MANAGING CHANGE IN THE BLOOR WEST VILLAGE

Character Defining Element	Recommendation
Commercial and mixed-use buildings constructed between 1900 and 1939	Inclusion on the Heritage Register for select properties, particularly those that have a high degree of integrity
The predominant low-rise scale of commercial and mixed-use buildings (two to three storeys)	Preparation of area-specific Urban Design Guidelines and adherence to Avenue Study recommendations OPA/SASP, additional heights will be allowed but will be stepped back from the streetwall), and area-specific Zoning By-law Amendments
Commercial main street buildings with a consistent set-back providing a vibrant and comfortable pedestrian realm	Preparation of Design Guidelines and adherence to Avenue Study recommendations (OPA/SASP); and area-specific Zoning By-law Amendments)
Common use of the sidewalk for marketing displays and/or café seating contributing to the public realm	Preparation of design guidelines and adherence to Avenue Study recommendations (OPA/SASP); area-specific Zoning By-law Amendments); and streetscape management

Character Defining Element	Recommendation
The fine-grain historic urban fabric with generally two-storey streetwall based on late 19th to early 20th century lot division and street right of ways	Preparation of design guidelines and adherence to Avenue Study recommendations (OPA/SASP); and area-specific Zoning By-law Amendments
Predominant historical (or vernacular) architectural styles that create fine-grain streetscapes that date to the early 20th century, including vernacular, Edwardian, Arts and Crafts, and Mission/Spanish Revival	Inclusion on the Heritage Register for select properties, particularly those that have a high degree of integrity; Heritage Property Tax Rebate Program; and Façade Improvement Program
Identified heritage potential properties in a variety of architectural styles	Inclusion on the Heritage Register and designation under Part IV of the OHA; protection of the identified views (in the Design Guidelines and OPA/SASP); Heritage Property Tax Rebate Program; and Façade Improvement Program
T-intersections along Bloor Street West	City street design and transportation planning
Direct historical connection between transportation improvements of Bloor Street West in the 1910s and subsequent building boom that lasted until 1929	Individual listing and designation for select buildings, consideration of signage and commemoration to enhance historical connection
Variation of building grain on the north and south sides of Bloor Street West reflective of differing historical development related to City annexation time periods	Preparation of Design Guidelines and adherence to Avenue Study recommendations
Influence of the Bloor West Village BIA in supporting independent businesses and participation in the 1970s revitalization of the Bloor West Village streetscape	Commemoration and interpretation through streetscape elements
Distinct character defined by the large number of properties that date between 1900 and 1939	Inclusion on the Heritage Register for select properties, particularly those that have a high degree of integrity
Consistency of built form, fine grain, narrow lots, short spans due to historical lot division and street placement and historical land use patterns	Preparation of Design Guidelines and adherence to Avenue Study recommendations (OPA/SASP); and area-specific Zoning By-law Amendments
Mixed use character of the area as representation of a historical commercial main street	Preparation of Design Guidelines and adherence to Avenue Study recommendations; and area-specific Zoning By-law Amendments

Character Defining Element	Recommendation
Identified contributing views and vistas	Protecting the identified views and vistas in OPA/SASP and Design Guidelines
Historical and ongoing influence of the Bloor West Village BIA on the continued viability of independent businesses in the area	Commemoration and interpretation through streetscape elements. Exploration of business growth services through the City's Economic Development and Culture department may also be explored.
Design excellence in the streetscape and public realm pioneered by the BIA and its impact on the business vitality that supports the sense of community	Preparation of Design Guidelines and adherence to Avenue Study recommendations (OPA/SASP); Heritage Property Tax Rebate Program; and Façade Improvement Program
Historical and ongoing presence of the large Ukrainian population in Bloor West Village, which led to the establishment of the Bloor West Village Toronto Ukrainian Festival	Commemoration and interpretation through streetscape elements

9.5 SUMMARY OF RECOMMENDATIONS

As outlined in Section 8.0, a section of the Bloor West Village meets some of the City's criteria for designation as an HCD. However, further discussions with the City, consideration of the existing and proposed planning framework for the area in particular the Avenue Study, review of community feedback notes, overall desire to protect and support the area as a vibrant and dynamic commercial corridor, and consideration of the tools available under the Planning Act and the Ontario Heritage Act have resulted in a reconsideration of recommendations for Part V designation. Through a review of alternative tools, it is apparent that the City has the ability to retain the special characteristics identified through other means. Therefore, Stantec does not recommend proceeding with HCD designation and instead the City should execute the following recommendations:

In the absence of an HCD Plan, several alternative recommendations have been identified that can assist in conserving the character-defining elements of the area and managing growth and change over time. Specifically, this includes:

- Inclusion of properties identified as heritage potential properties on the City's Heritage Register (excluding those already listed or designated)
- Adoption of recommendations of the Bloor West Village Avenue Study, including Official Plan Amendment with Site and Area Specific Policy, and area-specific Zoning By-law Amendments to maintain and reinforce the low-rise, fine-grain, commercial character of the area
- Preparation of area-specific Urban Design Guidelines to protect and maintain the character-defining elements presented within this study, specifically for the Village Main Street, High Park Frontage, and West Village Character Sub-Areas. The Design

Guidelines should apply to all new development, as well as existing building stock undergoing changes with applications under the Planning Act

- Commemoration and interpretation of the Bloor West Village BIA and historical presence of the Ukrainian community within the public realm through streetscaping elements
- Promotion of City-led programs such as grants, and cultural event promotion to enhance the social heritage values identified within the Study Area

- While outside of the Study Area, High Park is an important feature in relationship to the Study Area and a factor related to its growth and development. Analysis of the area's history, character, as well as community consultation has identified that this area may be a suitable candidate for a Cultural Heritage Landscape Study to identify and protect its cultural heritage value. It is recommended that the City consider such a study in the future.

Appendix A Bibliography

- Alexander, Clare & Cable, Lith. 1890. *Plan of Villa Lots for Sale, Part of Lots Nos. 36 & 37, Concession 2 From the Bay, in the Township of York*. Toronto: Alexander, Clare, & Cable, Lith.
- Archives of Ontario. 2015. *The Changing Shape of Ontario: Municipality of Metropolitan Toronto and the Regional Municipality of York*. Electronic Document: <http://www.archives.gov.on.ca/en/maps/counties/rm-york.aspx>. Last accessed: December 22, 2017.
- ASI. 2004. *A Master Plan of Archaeological Resources for the City of Toronto – Interim Report*. Electronic document: http://www.toronto.ca/heritage-preservation/pdf/masterplan_arc_resources.pdf. Last accessed: January 28, 2018.
- ASI. 2006. *Stage 1 and 2 Archaeological Assessment of Lot 36 Registered Plan M-359 Brulé Gardens, Part of Lot 41, Concession 1 From the Bay Geographic Township of York, County of York, Now the City of Toronto*. Report on file, Heritage Preservation Services and MTCS, Toronto.
- ASI. 2008. *City of Toronto Archaeological Master Plan Stage 1 Archaeological Assessment: Hawk Hill (Bear Mound “Site” --AjGu-45), High Park, City of Toronto, Ontario*. Report on file, Heritage Preservation Services and MTCS, Toronto.
- ASI 2012. *Stage 4 Salvage Excavation of the Milton Mills/Old Mill Site (AjGu-8), The Riverhouse at the Old Mill, 30 Old Mill Road (n/s Old Mill Road), SPA 08 159806 WET 05 SA, City of Toronto, Ontario*. Report on file, Heritage Preservation Services and MTCS, Toronto.
- Armstrong, Frederick H. 1983. *Toronto: The Place of Meeting*. Canada: Windsor Publications.
- Artibise, Yuri. 2010. *Urban Fabric: The Form of Cities*. Electronic Document: <http://yuriartibise.com/urban-fabric/>. Last accessed: March 21, 2018.
- Baldwin Collection. 1880. *Ellis, John, ‘Herne Hill,’ Ellis Avenue, east side, north of the Queensway*. Toronto Reference Library, 983-22-1.
- Bateman, Chris. 2016. *The modernist Bloor-Danforth line at 50, Spacing Magazine*. Electronic Document: <http://spacing.ca/toronto/2016/02/25/subway-modern-at-50/>. Last accessed: March 22, 2018.
- Bateman, Chris. October 26, 2013. “What Yorkville Looked Like When it was Still a Village.” On *BlogTo*. Electronic Document: https://www.blogto.com/city/2013/10/what_yorkville_looked_like_when_it_was_still_a_village/. Last accessed: January 3, 2018.
- Benn, Carl. 2008. “Colonial Transformations.” In *Toronto: An Illustrated History of Its First 12,000 Years*. Edited by Ronald F. Williamson, pp. 53-72. Toronto: James Lorimer & Company Ltd.
- Berchem, F.R. 1996. *The Yonge Street Story, 1793-1860: An Account from Letters, Diaries and Newspapers*. Toronto: Natural Heritage/Natural History Inc.
- Birch, Jennifer and Ronald F. Williamson. 2013. *The Mantle Site: An Archaeological History of an Ancestral Huron Wendat Community*. Lanham: Altamira Press.
- Bloor West Village BIA. 2020. *Bloor West Village*. Electronic Document: <https://www.bloorwestvillagebia.com/>. Last accessed: January 14, 2020.
- Bloor West Village Toronto Ukrainian Festival. 2019. *About the Festival*. Electronic Document: <http://www.ukrainianfestival.com/about.htm>. Last accessed: June 5, 2018.
- Bloor West Villager. 1971. “Village of Swansea Then and Now!” Page 12.

- Bloor West Villager. May 1971. "Official Opening: Bloor West Village." No. 5, Vol. 4.
- Bloor West Villager. April 1979. "Flashback...1907." Page A8.
- Bloor West Villager. June 1979. "The History of Bloor West Village." Page 28.
- Bloor West Villager. October 1979. "Villagers Unite to Save Property from Density Housing." Front page.
- Blumenson, John. 1990. *Ontario Architecture*. Canada: Fitzhenry & Whiteside.
- Boles, Derek. 2017. *Toronto Belt Line -1892*. Electronic Document: <http://www.trha.ca/beltline.html>. Last accessed: December 19, 2017.
- Boylen, J.C. 1954. *York Township: A Historical Summary*. York: The Municipal Corporation of the Township of York and the Board of Education of the Township of York.
- Brook McIlroy Planning and Urban Design/Pace Architects. 2010. *Avenues and Mid-Rise Buildings Study*. Electronic Document: <https://www.toronto.ca/wp-content/uploads/2017/09/9039-Avenues-Mid-Rise-Buildings-Study-Part-1.pdf>. Last accessed: March 22, 2018.
- Brown, Dick. June 1979. "Bloor Food Strip." In the *Bloor West Villager*. Page 25.
- Browne, J.O. 1851. *Map of the Township of York in the County of York Upper Canada*. Engraved and Printed by J. Ellis.
- Byers, Mary. 1976. *Rural Roots: Pre-Confederation Buildings of the York Region of Ontario*. Toronto: University of Toronto Press.
- Cap, Krystyna. 2009. "Toronto's Ukrainian Community." On *Heritage Toronto*. Electronic Document: <http://heritagetoronto.org/torontos-ukrainian-community/>. Last accessed: June 5, 2018.
- Careless, J.M.S. 1984. *The History of Canadian Cities, Toronto to 1918: An Illustrated History*. Toronto: James Lorimer & Company.
- Chapman, L.J. and D.F. Putnam. 1984. *The Physiography of Southern Ontario, Third Edition*. Toronto: Ministry of Natural Resources.
- Charenko, Melissa. 2015. "A Historical Assessment of the World's First Business Improvement Area (BIA): The Case of Toronto's Bloor West Village." In the *Canadian Journal of Urban Research*, Volume 24, Issue 2, Pages 1-19.
- Chicago Architecture Foundation. 2018. *International Style*. Electronic Document: <http://www.architecture.org/architecture-chicago/visual-dictionary/entry/international-style/>. Last accessed: May 30, 2018.
- City Engineer's Office. 1882. *Plan of the City of Toronto, Shewing Proposed System of Parks and Boulevards to Accompany Mayor McMurrich's Report to Council, November 11, 1882*. Toronto Reference Library, Baldwin Collection, T1882/4Mlrg.
- City of Toronto. 1894. *Statutes Specifically Relating to the City of Toronto*. Toronto: Rowsell & Hutchison.
- City of Toronto. 2006. 25 - Swansea Secondary Plan. Electronic Document: <https://www.toronto.ca/wp-content/uploads/2017/11/9097-cp-official-plan-SP-25-Swansea.pdf>. Last accessed: September 19, 2018.
- City of Toronto. 2012. *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*. Electronic Document: <https://www.toronto.ca/legdocs/mmis/2011/>

[pb/bgrd/backgroundfile-42464.pdf](#). Last accessed: June 7, 2018.

City of Toronto. 2013. *Tall Building Design Guidelines*. Electronic Document: <https://www.toronto.ca/wp-content/uploads/2018/01/96ea-cityplanning-tall-buildings-may2013-final-AODA.pdf>. Last accessed: March 22, 2018.

City of Toronto. 2015. *Official Plan*. Electronic Document: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>. Last accessed: September 19, 2018.

City of Toronto. 2017a. *An Industrializing City, 1851-1901*. Electronic Document: <https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=2c942118b7412410VgnVCM10000071d60f89RCRD> Last accessed: December 21, 2017.

City of Toronto. 2017b. *York Records*. Electronic Document: <https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=658e757ae6b31410VgnVCM10000071d60f89RCRD&vgnextchannel=6c21226b48c21410VgnVCM10000071d60f89RCRD> Last accessed: December 21, 2017.

City of Toronto. 2017c. *Road Classification System, Parkdale-High Park (13)*. Electronic Document: <https://www.toronto.ca/wp-content/uploads/2017/11/97eb-ward13.pdf>. Last accessed March 21, 2018.

City of Toronto. 2018a. *About the Road Classification System*. Electronic Document: <https://www.toronto.ca/services-payments/streets-parking-transportation/traffic-management/road-classification-system/about-the-road-classification-system/>. Last accessed March 22, 2018.

City of Toronto 2018b. *Aerial Photographs*. Electronic Document: <https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/> Last accessed: June 5, 2018.

City of Toronto. 2018c. *Neighbourhood Profiles*. Electronic Document: <https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/> Last accessed: June 5, 2018.

City of Toronto. 2018d. *Toronto Maps v2: Archaeological Potential*, Electronic document: http://map.toronto.ca/maps/map.jsp?app=TorontoMaps_v2. Last accessed: January 28, 2018.

City of Toronto. 2018e. *BIA List*. Electronic document: <https://www.toronto.ca/business-economy/business-operation-growth/business-improvement-areas/bia-list/>. Last accessed: June 6, 2018.

City of Toronto. 2018f. *Your Home Our City: Annexation and Subdivision*. Electronic Document: <https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/web-exhibits/your-home-our-city/your-home-our-city-annexation-and-subdivision/> Last accessed: July 30, 2018.

City of Toronto. 2018g. *Townhouse and Low Rise Apartment Guidelines*. Electronic Document: <https://www.toronto.ca/wp-content/uploads/2018/05/7f47-city-planning-townhouse-low-rise-apartment-guidelines-2018.pdf> Last accessed: November 2, 2018.

City of Toronto. 2018h. *Proceeding from Study to Plan Phase for the Proposed Baby Point Heritage*

- Conservation District*. Electronic Document: <https://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-118426.pdf>. Last accessed: January 8, 2020.
- City of Toronto. 2020. *Zoning By-law 569-2013*. Electronic document: City of Toronto. 2013a. *Zoning By-law 569-2013*. Electronic document: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>. Last accessed March 24, 2020.
- City of Toronto Archives. No date (n.d.) (a). Street Sign at Bloor and Kennedy. Fonds 200, Series 1465, File 384, Item 27.
- City of Toronto Archives. N.d. (b). *Bloor Looking East from Just West of Kennedy*. Fonds 200, Series 1465, File 169, Item 101.
- City of Toronto Archives. 1900. *Kennedy Park near Bloor Street*. Fonds 1568, Item 528.
- City of Toronto Archives. 1910. *Sewer Under Bloor Street West at High Park*. Fonds 1244, William James family fonds, Item 7243.
- City of Toronto Archives. July 24, 1913. *Kennedy Property – Bloor Street Fill*. Fonds 200, Series 372, Subseries 58, Item 214.
- City of Toronto Archives. 1914a. *Muddy Bloor Street West at High Park, looking west*. Fonds 1244, William James Family Fonds, Item 18.
- City of Toronto Archives. 1914b. *Piles for Bridge, Bloor Street West at High Park*. Fonds 1244, William James Family Fonds, Item 7012.
- City of Toronto Archives. 1914c. *High Park Mineral Baths Filling In*. Fonds 1231, James Salmon Collection, Item 291.
- City of Toronto Archives. August 29, 1915. *High Park Sanitarium Swimming Pool*. Fonds 1548, Alan Howard Fonds, Series 393, Item 12315.
- City of Toronto Archives. October 27, 1917. *Bloor Street Grading, Re: High Park Mineral Baths*. Fonds 1231, James Salmon Collection, Item 643.
- City of Toronto Archives. June 4, 1919. *Kennedy Property, Bloor Street near High Park*. Fonds 1231, Item 693.
- City of Toronto Archives. June 4, 1919. *Kennedy Property, Bloor Street near High Park*. Fonds 1231, Item 694.
- City of Toronto Archives. October 19, 1920. 2246 *Bloor Street West*. Fonds 200, Series 372, Subseries 3, Item 248 and 249.
- City of Toronto Archives. 1930. *Runnymede Branch Public Library*. Fonds 1231, Item 827.
- City of Toronto Archives. April 18, 1934a. Case 1712, Mrs. A. Knowles, March 22, 1934, Jane Street Loop, Looking West. Fonds 16, Series 71, Item 10246.
- City of Toronto Archives. April 18, 1934b. Case 1712, Mrs. A. Knowles, March 22, 1934, Jane Street Loop, Looking North-West. Fonds 16, Series 71, Item 10243.
- City of Toronto Archives. 1939. *Runnymede Public Library, Bloor and Glendonwynne Streets*. Fonds 1231, Item 827.
- City of Toronto Archives. 1943a. *Bloor Street from Jane to West City Limit- Re widening*. Fonds 200, Series 372, Subseries 58, Item 1642.
- City of Toronto Archives. 1943b. *Bloor Street from Jane to West City Limit- Re widening*. Fonds 200, Series 372, Subseries 58, Item 1643.
- City of Toronto Archives. 1943c. *Bloor Street from Jane to West City Limit- Re widening*. Fonds

- 200, Series 372, Subseries 58, Item 1644.
- City of Toronto Archives. 1973a. Apartment Buildings, High Park Avenue, South of Glenlake Avenue. Fonds 492, Item 175.
- City of Toronto Archives. 1973b. Apartment Buildings, High Park Avenue, South of Glenlake Avenue. Fonds 492, Item 178.
- City of Toronto Archives. c.1980-1998. *Runnymede Theatre, northwest corner of Bloor and Runnymede*. Fonds 200, Series 1465, File 169, Item 106
- Cooper, Charles. 2014. *The Northern Railway of Canada Group*. Electronic Document: <https://railwaypages.com/northern-railway-of-canada-group>. Last accessed: December 18, 2017.
- Crane, James. 1842. *Topographical Plan of the City and Liberties of Toronto, in the Province of Canada*. Toronto: James Crane.
- Cruikshank, Tom and John de Visser. 2003. *Old Toronto Houses*. Toronto: Firefly Books.
- Cummins, Patrick. 1984. *A Joy Oil gas station*. Electronic Document: <https://www.flickr.com/photos/32175940@N06/4115689601/>. Last accessed: June 5, 2018.
- Cunnyworth, Wayne Edgar. 2014. *Railways and West Toronto Junction*. Electronic Document: <http://cunnyworth.com/westtor.shtml>. Last accessed: December 18, 2017.
- DTAH, R.E. Millard and Associates, WSP, Swerhun, Dougan and Associates, Taylor Hazell Architects, and J.C. Williams Group. 2018. *Bloor West Village Avenue Study*. Electronic Document: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-west-village-avenue-study/information-reports-bloor-west-village-avenue-study/>. Last accessed: June 28, 2019.
- Ellis, Chris J. 2013. "Before Pottery: Paleoindian and Archaic Hunter-Gatherers. In *Before Ontario: The Archaeology of a Province*. Edited by Marit K. Munson and Susan M. Jamieson, pp. 35-47. Montreal and Kingston: McGill-Queen's University Press.
- Etobicoke Guardian. June 18, 2008. *Celebrating Runnymede Library's History*. Electronic Document: <https://www.toronto.com/news-story/23945-celebrating-runnymede-library-s-history/>. Last accessed: July 13, 2018.
- Etobicoke Historical Society. N.d. *Robert Home Smith*. Electronic Document: <http://www.etobicokehistorical.com/robert-home-smith.html>. Last Accessed: January 25, 2019.
- Fairburn, Jane. 2013. *Along the Shore: Rediscovering Toronto's Waterfront Heritage*. Toronto: ECW Press.
- Ferris, Neal. 2013. "Place, Space, and Dwelling in the Late Woodland." In *Before Ontario: The Archaeology of a Province*. Edited by Marit K. Munson and Susan M. Jamieson, pp. 99-111. Montreal and Kingston: McGill-Queen's University Press.
- Filey, Mike. 2002. *A Toronto Album 2: More Glimpses of the City that Was*. Toronto: Dundurn Press.
- Firth, Edith. 1966. *The Town of York 1815-1834*. Toronto: University of Toronto Press.
- Frey, Curt. 1963. "Leaving the Village of Swansea Behind, a Two Car Train including PCC 4498 Heads East from Runnymede Avenue in this 1963 Scene." On Transit Toronto. Electronic Document: <https://transit.toronto.on.ca/streetcar/4115.shtml> Last accessed on: December 22, 2017.
- Gleich, Lance. June 6, 2018. Email communication, Re: Prohibition in Bloor West.

- Goad, Charles E. 1893. *Atlas of the City of Toronto and Vicinity from Special Survey Founded on Registered Plans and Showing all Building and Lot Numbers*. Toronto: Charles E. Goad.
- Goad, Charles E. 1913. *Atlas of the City of Toronto and Suburbs founded on Registered Plans and Special Surveys Showing Plan Numbers, Lots, & Buildings*. Toronto: Charles E. Goad.
- Goad, Charles E. 1924. *Atlas of the City of Toronto and Vicinity*. Toronto: Charles E. Goad.
- Goss, Arthur. May 29, 1914. Bloor Street, East from Glendonwyne Avenue. City of Toronto Archives, Fonds 1231, Item 1199.
- Goss, Arthur. September 28, 1924. Bloor Street, East at Clendenan Avenue. City of Toronto Archives, Fonds 1231, Item 1204.
- Goss, Arthur. July 24, 1918. *Kennedy Property, Bloor Street and Clendennan Avenue*. City of Toronto Archives, Fonds 1231, Item 799.
- Government of Ontario. 2020a. *Provincial Policy Statement, 2014*. Electronic Document: <https://www.ontario.ca/page/provincial-policy-statement-2020> Last accessed: March 24, 2021.
- Government of Ontario. 2020b. *Growth Plan for the Greater Golden Horseshoe*. Electronic Document: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe> Last accessed: March 24, 2021.
- Government of Ontario. 2020c. *Planning Act, R.S.O. 1990, c. P.13*. Electronic Document: <https://www.ontario.ca/laws/statute/90p13> Last accessed: March 24, 2021.
- Government of Ontario. 2020d. *Ontario Heritage Act, R.S.O. 1990, c. O. 18*. Electronic Document: <https://www.ontario.ca/laws/statute/90o18> Last accessed: March 24, 2021
- Government of Canada. No date (n.d.). *Toronto Carrying Place National Historic Event*. Electronic Document: http://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=1653 Last accessed: January 2, 2018.
- Guillet, Edwin C. 1946. *Pioneer Life in the County of York*. Toronto: Hess-Trade Typesetting Company.
- Hart, Patricia. 1968. *Pioneering in North York: A History of the Borough*. Toronto: General Publishing Company Limited.
- Heidenreich, Conrad E. 1978. Huron. In *Handbook of North American Indians*. Volume 15, Northeast. Edited by Bruce G. Trigger, pp. 368-388. Washington: Smithsonian Institution Press.
- Heidenreich, Conrad E. 1990. History of the St. Lawrence-Great Lakes Area to A.D. 1650. In Ellis and Ferris 1990, pp. 475-492.
- Heritage Toronto. 2013. *Toronto's 1st Union Station*. Electronic Document: <http://heritagetoronto.org/torontos-1st-union-station/> Last accessed: December 18, 2017.
- High Park Nature. 2016. *The Ridout Property and Eastern Ravine*. Electronic Document: <https://www.highparknature.org/wiki/wiki.php?n=History.Ridout> Last accessed: January 2, 2018.
- High Park Nature. 2017. *Wendigo Creek and Wendigo Pond*. Electronic Document: <https://www.highparknature.org/wiki/wiki.php?n=Explore.WendigoCreek> Last accessed: January 2, 2017.
- Historic Bridges. 2018. *Bloor Street Humber River Bridge*. Electronic Document: <http://historicbridges.org/bridges/browser/?bridgebrowser=ontario/bloorstreethumberriver/> Last accessed: July 12, 2018.
- Howard, John. N.d. *High Park*. City of Toronto Museum Services, 1970.222.

- Indigenous and Northern Affairs Canada. 2016. *Treaty Texts – Upper Canada Land Surrenders*. Toronto Purchase, No. 13. Electronic document: <https://www.aadnc-aandc.gc.ca/eng/1370372152585/1370372222012#ucls13>. Last accessed: December 19, 2017.
- Irwin, W.H. 1881. *County of York Gazetteer and Directory*. Toronto: W.H. & Co.
- James, William. ca. 1912. *Kennedy Park, Bloor Street*. City of Toronto Archives, Fonds 1244, Item 2301.
- Johnson, Ben. 2012. "A Brief History of Booze in the Junction." On *blogTo*. Electronic Document: https://www.blogto.com/eat_drink/2012/02/a_brief_history_of_booze_in_the_junction/ Last accessed: June 7, 2018.
- Karrow, P.F. and B.G. Warner. 1990. "The Geological and Biological Environment for Human Occupation in Southern Ontario." In *Ellis and Ferris* 1990, pp. 5-36.
- Kennedy, Scott. 2013. *Willowdale Yesterday's Farms Today's Legacy*. Toronto: Dundurn Press.
- Kesik, Ted and Ivan Saleff. 2009. *Tower Renewal Guidelines: For the Comprehensive Retrofit of Multi-Unit Residential Buildings in Cold Climates*. Electronic Document: <https://www.daniels.utoronto.ca/sites/daniels.utoronto.ca/files/old/TowerRenewalGuidelines.pdf> Last accessed: July 31, 2018.
- Konkol, Jonathan R. 2015. "Urban Grain: Fostering Social and Economica Diversity through Parcelization of Large Urban Development Sites. A Test Case in Seattle's Central District." Master thesis, University of Washington.
- Konrad, Victor. 1981. "An Iroquois Frontier: The North Shore of Lake Ontario during the late Seventeenth Century." *Journal of Historical Geography* 7(2): 129-144.
- Lemon, James. 1985. *The History of Canadian Cities, Toronto Since 1918: An Illustrated History*. Toronto: James Lorimer & Company and the National Museum of Man, and the National Museums of Canada.
- Loewen, Brad and Claude Chapdelaine (editors). 2016. *Contact in the 16th Century: Networks among Fishers, Foragers and Farmers*. Mercury Series Archaeology Paper 176. Ottawa: University of Ottawa Press.
- Lundell, Z. 1997. *The Estates of Old Toronto*. Erin: Boston Mills Press.
- Magel, Ralph. 1998. *200 Years Yonge: A History*. Toronto: Natural Heritage.
- McAlester, Lee and Virginia. 1988. *A Field Guide to American Houses*. New York: Knopf Inc.
- McCalla, Douglas. 1972. Ridout, George Percival. In *Dictionary of Canadian Biography*, vol. 10. Toronto: University of Toronto Press.
- McEvoy & Co. 1870. *County of York Gazetteer and Directory for 1870-1871*. Toronto: McEvoy & Co.
- McHugh, Patricia and Bozickovic, Alex. 2017. *Toronto Architecture: A City Guide*. Canada: Penguin Random House.
- Mealing, S.R. 1983. "Simcoe, John Graves." In *Dictionary of Canadian Biography*, vol. 5. Toronto: University of Toronto Press.
- Métis Nation of Ontario. 2016. *Métis Historic Timeline*. Electronic document: <http://www.metisnation.org/culture-heritage/m%C3%A9tis-timeline/>. Last accessed: December 19, 2017.
- Might Directories Limited. 1938. *1938 Toronto City Directory*. Toronto: Might Directories Limited.

- Mika, Nick and Helma Mika. 1983. *Place in Ontario: Their Name Origins and History*. Part III, N-Z. Belleville: Mika Publishing Company.
- Mikel, Robert. 2004. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*. James Lorimer & Company Ltd. Toronto.
- Miles & Co. 1878. *Illustrated Historical Atlas of the County of York*. Toronto: Miles & Co.
- Ministry of Culture. 2006. *Ontario Heritage Tool Kit*. Electronic Document: http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Your_community_Eng.pdf Last accessed: January 2, 2017.
- Ministry of Tourism, Culture and Sport. 2018. Sites within a one kilometre radius of the Study Area provided from the *Ontario Archaeological Sites Database*, January 29, 2018.
- Mitchell, John. 1952. *The Settlement of York County*. County of York: The Municipal Corporation of the County of York.
- Mississaugas of the New Credit First Nation. N.d. *The History of the Mississaugas of the New Credit First Nation*. Hagersville: Mississaugas of the New Credit First Nation.
- Monk, Tanya. 2018. "Everything to do and see in High Park." On *blogTo*. Electronic Document: <https://www.blogto.com/city/2018/09/high-park-toronto/> Last accessed: January 23, 2019.
- Morawetz, Tim. 2008. *Art Deco Architecture in Toronto*. Toronto: Glue Inc.
- Morton, Desmond. 1982. "Durie, William Smith." In *Dictionary of Canadian Biography*, Vol. 11. Toronto: University of Toronto Press.
- Mosher, Max. August 6, 2013. *Retail Through the Ages: Dufferin Mall*. Electronic Document: <http://www.torontostandard.com/style/retail-through-the-ages-dufferin-mall/> Last accessed: July 13, 2018.
- Mulvany, Charles Pelham, Graeme Mercer Adam, and Christopher Blackett Robinson. 1885. *History of Toronto and County of York, Ontario*. Toronto: C. Blackett Robinson.
- New Pathway. 2017. *Ukrainian Canadian Social Services – Toronto Announces Artists for the Bloor West Ukrainian Mural*. Electronic Document: <https://www.newpathway.ca/ukrainian-canadian-social-services-toronto-announces-artists-bloor-west-ukrainian-mural/> Last accessed: June 5, 2018.
- Old Mill Toronto. N.d. *History of Old Mill*. Electronic Document: <https://www.oldmilltoronto.com/about-us/history/> Last accessed: July 16, 2018.
- Ontario Architecture. 2018a. *Building Styles, Arts and Crafts (1890-1940)*. Electronic Document: <http://www.ontarioarchitecture.com/ArtsandCrafts.htm>. Last accessed March 20, 2018.
- Ontario Architecture. 2018b. *Building Styles, Edwardian (1890-1916)*. Electronic Document: <http://www.ontarioarchitecture.com/Edwardian.htm>. Last accessed March 20, 2018.
- Ontario Architecture. 2018c. *Building Styles, Machine Age or Art Moderne (1930-1950)*. Electronic Document: <http://www.ontarioarchitecture.com/Artmoderne.htm>. Last accessed March 20, 2018.
- Ontario Architecture. 2018d. *International (1920-1950)*. Electronic Document: <http://www.ontarioarchitecture.com/international.html>. Last accessed: June 28, 2019.

- Ontario Genealogical Society, Toronto Branch.
Simcoe's Gentry: Toronto's Park Lots. Electronic Document: <https://torontofamilyhistory.org/simcoesgentry/> Last accessed: December 15, 2017.
- Ontario Heritage Trust. 1998. *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Edited by Mark Fram. Available online: <http://www.heritagetrust.on.ca/en/index.php/pages/publications/well-preserved>. Last accessed: March 20, 2018.
- Ontario Heritage Trust. 2018. *Architectural style*. Electronic Document: <http://www.heritagetrust.on.ca/en/index.php/places-of-worship/places-of-worship-database/architecture/architectural-style>. Last accessed: April 16, 2018.
- Paradis, Thomas. 2018. *Architectural Styles of America and Europe, Italian Renaissance*. Electronic Document: <https://architecturestyles.org/italian-renaissance/>. Last accessed: April 16, 2018.
- Parks Canada. 2010. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Electronic Document: <https://www.historicplaces.ca/en/pages/standards-normes>. Last accessed: June 28, 2019.
- Pennsylvania Historical & Museum Commission. 2018. *Italian Renaissance Revival Style 1890-1930*. Electronic Document: <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italian-renaissance.html>. Last accessed: April 16, 2018.
- Plummer, Kevin. May 22, 2010. "Historicist: Head-on Calamity." On the *Torontoist*. Electronic Document: <https://torontoist.com/2010/05/historicist-head-on-calamity/> Last accessed on: December 18, 2017.
- Pringle & Booth. 1925. *Old Mill Road, looking west to bridge across the Humber River between Catherine Street & Old Mill Road with Bloor Street bridge in background, taken from west end of Lessard Avenue, showing Belt Line right-of-way in foreground, Toronto, Ont.* Toronto Reference Library, Baldwin Collection, 980-9-494.
- Province of Canada. 1841. *The Provincial Statutes of Canada*. Kingston: Stewart Derbishire and George Desbarats.
- Province of Ontario. 1967. *Ontario Law Reform Commission, Annual Report*. Electronic Document: <http://www.ontla.on.ca/library/repository/mon/27010/3615-1.pdf> Last accessed: July 31, 2018.
- Ramsden, Peter G. 1990. "The Hurons: Archaeology and Culture History." In *Ellis and Ferris* 1990, pp. 361-384.
- Rice, A.B. 1986. *West Toronto Junction Revisited*. Erin: Boston Mills Press.
- Robertson, John Ross. 1896. *Robertson's Landmark's of Toronto a collection of Historical Sketches of the Old Town of York from 1792 until 1833, and of Toronto from 1834 to 1895*. Toronto: John Ross Robertson.
- Roden, Bob. June 6, 2018. Email communication, Re: Prohibition in Bloor West.
- Rogers, E.S. 1978. Southeastern Ojibwa. In *Handbook of North American Indians. Volume 15, Northeast*. Edited by Bruce G. Trigger, pp. 760-771. Washington: Smithsonian Institution Press.
- Romey, Paul. 1994. "Gwynne, John Wellington." In *Dictionary of Canadian Biography, Volume 13*. Toronto: University of Toronto Press.
- Salmon, James. 1912. *Colborne Lodge, High Park, southeast elevation*. City of Toronto Archives,

- Fonds 1231, Item 87.
- Small, William. 1998. *Memories of Swansea*. Toronto: Swansea Historical Society.
- Smith, William Henry. 1846. *Smith's Canadian Gazetteer*. Toronto: H. & W. Rowsell.
- Speight, and Van Nostrand. 1886. *Speight & Van Nostrand's Map of West Toronto Junction and Vicinity, Compiled from Registered Plans and Recent Surveys*. Toronto: Copp Clark Co. Ltd.
- Stewart, Andrew M. 2013. "Water and Land." In *Before Ontario: The Archaeology of a Province*. Edited by Marit K. Munson and Susan M. Jamieson, pp. 24-34. Montreal and Kingston: McGill-Queen's University Press.
- Stone, Lyle M. and Donald Chaput. 1978. "Southeastern Ojibwa." In *Handbook of North American Indians. Volume 15, Northeast*. Edited by Bruce G. Trigger, pp. 602-609. Washington: Smithsonian Institution Press.
- Swansea Historical Society. N.d. *Old Photos of Bloor West Village*. Electronic Document: <http://swanseahistoricalociety.ca/swansea-history/bloor-west-village/> Last accessed: June 4, 2018.
- Swansea Historical Society. 2018. *About Swansea*. Electronic Document: <http://swanseahistoricalociety.ca/swansea-history/about-swansea/> Last accessed: February 14, 2018.
- Swansea Village Co-operative. 2017. *A Brief History of the Village of Swansea*. Electronic Document: <http://www.swanseacoop.ca/text.php?sectionID=2&subsectionID=2&pageID=1> Last accessed: December 22, 2107.
- Sylvester, Erin. September 14, 2016. "Before TIFF, there was the Runnymede Theatre." On the *Torontoist*. Electronic Document: <https://torontoist.com/2016/09/now-and-then-runnymede-theatre/> Last accessed: June 4, 2018.
- Taylor, Doug. February 8, 2016. *Toronto's Lost Mineral Baths on Bloor Street*. Electronic Document: <https://tayloronhistory.com/category/mineral-baths-on-bloor-st-toronto/> Last accessed: December 13, 2017.
- The Arts and Crafts Society. 2011. *Craftsman Homes: 1901 to 1916*. Electronic Document: <http://www.arts-crafts.com/archive/craftsman/>. Last Accessed: January 28, 2019.
- Toronto Plaques. 2015. *The Lost Village of Milton Mills*. Electronic Document: http://torontoplaques.com/Pages/Lost_Village.html Last accessed: December 15, 2017.
- Toronto Public Library. 1915. *High Park Mineral Baths, Bloor Street West, North Side, East of Parkview Gardens*. Baldwin Collection, 974-1-3.
- Toronto Reference Library. 1867. *Gamble, William, Mill, Humber River, West side, North of Bloor Street West, Toronto, Ontario*. Baldwin Collection, 982-28-42.
- Toronto Reference Library. 1910. *High Park Sanitarium, Gothic Avenue, West Side, West of Quebec Avenue, Looking North from Bloor Street West*. Baldwin Collection, 974-1-2.
- Toronto Reference Library. 1920. *High Park Sanitarium, Gothic Avenue, West Side, West of Quebec Avenue*. Baldwin Collection, 974-1-13.
- Toronto Reference Library. 1923. *Humber River*. From

- the Toronto Star Photo Archives, tspa_0106525f.
- Transit Toronto. 2017a. *A History of Subways on Bloor and Queen Streets*. Electronic Document: <https://transit.toronto.on.ca/subway/5104.shtml> Last accessed: December 21, 2017.
- Transit Toronto. 2017b. *Bloor Street Car (Deceased)*. Electronic Document: <https://transit.toronto.on.ca/streetcar/4115.shtml> Last accessed: December 15, 2017.
- Tremaine, Geo. R. 1860. *Tremaine's Map of the County of York, Canada West*. Toronto: Geo. C. Tremaine.
- Toronto and Region Conservation Authority [TRCA]. 2013. *Humber River Report Card 2013*. Electronic Document: <http://www.trca.on.ca/dotAsset/166590.pdf> Last accessed: January 2, 2018.
- Toronto and Region Conservation Authority [TRCA]. 2016. *Humber River – A Canadian Heritage River*. Electronic Document: <https://trca.ca/conservation/watershed-management/humber-river/> Last accessed: January 2, 2018.
- Underwriters' Survey Bureau. 1964. *Insurance Plan of the City of Toronto*. Toronto: The Bureau.
- Vancouver Heritage Foundation. 2019. *Craftsman 1910-1930*. Electronic Document: <https://www.vancouverheritagefoundation.org/house-styles/craftsman/>. Last Accessed: January 28, 2019.
- Veillette, Eric. April 13, 2011. "The Runnymede Theatre." On *Heritage Toronto*. Electronic Document: <http://heritagetoronto.org/the-runnymede-theatre/> Last accessed: June 4, 2018.
- Wencer, David. 2016. *Water Over the Bridge*. Electronic Document: <https://www.oldmilltoronto.com/2016/05/historicist-water-over-the-bridge/> Last accessed on: July 12, 2018.
- Williamson, Ronald F. 2008. "Before the Visitors." In *Toronto: An Illustrated History of Its First 12,000 Years*. Edited by Ronald F. Williamson, pp. 25-52. Toronto: James Lorimer & Company Ltd.
- Whole Map. No date. *Herne Hill – John Ellis Sr.'s Estate*. Electronic Document: http://wholemap.com/historic/toronto.php?subject=herne_hill Last accessed: December 15, 2017.

Appendix B

Glossary

The following terms contained within the HCD Study report have been derived from the Ontario Heritage Tool Kit, the Standards and Guidelines for the Conservation of Historic Places in Canada, the Provincial Policy Statement and architectural reference books listed in the report Sources section. Where terms are referenced in the glossary, the reference is contained within the body of the report. Many of the terms have been paraphrased and are combinations of definitions or descriptions found in multiple sources, particularly those related to architectural styles and features. Where definitions are derived in their original form, their source is noted. Please note that the following definitions of terms are those developed and used by Stantec Consulting Ltd., and in some cases they may or may not align with the definitions as understood and used by the City of Toronto.

Adjacent: Real properties or sites that are contiguous or separated by a laneway, easement, right-of-way, or a roadway.

Alteration: To change in any manner.

Cladding: The external, non-structural material that protects the structural wall or frame from the weather.

Conservation: All actions or processes that are aimed at safeguarding the heritage attributes of a place so that it retains its heritage value and extends its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes (Parks Canada 2008).

Cultural Heritage Value or Interest (CHVI): As outlined in Ontario Regulation 9/06 of the Ontario Heritage Act, an individual property may be determined to have CHVI if it demonstrates design/physical value, historic/associative value, or contextual value. In the context of HCDs, the Ontario Heritage Tool Kit outlines that CHVI

within an HCD may be expressed broadly as an area that demonstrates natural, historic, aesthetic, architectural, scenic, scientific, cultural, social, or spiritual value.

Dormer: A window that projects from a sloping roof with a small roof of its own.

Gable: The triangular portion of the wall beneath the end of a gabled roof.

Gabled Roof: A roof that slopes on two sides.

Gambrel Roof: A roof that has a double slope, with the lower slope steeper and longer than the upper one. A mansard roof is an example of this roof type.

Guideline: A recommended action that may be taken in a given situation. A guideline arises from a policy and is facilitated by a procedure.

Heritage Attribute: The physical characteristics of a property or resource that contribute to its CHVI.

Heritage Conservation District (HCD): An area or grouping of properties collectively designated pursuant to Part V, Section 41, of the Ontario Heritage Act.

Heritage Resource: A property or place of cultural heritage value or interest.

Maintenance: The routine, cyclical, non-destructive actions necessary for the long-term conservation of a protected heritage resource and its heritage attributes.

Mansard Roof: A roof that has a double slope with the lower slope steeper and longer than the upper one.

Non-Contributing Resource: Properties that do not directly support the Statement of Cultural Heritage Value or Interest and Heritage Attributes of the

proposed HCD. These properties may have been constructed more recently or may be older properties that have been modified such that historic building fabric or detailing has been substantially altered, removed, or obscured.

Part IV Designation: In reference to real property designated under Part IV of the Ontario Heritage Act by municipal by-law. The designation by-law for an individual designation should include a description of the property, a statement explaining the cultural heritage value or interest, and a description of the heritage attributes.

Policy: A statement or position that is adopted that provides the framework for a course of action.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value (Parks Canada 2008).

Procedure: A course of action developed to implement and support a policy. Example: Heritage Alteration Permit Application.

Protected Heritage Property: Real property protected under the Ontario Heritage Act (including Part II – Section 22; Part IV- Section 27, 29, 34.5, 37; Part V, or Part V).

Rehabilitation: The actions or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component while protecting its heritage value (Parks Canada 2008).

Restoration: The action or process of accurately revealing, recovering, or representing the state of a historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Parks Canada 2008).

Statement of Cultural Heritage Value or Interest: As outlined in the Ontario Heritage Tool Kit, this is a statement that describes the heritage values of the HCD, or why the area is considered to have merit as an HCD, and includes a list of heritage attributes.

Significant: Resources that have been determined to have CHVI for the important contribution they make to our understanding of the history of a place, an event, or a people.

Vernacular: Built form that reflects local or regional materials, influences, patterns or themes. Vernacular properties typically have less ornamentation or different characteristics than buildings of a particular architectural style.

Appendix C

Chronological Development of Bloor West Village

The following chronology covers some of the major events that shaped the development of the Bloor West Village and its surrounding area. The chronology is intended to provide a broad overview of the historical development of the Bloor West Village within the Township of York and City of Toronto, and more detailed information is contained within the body of the report. The information in the chronology was derived from local history books on the Township of York, the City of Toronto, West Toronto Junction, Village of Swansea, and the Bloor West Villager newspaper. The sources are contained within the body of the report.

15th century – Aboriginal settlement in the Study Area within the Humber River watershed

16th century – Study Area within the Traditional Lands and Territory of the Huron Wendat Nation (Wendake)

17th century – Establishment of the Village of Teiaiagon on the Humber River

18th century – Study Area within the Traditional Lands and Territory of the Mississaugas of the Credit First Nation

1791 – First survey of the Township of York under Crown Surveyor Augustus Jones

1793 – King's Mill established on the Humber River west of the Study Area

1793 – Survey of the town plot of York completed by Alexander Aitken

1793 – York becomes the capital of Upper Canada

1795 – Survey of Dundas Street completed through the Township of York

1796 – Survey of Yonge Street completed between the Town of York and Lake Simcoe

1796 – First patents granted in the Township of York

1797 – Lot 1, Concession 2 on the Humber River (Study Area) in the Township of York, granted to John Lawrence

1797 – First record of a meeting for the County of York

1802 – The Township of York has two saw mills and one grist mill in operation

1805 – The Toronto Purchase, Treaty No. 13 between the English Government ("the Crown") and the Mississauga of the Credit First Nation

1811 – The survey of the Township of York is completed

1812-1814 – War of 1812 including the seizures of the Town of York in 1813 by American forces

1825 – 12,818 immigrants, mostly from the British Isles, arrived in the County of York

1825 – The Township of York has 10 saw mills and one grist mill in operation

1828 – 28,000 immigrants, mostly from the British Isles, arrived in the County of York

1830 – The Township of York is the largest in the County with a population of 3,127

1830 – Lots 36 to 41, Concession 1 from the Bay (Study Area), in the Township of York were granted to King's College

1834 – The Town of York is incorporated as the City of Toronto

1835 – Lot 36, Concession 1 from the Bay, is sold to George Percival Ridout

1836 – Lot 37, Concession 1 from the Bay, is sold to John George Howard

1837 – Colborne Lodge is constructed for John George Howard

1838 – Lot 38, Concession 1 from the Bay is sold to John Ellis

1842 – City population is 15,336

1850 – The Township of York is incorporated with the first meeting held on January 2, 1850, with Franklin Lockes as Reeve

1851 – The Township of York has 25 saw mills, eight grist mills, and two woolen mills in operation

1853 – Ontario, Simcoe & Huron Railway completed from Toronto to Barrie running east of the Study Area

1855 – Bloor Street named for Joseph Bloore of the Town of Yorkville

1856 – The Grand Trunk Railway completed between Toronto and Stratford running north and east of the Study Area

1856 – City population is 51,761

1867 – The City becomes the provincial capital

1871 – City population is 56,000

1873 – John George Howard willed property to the City for a park to be known as High Park

1874 – David Kennedy purchased 108 acres on Lot 36, Concession 2 from the Bay (Study Area)

1876 – High Park is opened to the public

1879 – The Credit Valley Railway line completed running north and east of the Study Area through the West Toronto Junction

1883 – Daniel Webster Clendenan subdivided his property into village lots on the north side of Bloor Street West between Keele Street and Quebec Avenue

1884 – High Park annexed by the City as part of Brockton

1888 – Village of West Toronto Junction incorporated and included the north side of Bloor Street West between Keele Street and Elizabeth Street (now Clendenan Avenue)

1891 – City population is 181,000

1909 – The West Toronto Junction amalgamated into the City and includes the north side of Bloor Street, between Keele and Jane Streets

1910-1917 – Improvements to Bloor Street West that included a new sewer line, infill, and grading

1914 – Bloor West Streetcar line extended to Quebec Avenue

1914-1918 – First World War

1917 – Bloor West Streetcar line extended to Runnymede Road

1918 – City's population is 389,681

1921 – Bloor West Streetcar line extended to Jane Street

1929 – The Runnymede Public Library constructed under the design of architect John M. Lyle

1929 – City's population is 606,370

1929 – Stock Market Crash

1939-1945 – Second World War

1953 – The Municipality of Metropolitan Toronto created with the Township of York and City under the same administration

1961 – Metropolitan Toronto population is 1.6 million

1967 – Village of Swansea amalgamated into the City

1968 – Bloor Subway Line completed between Keele and Jane Streets

1970 – Bloor West Village was established as Canada's first Business Improvement Area

1981 – City population is 2,998,947

1998 – The Township of York amalgamated into the City

Appendix D Community Consultation Meeting Summaries and Notification

Toronto Community Consultation Meeting

The City of Toronto holds public consultations as one way to engage residents in the life of their city. We invite you to get involved.

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY

City Planning is holding a Community Consultation meeting (Open House) on the Bloor West Village Heritage Conservation District (HCD) Study, prior to proceeding to the Toronto Preservation Board with final recommendations. The purpose of this meeting is for City staff and the consultant, Stantec, to present the HCD Study findings including the proposed HCD Plan Area (shown in the below map). The meeting provides an opportunity for community input and feedback.

Open House details are as follows:

Date: Wednesday, April 3, 2019
Time: 6:00pm – 9:00pm
Place: High Park Nature Centre
375 Colborne Lodge Drive, Toronto

The Bloor West Village HCD Study commenced in November 2017 in order to research, survey and analyze the area's history and existing conditions, and develop an understanding of its heritage character.

Agenda

The Community Consultation Meeting will be an Open House format where you can drop by to gather information and share your feedback. Councillor Gord Perks will join us for this informative event. On display will be the HCD Study analysis and draft recommendations which will explain why a portion of the study area merits designation under Part V of the Ontario Heritage Act. Furthermore, additional individual properties will be identified for potential inclusion on the City of Toronto's Heritage Register.



For those unable to attend, or who wish to learn more about the HCD Study analysis and recommendations, please visit the study website: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-street-west-heritage-conservation-district-study/>

You can contact **Pourya Nazemi**, Heritage Planner, Heritage Preservation Services at 416-338-5702 or pourya.nazemi@toronto.ca

You may also contact **Councillor Gord Perks**, Ward 4, at 416-392-7919 or by email at Councillor_Perks@toronto.ca

Notice to correspondents:

Personal information received at community consultation meetings or contained in correspondence with the City is collected under sections 8 and 136 of the City of Toronto Act, 2006 specifically for creating a public record of information potentially relevant to making an informed decision. Questions about the collection of this information may be directed to the Planner listed above.

Compliance with City Council policy respecting Notice may result in you receiving duplicate notices.
Attendant Care Services can be made available with some advance notice.



Bloor West Village Heritage Conservation District Study

Meeting Summary: Community Advisory Group Meeting 1

Runnymede United Church, 432 Runnymede Road, Lower Memorial Hall
May 14, 2018, 6:30 8:30 pm



**BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING
SUMMARY FOR COMMUNITY ADVISORY GROUP 1**

1.0 Introduction..... 1

2.0 Key Messages..... 2

3.0 Detailed Summary of Feedback 3

3.1 History and Evolution..... 3

3.2 Sense of Community 4

3.3 Boundaries 4

3.4 Evolution of Bloor West Village..... 5

3.5 Streetscapes..... 6

3.6 Terminology..... 6

3.7 General Comments 6

4.0 Next Steps 7

List of Tables

Table 1: Summary of Meeting Attendance 1

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Introduction

1.0 Introduction

Community Advisory Group (CAG) Meeting 1 for the Bloor West Village Heritage Conservation District (HCD) Study was held on May 14, 2018 at the Runnymede United Church, Lower Memorial Hall, from 6:30-8:30 pm. The meeting consisted of a one-hour presentation followed by a one-hour guided discussion. The purpose of the meeting was to introduce the Bloor West Village HCD Study and Process, review the draft CAG Terms of Reference, and provide an overview of work completed to date. Stantec presented the key messages/results from Community Consultation Meeting (CCM) 1, history and evolution, built form and landscape survey, and archaeological potential in the Study Area. The preliminary results of the character analysis were also presented. Stantec took notes throughout the meeting to record the feedback received from the CAG.

The meeting was well attended with seven out of nine CAG members in attendance. Member attendance is summarized in Table 1.

Table 1: Summary of Meeting Attendance

Group	Summary of Attendance
Community Advisory Group	<i>Present:</i> Stephen Dewdney (Vice President, Bloor West Village Residents' Association), Joseph Guzzi (Municipal Planner - Fasken Martineau, DuMoulin LLP), Allan Killin (High Park Residents' Association), Nick Singh (Former President, Swansea Area Ratepayers' Association), Natalie Sydoruk (local property owner), Mark Warrack (Former Director of Culture, Mississauga; local resident) Nick Eddy (alternate for David Howitt) <i>Absent:</i> Alexa Wing (local resident), David Howitt (Chair, Bloor West Village BIA), Marc Chretien (local resident)
Consultant Team	David Waverman, Heidy Schopf, David Kielstra
City of Toronto	Councillor Sarah Doucette, Christopher Haskim, Tamara Anson-Cartwright, Pourya Nazemi, Greg Byrne

Feedback from the CAG was gathered during the guided discussion period where four discussion questions were presented to the CAG. The four discussion questions were:

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Key Messages

- 1) Is there a sense of community in the Study Area? *What factors contribute to the community?*
- 2) How do you define Bloor West Village? *Where does Bloor West Village begin and where does it end?*
- 3) How has Bloor West Village evolved? *What changes do you perceive as positive or negative?*
- 4) What are your thoughts on the material presented?

Key messages received during the discussion period are provided in Section 2.0 and a detailed summary of feedback is provided in Section 3.0. Next steps for the CAG are presented in Section 4.0.

2.0 Key Messages

The following key messages were gathered during CAG1:

- **History and Evolution:** The urban fabric and architectural forms within Bloor West Village were influenced by the historical and physical differences between the north and south sides of Bloor Street West. The north side of Bloor Street West is typically busier than the south side due to the presence of the TTC stations and natural sunlight that warms this side of the street. The historical presence of gas stations on the south side of Bloor Street West created some larger property parcels on the south side of the street that were subsequently filled in with development during the 1970s and 1980s. Other themes that were noted as being historically significant to the area include the influence of the Business Improvement Area (BIA) and the Polish/Ukrainian population.
- **Sense of Community:** Bloor West Village is a walkable neighbourhood that is accessible to many groups of people. The local community supports local stores, and social interaction between shop keepers and community members happens on a regular basis. Residential and commercial properties are well-kept in general, which contributes to a sense of pride for Bloor West Village.
- **Boundaries:** The CAG reported that Bloor West Village is considered to extend from Keele Street to the Humber River. High Park and the Humber River were identified as “natural bookends” in the Study Area.
- **Evolution of Bloor West Village:** Bloor West Village has evolved throughout the 20th century and continues to evolve in the present day. Recent changes in the Study Area include: BIA initiatives to install solar/pedestrian lighting and provide



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Detailed Summary of Feedback

visitor data to local shopkeepers; intensification in the east and west ends of the Study Area; and rising rents for residential and commercial space.

- **Streetscapes:** The north and south sides of Bloor Street West have different characters for historical and physical reasons. There are many T-intersections in Bloor West Village, which are relatively rare for Bloor Street and which form views to the Study Area from side streets. Mature trees in the vicinity of High Park and the Humber River were noted as significant since these possibly formed historical views and may form landmarks within the Study Area.
- **Terminology:** It was noted that transportation engineering terms (i.e. Major Arterial Road) should be used with caution since these terms do not capture the experience of pedestrian users of Bloor West Village. It was further noted that the term “commercial core” does not capture the dynamic nature of the central section of the Study Area.
- **General Comments:** Several general comments were received during CAG1 related to property taxes, property values, and non-heritage buildings with community importance in the Study Area. Feedback was also received regarding landmark buildings in the Study Area and it was noted that ‘A Dark Horse’ pub at 2401 Bloor Street West should be added to the list of landmark buildings.

3.0 Detailed Summary of Feedback

3.1 History and Evolution

Several specific points regarding the history of Bloor West Village were raised during the CAG1 meeting. The difference between the north and south sides of the street, the role of the BIA, the role of the streetcar, and the population history of the neighbourhood were all raised as themes that could be explored in the HCD Study.

Comments related to the history of the Study Area include:

- During prohibition, the north side of Bloor Street West was “dry” and the south side was “wet”
- The history section of the report should include the Polish and Ukrainian population history of the area
- The BIA is the oldest in the world, not just the oldest in Canada
- It was questioned if the 1950-1980 historical period is too broad and if it accurately captured the rate of construction that occurred after the conclusion of the Second World War and the influence of the BIA on built form
- It was noted that gas stations played a role in the history and evolution of the south side of Bloor Street West



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Detailed Summary of Feedback

- The influence of the BIA should be explored, including the role of the BIA on land use and infill development throughout the 1970s and 1980s
- Streetcars were integral to the historical development of Bloor West Village. The role of the streetcar system should be explored in the HCD Study
- The influx of displaced people after the Second World War helped the population of the area grow.
- The CAG asked if population history could be included in the HCD Study

3.2 Sense of Community

One of the key discussion questions asked the CAG if the Study Area has a sense of community. The CAG reported that the Study Area is walkable and accessible to many people. It was also noted that there is a sense of community pride and that both the residential areas and village core are well kept and contribute to the community's pride of place.

Comments related to the sense of community in Bloor West Village include:

- The neighbourhood is very walkable and this contributes to a sense of community
- Stores in the neighbourhood offer a variety of goods. This makes Bloor West Village accessible for seniors and families since they do not have to walk far to get what they need.
- People know each other and will interact in stores and cafes. Social interaction between local residents and shop keepers happens regularly in Bloor West Village.
- Local residents are loyal to local stores
- High Park contributes to the walkability of the neighbourhood
- Store owners are proud of their businesses and keep their store frontages neat, clean, and decorated with flowers
- The surrounding residential communities animate Bloor West Village

3.3 Boundaries

The CAG was asked where Bloor West Village begins and ends. There was general consensus that Bloor West Village extends from Keele Street to the Humber River. High Park and the Humber River were described as “natural” anchors, or bookends, to the village.

Comments related to boundaries include:

- High Park is historically connected to Bloor West Village, but the park is not included in the Study Area. The exclusion of the park from the Study Area was questioned by the CAG.
- It was asked if the High Park Chess House should be included in the HCD Study since this building is visible from the street



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Detailed Summary of Feedback

- Old Mill Station is not in the Study Area. References to the number of subway stations in the Study Area may need to be adjusted.
- It was asked “Where exactly is Bloor West Village?” It was then noted that the BIA has signs at the northeast corner of South Kingsway and Bloor Street West that read “Welcome to Bloor West Village” and “Come Again”
- It was generally recognized that the new development in the vicinity of Old Mill Drive results in a gap in Bloor West Village and cuts off views to the Humber River, which was previously visible from the edge of the village core
- There was consensus from the CAG that Bloor West Village extends from High Park to the Humber River
- High Park and the Humber River serve as “natural” bookends to the Study Area.
- The Study Area does not need to be uniformly one style or type. It may be that the High Park and Humber River bookends could “talk” to each other despite being interrupted by buildings in the middle

3.4 Evolution of Bloor West Village

The CAG was asked if Bloor West Village has evolved over time. The CAG was asked to provide examples of positive and negative change in the Study Area.

Comments received regarding the evolution of the Study Area include:

- There is a current BIA initiative to install solar pedestrian lighting along the street that will respond to pedestrian movement. The lighting in Bloor West Village is presently focused on vehicular traffic so this will improve the pedestrian experience in the village.
- The BIA records information on visitors in the area to better advise small business owners of appropriate opening hours. This is viewed as a positive initiative that will help small business owners make informed decisions regarding operations.
- There was discussion regarding potential new uses for larger sites in the west end of the Study Area (i.e. Humber Cinemas) and how new use (i.e. a large supermarket) would affect Bloor West Village.
- Intensification in the Study Area seems to be concentrated at the east and west ends. This is somewhat positive since the central village remains largely intact.
- The area has evolved – more pressure on properties/commercial space due to rising rents.
- Some stores have maintained the fine grain urban fabric of Bloor West Village by expanding the interior space (i.e. removing walls) but maintaining the exterior, fine grain, store fronts. This is generally viewed as a positive way for stores to gain more space.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Detailed Summary of Feedback

3.5 Streetscapes

Streetscapes in the Study Area were discussed during the CAG1 meeting. It was noted that the north and south side of Bloor Street West have different characters and that the T-intersections in the Study Area are of significance. It was also noted that trees in the Study Area could be considered landmarks since mature trees and landscape have been part of the Bloor West Village viewscape for some time.

Comments regarding streetscapes in Bloor West Village include:

- North side of Bloor Street West receives direct sunlight
- The north and south sides of Bloor Street West have different characters
- The Study Area includes numerous T-intersections that create views to and within Bloor West Village from the site streets
- The architectural typologies did not include a description of door types. Street level doors in commercial properties connect private property to the streetscape and should be described.
- Billboards are now limited in size by a recent by-law, but some large billboards remain, which detract visually from Bloor West Village
- It was noted that there is no central meeting spot or gathering place in Bloor West Village
- It was asked if trees should be considered landmarks in the Study Area. There was general enthusiasm for this idea since the trees and natural areas in the vicinity of High Park and the Humber River are highly valued by the local community.

3.6 Terminology

A couple of comments were received regarding terminology used in the Bloor West Village HCD Study Area, including:

- The terminology used to describe circulation in the Study Area is very engineering oriented and does not capture the pedestrian or user experience of the “village”
- It was noted that the term “commercial core” does not capture the character of Bloor West Village. Instead, it was suggested that the term “village” be used to describe the central section of the Study Area.

3.7 General Comments

Several comments were received that were of importance but did not fit any of the above themes. General comments received include:

- The No Frills property is an important resource to the community
- Commercial property taxes are high, which forces landlords to charge high rents. This does not foster independent stores along Bloor Street West. The issue of



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Next Steps

taxation is important in the HCD Study since this directly affects the viability of small businesses in the area.

- Larger chain stores are moving into the area, which detracts from the presence of small businesses along the street
- The *High Park Apartment Character Study* has a lot of useful information on the area and could be used as a reference in the HCD Study
- The CAG agreed with the list of landmark buildings but noted that 'A Dark Horse', a pub located at 2401 Bloor Street West, should be added to this list
- Conservation can be at odds with individuals purchasing their properties for investment purposes

4.0 Next Steps

The results of CAG1, in the form of this summary, are to be posted online on the City's *Bloor West Village Heritage Conservation District* [website](#), when ready. The next CAG meeting will be held on June 14, 2018 at Runnymede United Church. Details regarding CCM2 will be shared when available.



Appendix E Community Advisory Group Terms of Reference and Meeting Summaries



**Bloor West Village Heritage Conservation District (HCD) Study
Bloor West Village Community Advisory Group (CAG)
Terms of Reference – Draft February 2018**

Purpose of Study

The Bloor West Village HCD Study was prioritized by City Council in March 2015, and is being undertaken in coordination with the Bloor West Village Avenue Study. The purpose of the Bloor West Village HCD Study is to examine the character and appearance of the study area including buildings, structures, archaeology, public spaces and other features to determine the most appropriate approach to conserving its heritage resources. The HCD Study will include research, a built form survey, analysis and evaluation of the study area to determine if the area, or portions of it, warrant designation as a Heritage Conservation District.

Background

The Bloor West Village HCD study area contains approximately 240 properties fronting onto Bloor Street West between Keele Street and the Humber River. The Study Area may be refined through the study process, and does not necessarily reflect any future HCD boundary. A map of the study area is included in Appendix A.

City Planning has engaged a consultant team, Stantec, to conduct the Bloor West Village HCD Study. This consultant team will work with City Planning staff and the Community Advisory Group throughout the study.

For further information, please visit the Bloor West Village HCD Study website:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-street-west-heritage-conservation-district-study/>

Community Advisory Group Mandate & Objectives

A Community Advisory Group (CAG) will be established to obtain feedback from a diverse range of residents and voices within the Study Area throughout the HCD Study process. The CAG will be comprised of representatives of the local community. The mandate of the CAG is to provide local expertise and advice to City staff and the consultant team to ensure the range of perspectives and priorities in the community are reflected in the HCD Study and its recommendations.

The objectives of the CAG are to:

- Assist in the identification of the Study Area's cultural heritage value;
- Share perspectives on key issues affecting the HCD Study;
- Offer knowledge, views, and ideas for consideration within the process; and
- Provide City staff and the consultant team with a vetting of information and ideas.

Bloor West Village CAG Membership

The CAG will be led by City Staff with support from the heritage consultant, Stantec. The Bloor West Village CAG will be comprised of, ideally 8-12 but no more than 14, volunteer representatives of the local community with a diversity of opinions, perspectives and interests related to the Study Area, including:

- Heritage/cultural groups;
- Local ratepayers' & residents' association(s);
- Local Business Improvement Area association(s);
- Affected property owners and tenants;
- Unaffiliated local residents.

Member Selection Process

Once applications have been received, they will be considered based on established targets in the Terms of Reference. The City Planning Division will be responsible for reviewing all applications received and recommending the final composition of the Bloor West Village CAG.

All selected applicants will be sent a confirmation email. If a selected applicant does not respond to accept their offer of membership within three business days (out-of-office auto responses will be taken into account), or if the applicant declines, another applicant with similar characteristics will be asked to confirm.

Roles and Responsibilities

The following are the roles and responsibilities of the Bloor West Village CAG members, City staff, and consultants:

Bloor West Village CAG Members:

- Attend and participate in CAG meetings;
- Review all materials provided prior to each meeting, so that an informed discussion can take place;
- Discuss the knowledge, information, views, opinions, perspectives, and insights on Bloor West Village as a whole and not focus on one issue or location;
- Engage in open, honest and respectful dialogue;
- Ask questions of other members of the CAG or City staff/consultant team, where necessary, to clarify understanding of an issue;
- Remain positive and contribute to the discussion in a meaningful way;
- Abide by the Terms of Reference and Code of Conduct established for the CAG (see below); and
- Communicate openly with stakeholders of the organizations represented (if applicable) and bring forward their input, advice and suggestions.

City Staff and Heritage Consultant:

- Keep CAG members up-to-date on the HCD Study progress using an accessible, easy-to-understand format and language;
- Treat all questions posed with respect, and provide clear and straightforward answers;
- Provide a clear understanding of how input, advice, and suggestions will be used; and
- Balance input from different viewpoints to ensure an inclusive environment.

Facilitator (Stantec):

- Facilitate CAG meetings by:
 - keeping sessions on time and on track;
 - ensuring respectful and productive meetings and group dialogue; and
 - balancing participation between all members.
- Record all inputs at meetings, provide clarification, advice and suggestions to the CAG and prepare meeting summaries.

Code of Conduct

Members will be required to adhere to a Code of Conduct as outlined below:

- Participants should review the agenda and any reports *before* attending each meeting;
- Participants will be courteous, listen to others and respect the opinions of others;
- Participants should ask questions if a statement is unclear;
- Participants should participate fully in discussion but not dominate the discussion or allow others to do so;
- Participants will speak one at a time and not cut off other participants while they are speaking;
- Participants wishing to make comments will do so through the facilitator, and wait their turn until they have the floor;
- Private discussions should be held outside of the meeting room while the meeting is in progress;
- Participants will not swear and should not use obscene or foul language;
- Participants will not make derogatory comments based on gender, race, ethnicity, religion, sexual orientation or disability; and
- Participants should not request that items outside of the mandate of the committee be discussed at CAG meetings.

The City of Toronto is committed to ensuring a safe and respectful environment for both clients and staff. Aggressive or intimidating behaviour, harassment or coarse language will not be tolerated.

Members who do not follow this Code of Conduct will receive one initial warning after the first violation from the facilitator. Upon a second violation, the individual will be removed from the

meeting. A third violation will result in dismissal from the CAG and will be taken into account in future City committee selection processes.

Decision-Making

As an advisory body, the CAG is not responsible for making decisions regarding the HCD Study. This is the responsibility of City Staff and City Council. The Bloor West Village CAG is encouraged to discuss and debate ideas towards the generation of consensus. If after a period of time no consensus can be reached, differences will be documented along with rationales.

Agendas and Meeting Summaries

City Staff will provide electronically circulated agendas and meeting materials approximately one week prior to each CAG meeting. Meeting summaries will be distributed by e-mail approximately two weeks following each meeting. Meeting summaries will be made available to the public and will form part of the Final HCD Study Report.

Schedule of Meetings

A total of two (2) CAG meetings will occur throughout the project as outlined below.

	Meeting Objectives	Timing
Meeting #1	<ul style="list-style-type: none"> • Introduce the Bloor West Village HCD Study, process and project team; • Review and confirm the CAG Terms of Reference; • Present the results of preliminary data collection and community consultation meeting #1; and • Discuss elements of significance and areas of concern with respect to heritage priorities for the study area. 	March 2018 (6:00-9:00 pm)
Meeting #2	<ul style="list-style-type: none"> • Provide an update on the HCD Study; • Present the results from the survey and character analysis, and get feedback on the direction of the HCD Study recommendations; • Seek feedback on consultation materials prior to presenting the analysis and evaluation to the public; and • Address any other matters considered relevant. 	June 2018 (6:00-9:00 pm)

Contact

Questions and comments about these terms of reference or the CAG can be directed to:

Pourya Nazemi
Heritage Planner, Heritage Preservation Services
City Planning, Urban Design
City of Toronto



City Hall, 17th Floor, East Tower
100 Queen Street West
Toronto, ON M5H 2N2
Tel: 416-338-5702
Email: Pourya.Nazemi@toronto.ca

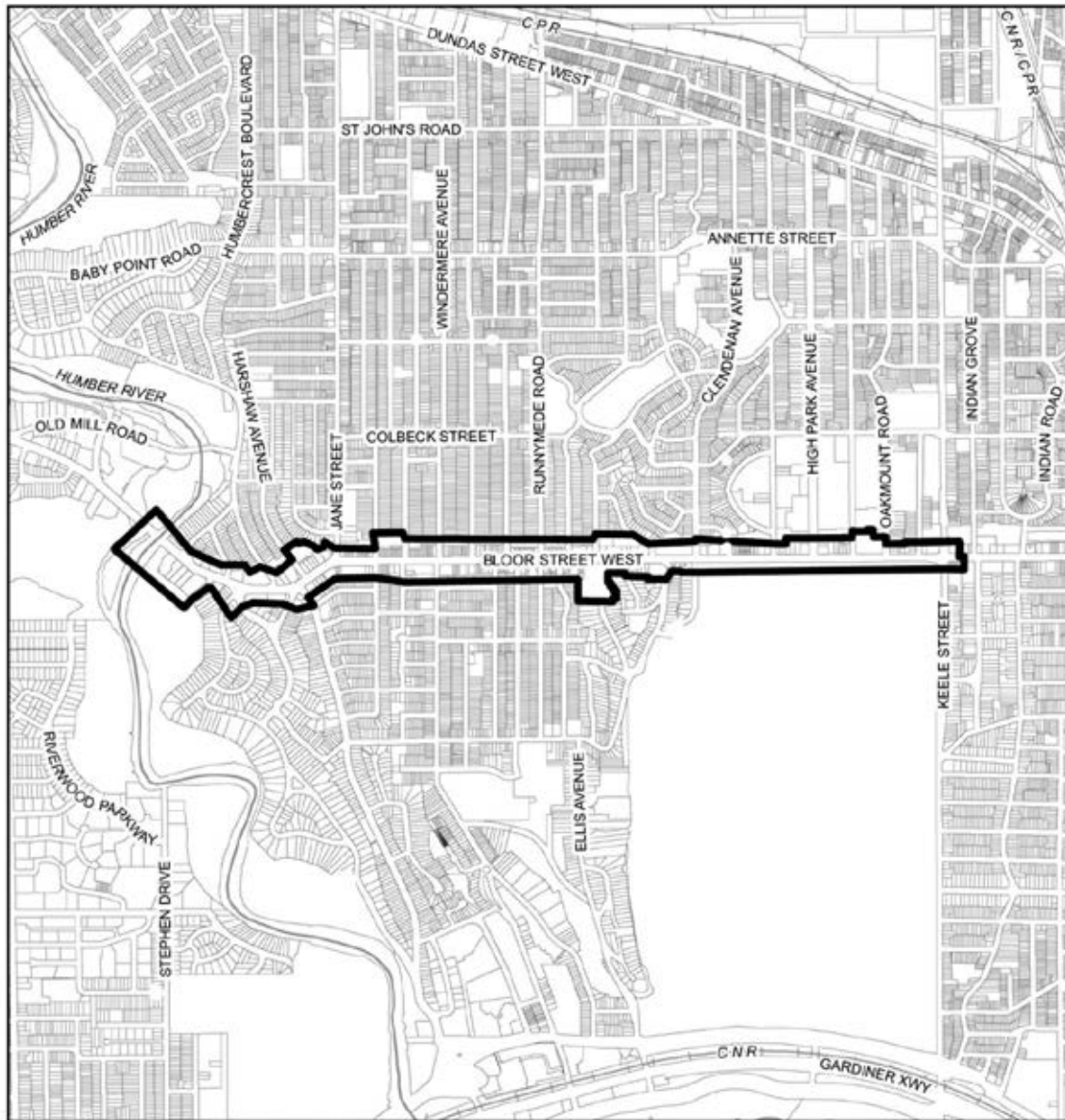
Conflict of Interest

Every CAG member has a duty to promptly report any conflict of interest with the City of Toronto to the Study Team. The City of Toronto may deny a CAG membership to avoid, neutralize, or mitigate an actual, perceived, or potential conflict of interest. If a CAG member fails to promptly disclose the existence of any conflict of interest, the City of Toronto may in its sole discretion terminate the CAG member's membership.

Freedom of Information and Protection of Privacy

Please note that all information will be used in accordance with the *Freedom of Information and Protection of Privacy Act* and the *Access to Information Act*. With the exception of personal information, all information provided through the CAG process will form part of the public record including the names of CAG member organizations.

Appendix A: Bloor West Village HCD Study Area Map



Bloor West Village
Heritage Conservation District Study Area



Not to Scale
07/05/2017



Bloor West Village Heritage Conservation District Study Meeting Summary: Community Advisory Group Meeting 1

Runnymede United Church, 432 Runnymede Road, Lower Memorial Hall
May 14, 2018, 6:30 8:30 pm



**BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING
SUMMARY FOR COMMUNITY ADVISORY GROUP 1**

1.0 Introduction..... 1

2.0 Key Messages..... 2

3.0 Detailed Summary of Feedback 3

3.1 History and Evolution..... 3

3.2 Sense of Community 4

3.3 Boundaries 4

3.4 Evolution of Bloor West Village..... 5

3.5 Streetscapes..... 6

3.6 Terminology..... 6

3.7 General Comments 6

4.0 Next Steps 7

List of Tables

Table 1: Summary of Meeting Attendance 1

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Introduction

1.0 Introduction

Community Advisory Group (CAG) Meeting 1 for the Bloor West Village Heritage Conservation District (HCD) Study was held on May 14, 2018 at the Runnymede United Church, Lower Memorial Hall, from 6:30-8:30 pm. The meeting consisted of a one-hour presentation followed by a one-hour guided discussion. The purpose of the meeting was to introduce the Bloor West Village HCD Study and Process, review the draft CAG Terms of Reference, and provide an overview of work completed to date. Stantec presented the key messages/results from Community Consultation Meeting (CCM) 1, history and evolution, built form and landscape survey, and archaeological potential in the Study Area. The preliminary results of the character analysis were also presented. Stantec took notes throughout the meeting to record the feedback received from the CAG.

The meeting was well attended with seven out of nine CAG members in attendance. Member attendance is summarized in Table 1.

Table 1: Summary of Meeting Attendance

Group	Summary of Attendance
Community Advisory Group	<i>Present:</i> Stephen Dewdney (Vice President, Bloor West Village Residents' Association), Joseph Guzzi (Municipal Planner - Fasken Martineau, DuMoulin LLP), Allan Killin (High Park Residents' Association), Nick Singh (Former President, Swansea Area Ratepayers' Association), Natalie Sydoruk (local property owner), Mark Warrack (Former Director of Culture, Mississauga; local resident) Nick Eddy (alternate for David Howitt) <i>Absent:</i> Alexa Wing (local resident), David Howitt (Chair, Bloor West Village BIA), Marc Chretien (local resident)
Consultant Team	David Waverman, Heidy Schopf, David Kielstra
City of Toronto	Councillor Sarah Doucette, Christopher Haskim, Tamara Anson-Cartwright, Pourya Nazemi, Greg Byrne

Feedback from the CAG was gathered during the guided discussion period where four discussion questions were presented to the CAG. The four discussion questions were:

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Key Messages

- 1) Is there a sense of community in the Study Area? *What factors contribute to the community?*
- 2) How do you define Bloor West Village? *Where does Bloor West Village begin and where does it end?*
- 3) How has Bloor West Village evolved? *What changes do you perceive as positive or negative?*
- 4) What are your thoughts on the material presented?

Key messages received during the discussion period are provided in Section 2.0 and a detailed summary of feedback is provided in Section 3.0. Next steps for the CAG are presented in Section 4.0.

2.0 Key Messages

The following key messages were gathered during CAG1:

- **History and Evolution:** The urban fabric and architectural forms within Bloor West Village were influenced by the historical and physical differences between the north and south sides of Bloor Street West. The north side of Bloor Street West is typically busier than the south side due to the presence of the TTC stations and natural sunlight that warms this side of the street. The historical presence of gas stations on the south side of Bloor Street West created some larger property parcels on the south side of the street that were subsequently filled in with development during the 1970s and 1980s. Other themes that were noted as being historically significant to the area include the influence of the Business Improvement Area (BIA) and the Polish/Ukrainian population.
- **Sense of Community:** Bloor West Village is a walkable neighbourhood that is accessible to many groups of people. The local community supports local stores, and social interaction between shop keepers and community members happens on a regular basis. Residential and commercial properties are well-kept in general, which contributes to a sense of pride for Bloor West Village.
- **Boundaries:** The CAG reported that Bloor West Village is considered to extend from Keele Street to the Humber River. High Park and the Humber River were identified as “natural bookends” in the Study Area.
- **Evolution of Bloor West Village:** Bloor West Village has evolved throughout the 20th century and continues to evolve in the present day. Recent changes in the Study Area include: BIA initiatives to install solar/pedestrian lighting and provide



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Detailed Summary of Feedback

visitor data to local shopkeepers; intensification in the east and west ends of the Study Area; and rising rents for residential and commercial space.

- **Streetscapes:** The north and south sides of Bloor Street West have different characters for historical and physical reasons. There are many T-intersections in Bloor West Village, which are relatively rare for Bloor Street and which form views to the Study Area from side streets. Mature trees in the vicinity of High Park and the Humber River were noted as significant since these possibly formed historical views and may form landmarks within the Study Area.
- **Terminology:** It was noted that transportation engineering terms (i.e. Major Arterial Road) should be used with caution since these terms do not capture the experience of pedestrian users of Bloor West Village. It was further noted that the term “commercial core” does not capture the dynamic nature of the central section of the Study Area.
- **General Comments:** Several general comments were received during CAG1 related to property taxes, property values, and non-heritage buildings with community importance in the Study Area. Feedback was also received regarding landmark buildings in the Study Area and it was noted that ‘A Dark Horse’ pub at 2401 Bloor Street West should be added to the list of landmark buildings.

3.0 Detailed Summary of Feedback

3.1 History and Evolution

Several specific points regarding the history of Bloor West Village were raised during the CAG1 meeting. The difference between the north and south sides of the street, the role of the BIA, the role of the streetcar, and the population history of the neighbourhood were all raised as themes that could be explored in the HCD Study.

Comments related to the history of the Study Area include:

- During prohibition, the north side of Bloor Street West was “dry” and the south side was “wet”
- The history section of the report should include the Polish and Ukrainian population history of the area
- The BIA is the oldest in the world, not just the oldest in Canada
- It was questioned if the 1950-1980 historical period is too broad and if it accurately captured the rate of construction that occurred after the conclusion of the Second World War and the influence of the BIA on built form
- It was noted that gas stations played a role in the history and evolution of the south side of Bloor Street West



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Detailed Summary of Feedback

- The influence of the BIA should be explored, including the role of the BIA on land use and infill development throughout the 1970s and 1980s
- Streetcars were integral to the historical development of Bloor West Village. The role of the streetcar system should be explored in the HCD Study
- The influx of displaced people after the Second World War helped the population of the area grow.
- The CAG asked if population history could be included in the HCD Study

3.2 Sense of Community

One of the key discussion questions asked the CAG if the Study Area has a sense of community. The CAG reported that the Study Area is walkable and accessible to many people. It was also noted that there is a sense of community pride and that both the residential areas and village core are well kept and contribute to the community's pride of place.

Comments related to the sense of community in Bloor West Village include:

- The neighbourhood is very walkable and this contributes to a sense of community
- Stores in the neighbourhood offer a variety of goods. This makes Bloor West Village accessible for seniors and families since they do not have to walk far to get what they need.
- People know each other and will interact in stores and cafes. Social interaction between local residents and shop keepers happens regularly in Bloor West Village.
- Local residents are loyal to local stores
- High Park contributes to the walkability of the neighbourhood
- Store owners are proud of their businesses and keep their store frontages neat, clean, and decorated with flowers
- The surrounding residential communities animate Bloor West Village

3.3 Boundaries

The CAG was asked where Bloor West Village begins and ends. There was general consensus that Bloor West Village extends from Keele Street to the Humber River. High Park and the Humber River were described as “natural” anchors, or bookends, to the village.

Comments related to boundaries include:

- High Park is historically connected to Bloor West Village, but the park is not included in the Study Area. The exclusion of the park from the Study Area was questioned by the CAG.
- It was asked if the High Park Chess House should be included in the HCD Study since this building is visible from the street



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Detailed Summary of Feedback

- Old Mill Station is not in the Study Area. References to the number of subway stations in the Study Area may need to be adjusted.
- It was asked “Where exactly is Bloor West Village?” It was then noted that the BIA has signs at the northeast corner of South Kingsway and Bloor Street West that read “Welcome to Bloor West Village” and “Come Again”
- It was generally recognized that the new development in the vicinity of Old Mill Drive results in a gap in Bloor West Village and cuts off views to the Humber River, which was previously visible from the edge of the village core
- There was consensus from the CAG that Bloor West Village extends from High Park to the Humber River
- High Park and the Humber River serve as “natural” bookends to the Study Area.
- The Study Area does not need to be uniformly one style or type. It may be that the High Park and Humber River bookends could “talk” to each other despite being interrupted by buildings in the middle

3.4 Evolution of Bloor West Village

The CAG was asked if Bloor West Village has evolved over time. The CAG was asked to provide examples of positive and negative change in the Study Area.

Comments received regarding the evolution of the Study Area include:

- There is a current BIA initiative to install solar pedestrian lighting along the street that will respond to pedestrian movement. The lighting in Bloor West Village is presently focused on vehicular traffic so this will improve the pedestrian experience in the village.
- The BIA records information on visitors in the area to better advise small business owners of appropriate opening hours. This is viewed as a positive initiative that will help small business owners make informed decisions regarding operations.
- There was discussion regarding potential new uses for larger sites in the west end of the Study Area (i.e. Humber Cinemas) and how new use (i.e. a large supermarket) would affect Bloor West Village.
- Intensification in the Study Area seems to be concentrated at the east and west ends. This is somewhat positive since the central village remains largely intact.
- The area has evolved – more pressure on properties/commercial space due to rising rents.
- Some stores have maintained the fine grain urban fabric of Bloor West Village by expanding the interior space (i.e. removing walls) but maintaining the exterior, fine grain, store fronts. This is generally viewed as a positive way for stores to gain more space.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Detailed Summary of Feedback

3.5 Streetscapes

Streetscapes in the Study Area were discussed during the CAG1 meeting. It was noted that the north and south side of Bloor Street West have different characters and that the T-intersections in the Study Area are of significance. It was also noted that trees in the Study Area could be considered landmarks since mature trees and landscape have been part of the Bloor West Village viewscape for some time.

Comments regarding streetscapes in Bloor West Village include:

- North side of Bloor Street West receives direct sunlight
- The north and south sides of Bloor Street West have different characters
- The Study Area includes numerous T-intersections that create views to and within Bloor West Village from the site streets
- The architectural typologies did not include a description of door types. Street level doors in commercial properties connect private property to the streetscape and should be described.
- Billboards are now limited in size by a recent by-law, but some large billboards remain, which detract visually from Bloor West Village
- It was noted that there is no central meeting spot or gathering place in Bloor West Village
- It was asked if trees should be considered landmarks in the Study Area. There was general enthusiasm for this idea since the trees and natural areas in the vicinity of High Park and the Humber River are highly valued by the local community.

3.6 Terminology

A couple of comments were received regarding terminology used in the Bloor West Village HCD Study Area, including:

- The terminology used to describe circulation in the Study Area is very engineering oriented and does not capture the pedestrian or user experience of the “village”
- It was noted that the term “commercial core” does not capture the character of Bloor West Village. Instead, it was suggested that the term “village” be used to describe the central section of the Study Area.

3.7 General Comments

Several comments were received that were of importance but did not fit any of the above themes. General comments received include:

- The No Frills property is an important resource to the community
- Commercial property taxes are high, which forces landlords to charge high rents. This does not foster independent stores along Bloor Street West. The issue of



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 1

Next Steps

taxation is important in the HCD Study since this directly affects the viability of small businesses in the area.

- Larger chain stores are moving into the area, which detracts from the presence of small businesses along the street
- The *High Park Apartment Character Study* has a lot of useful information on the area and could be used as a reference in the HCD Study
- The CAG agreed with the list of landmark buildings but noted that 'A Dark Horse', a pub located at 2401 Bloor Street West, should be added to this list
- Conservation can be at odds with individuals purchasing their properties for investment purposes

4.0 Next Steps

The results of CAG1, in the form of this summary, are to be posted online on the City's *Bloor West Village Heritage Conservation District* [website](#), when ready. The next CAG meeting will be held on June 14, 2018 at Runnymede United Church. Details regarding CCM2 will be shared when available.





Bloor West Village Heritage Conservation District Study Meeting Summary: Community Advisory Group Meeting 2

Runnymede United Church, 432 Runnymede Road, Lower Memorial Hall
June 14, 2018, 6:30 8:30 pm



**BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING
SUMMARY FOR COMMUNITY ADVISORY GROUP 2**

1.0 Introduction..... 1

2.0 Key Messages..... 2

3.0 Detailed Summary of Feedback 4

3.1 Urban Fabric..... 4

3.2 Planning and Policy 5

3.3 Natural Features..... 6

3.4 Role of the BIA 6

3.5 Ukrainian Community 6

3.6 Heritage Evaluation 7

3.7 Mapping Exercise 7

3.8 General Comments 8

4.0 Next Steps 9

List of Tables

Table 1: Summary of Meeting Attendance 1

List of Appendices

Appendix A Mapping Exercise.....A.1

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Introduction

1.0 Introduction

Community Advisory Group (CAG) Meeting 2 for the Bloor West Village Heritage Conservation District (HCD) Study was held on June 14, 2018 at the Runnymede United Church, Lower Memorial Hall, from 6:30-8:30 pm. The meeting included a 50-minute presentation, guided discussion, and mapping exercise (Appendix A). The purpose of the meeting was to provide an update of the HCD Study progress, a summary of the response to CAG Meeting 1 feedback, and an update on the character analysis, policy context, and heritage evaluation. Stantec presented key messages/results from CAG1, updates to the history and character analysis, new information regarding the policy context, and the preliminary results of the heritage evaluation. Stantec also presented maps showing the distribution of key characteristics and the preliminary identification of properties with heritage value in the Bloor West HCD Study Area. Stantec took notes throughout the meeting to record the feedback received from the CAG.

The meeting was attended by six out of nine CAG members. Attendance is summarized in Table 1.

Table 1: Summary of Meeting Attendance

Group	Summary of Attendance
Community Advisory Group	<i>Present:</i> Stephen Dewdney (Vice President, Bloor West Village Residents' Association), Joseph Guzzi (Municipal Planner - Fasken Martineau, DuMoulin LLP), Allan Killin (High Park Residents' Association), Nick Singh (Former President, Swansea Area Ratepayers' Association), Natalie Sydoruk (local property owner), Mark Warrack (Former Manager of Culture, Mississauga; local resident) <i>Absent:</i> Alexa Wing (local resident), David Howitt (Chair, Bloor West Village Business Improvement Association [BIA]), Marc Chretien (local resident)
Consultant Team	David Waverman, Heidy Schopf, David Kielstra
City of Toronto	Councillor Sarah Doucette, Pourya Nazemi, Greg Byrne, Gary Midema, Laura Nguyen

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Key Messages

Feedback from CAG Meeting 2 was gathered during the guided discussion period and during the mapping exercise. The discussion questions presented to the CAG were:

Question of Clarification:

- 1) What are your thoughts on the material presented? *Do you have any questions or comments?*

Discussion Questions:

- 1) What are your thoughts on the preliminary heritage evaluation presented? *Does this reflect your understanding of the cultural heritage of Bloor West Village?*
- 2) How have cultural groups (i.e. Ukrainian population or other) had a role in defining the character of Bloor West Village?
- 3) How have organizations such as the BIA influenced the evolution of the Bloor West Village we see today?

Mapping Exercise Questions:

- 1) Do you agree with the key characteristics identified for Bloor West Village? *Key characteristics: 1) buildings constructed between 1900-1939, 2) buildings between one to four storeys, 3) fine grain historic properties, 4) landmark buildings, 5) architectural style*
- 2) How do you interpret the distribution of key characteristics? *Are there distinct heritage areas within the Bloor West Village HCD Study Area?*

Key messages received are provided in Section 2.0 and a detailed summary of feedback is provided in Section 3.0. Next steps for the CAG are presented in Section 4.0.

2.0 Key Messages

The following key messages were gathered during CAG Meeting 2:

- **Urban Fabric:** The urban fabric of the Bloor West Village HCD Study Area was discussed at length. It was agreed that the fine property grain found in sections of the Study Area is character defining and should be conserved. It was also noted that Bloor West Village is commonly cited as a “model” village and is used as an example of good planning by other urban communities. Physical characteristics of the area, such as the width of the sidewalks, scale of the buildings relative to the width of the road, and arrangement of parking were noted as positive and valued



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Key Messages

aspects of the neighbourhood. In addition, High Park, the bridge over the Humber River, and South Kingsway were noted as potential gateways. The CAG noted that High Park and the Humber River act as natural bookends or boundaries to the Study Area.

- **Planning and Policy:** The planning and policy context of the Bloor West Village HCD Study Area was discussed at the CAG Meeting 2. The CAG asked if the HCD Study would address whether mid-rise buildings are an appropriate built form in Bloor West Village. In response, it was noted that the HCD Study will address the existing conditions and heritage value of Bloor West Village. Specific policies and guidelines would be developed during the HCD Plan Phase. The Study Team explained that the objective of the HCD Study will be to identify the most appropriate and effective planning tools to conserve the cultural heritage value of Bloor West Village. The CAG also noted that capping store sizes seems to be an effective tool to conserve the fine grain property sizes in the area. It was suggested that 1,750 square feet is an ideal store size in Bloor West Village.
- **Natural Features:** The contextual importance of High Park and the Humber River were discussed at CAG Meeting 2. It was noted that these parks are natural “bookends” for the Study Area. It was questioned why High Park is not included in the Study Area. In response, it was noted that High Park is a listed property and is currently protected as an Area of Natural and Scientific Interest (ANSI) by the Ministry of Natural Resources and Forestry (MNRF). It was also noted that the cultural heritage value of High Park relates more to the park itself than to Bloor Street West. Stantec suggested that the High Park has its own significance and that other methods of protection, rather than inclusion in the Bloor West Village HCD Study, may be more appropriate for the park. In addition, a CAG member noted that the Humber River is not visible from the Study Area.
- **Role of the BIA:** The historical and ongoing role of the BIA in Bloor West Village was discussed during CAG Meeting 2. It was noted that the BIA effectively conserved the fine grain character of Bloor West Village through supporting local businesses. It was also suggested that the BIA had a role in supporting infill that was appropriate and respectful of the existing urban fabric of Bloor Street West. One CAG member posited that the BIA ensured that the heights and number of bays of infill buildings was sympathetic to the existing historical buildings along Bloor Street West.
- **Ukrainian Community:** The CAG was asked to clarify the historical, and ongoing, role of the Ukrainian community in Bloor West Village. The CAG noted that the Ukrainian population was historically high in the area but that the presence of this community has decreased over the past 10-15 years. This is reflected in the decreased number of Ukrainian bakeries and shops along Bloor Street West. The CAG also noted that churches in the area (i.e. St. Pius Church) have a Ukrainian



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Detailed Summary of Feedback

population that travels from outside the area to attend. The CAG did not note any other cultural groups as being associated with Bloor West Village.

- **Heritage Evaluation:** The draft heritage evaluation was presented to the CAG by Stantec. It was clarified that the evaluation criteria come from the *City of Toronto's Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* (2012). It was also clarified that the key characteristics identified for the Study Area are unique to Bloor West Village and were identified based on the results of the character analysis. The CAG voiced general concern with the "Contributing" vs "Non-Contributing" property categories. Specifically, the CAG is concerned that two-storey, fine grain historic buildings may be demolished if they are not identified as "Contributing" properties. It was clarified that both "Contributing" and "Non-Contributing" properties in an HCD have policies and guidelines that are developed to conserve the cultural heritage value of the area.
- **Mapping Exercise:** A mapping exercise was carried out where maps showing the distribution of key characteristics and draft "Potentially Contributing" vs "Non-Contributing" properties were presented. It was stressed that the maps were in draft form and were for discussion purposes only. The CAG noted that there were concentrations of key characteristics in the High Park Frontage and Village Main Street character sub-areas. The CAG asked whether a contextual discussion of "Non-Contributing" properties is needed since a number of properties with some key characteristics were not identified as "Potentially Contributing" properties, due to non-sympathetic building alterations. It was clarified that "Non-Contributing" properties within an HCD still have policies and guidelines, but that these would differ from policies and guidelines for "Contributing" properties.
- **General Comments:** Several general comments were received during CAG Meeting 2 related to property taxes, terminology, the listing of heritage properties, and the history section of the report.

3.0 Detailed Summary of Feedback

3.1 Urban Fabric

Several specific points regarding the urban fabric of Bloor West Village were raised during CAG Meeting 2, including:

- Gateways:
 - It was noted that a primary gateway at the west of the Study Area is the South Kingsway/Riverview Gardens area.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Detailed Summary of Feedback

- Opinion was voiced that High Park and the Humber River act as gateways to the area.
- The bridge over the Humber River was noted as a gateway on the west end of the Study Area.
- Stantec discussed the presence of mature trees within the Study Area and noted that a contributing factor is the potential presence of original soils, which would have been left *in situ* by pre-First World War construction techniques.
- Fragmentation of historical properties in the Study Area is concentrated towards the Humber River where new development disrupts the streetscape and views towards the west.
- Historical lot sizes: It was noted that service stations were located at Armadale Avenue and Willard Avenue. These service stations no longer remain but they had larger lot sizes, which are reflected in the current urban fabric on the south side of Bloor Street West.
- A member of the CAG asked if the HCD Study will identify if mid-rises are appropriate within the Study Area. Stantec noted that there are examples of historic mid-rises in Bloor West Village.
- Bloor West Village has been often cited as a model “village” in terms of road widths, relationship of scale of buildings to the streetscape, sidewalk/pedestrian accessibility and on street parking. It was suggested that this theme could be used in the HCD Study.
- The fine property grain within the Study Area was noted as a character defining element that should be valued and recognized.
- The width of the sidewalks and arrangement of public parking along Bloor Street West were noted as positive features of Bloor West Village.
- The area is highly walkable due to smaller block sizes.
- Bloor Street West should be considered a ‘village’, not just a linear corridor.
- Store sizes were noted as being a contributing factor in the maintenance of the fine property grain along Bloor Street West.
- Building bays should be considered when determining property grain.

3.2 Planning and Policy

Comments were received regarding the planning and policy context of Bloor West Village, including:

- A member of the CAG asked if the HCD Study will address whether mid-rise buildings are appropriate in the Study Area. Stantec noted that the HCD Study will address the existing conditions and heritage value of Bloor West Village.
- It was noted that the objective of the HCD Study will be to identify and assess the potential heritage values and attributes of the Bloor West Village HCD Study Area and to determine whether the area or portions therein meet the criteria in [Heritage Conservation Districts in Toronto: Procedures, Policies, and Terms of Reference](#) for designation under Part V of the Ontario Heritage Act



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Detailed Summary of Feedback

- The CAG noted that maximum store sizes have had an important influence on the area. The cap placed on store sizes and restaurants has conserved the fine property grain in the area.
- Individuals in the CAG felt that 1,750 square feet is an ideal store size in the area.

3.3 Natural Features

The contextual importance of High Park and the Humber River was raised during CAG Meeting 2. Comments received include:

- Opinion was voiced that High Park and the Humber River are the natural “book-ends” of the Study Area
- A member of the CAG noted that the frontage of High Park should be included in the Study Area. Stantec noted that High Park is an ANSI under the MNRF and is a listed heritage property. In terms of cultural heritage, the frontage of High Park relates more to the park itself, and not to Bloor Street West. Other means could be explored to protect High Park, including individual designation or a Conservation Management Plan for this property. High Park likely requires a separate set of policies/guidelines to conserve its cultural heritage value.
- It was noted by a member of the CAG that the Humber River is not visible from the Study Area. Stantec agreed and noted that the Humber River is not visible from the Study Area even during the winter when foliage is not present.
- It was noted that High Park is not part of the Study Area but views of the park along Bloor Street West are significant.

3.4 Role of the BIA

The role of the BIA in the historical, and ongoing, development of Bloor West Village was discussed at CAG Meeting 2. Comments received regarding the BIA include:

- The role of the BIA in Bloor West Village goes beyond conservation since they had an influential role in supporting appropriate infill in the neighbourhood. Infilling service stations is an example. BIA helped infill those areas with compatible fabric for those areas. Infill is noted as different (mostly intermediate or larger property grains). A member noted that the BIA ensured that infill heights and the number of bays were respected.

3.5 Ukrainian Community

The role of the Ukrainian community in Bloor West Village was discussed at CAG Meeting 2. Relevant comments include:

- CAG members identified that there used to be a high population of Ukrainians in the area but this population has decreased in the last 10-15 years.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Detailed Summary of Feedback

- The presence of Ukrainian bakeries and shops has decreased.
- There are remaining cultural links between the Ukrainian population and the churches in the area. St. Pius Church has a known Ukrainian congregation and people travel from outside the area to attend this church.
- It was suggested that City Directories may contain information on the historical presence of Ukrainian businesses along Bloor Street West.
- The annual Ukrainian festival is ongoing and draws many people to the area.

3.6 Heritage Evaluation

The draft heritage evaluation was presented at CAG Meeting 2. CAG members were asked for feedback on the draft evaluation. Comments received include:

- It was clarified that the evaluation criteria are from [*Heritage Conservation Districts in Toronto: Procedures, Policies, and Terms of Reference*](#) (City of Toronto 2012).
- The key characteristics identified in the Bloor West Village HCD Study are specific to the area and were identified following the results of the character analysis.
- It was noted by the CAG that the Humber River may contribute to the contextual value of the Study Area.
- A few CAG members voiced concern over using the term “Non-Contributing” fearing it will give developers the attitude that they can tear down at will fine grain buildings.
- There was general consensus that two-storey, fine grain properties in the Village Main Street character sub-area could be considered “Potentially Contributing Properties” since these buildings maintain the streetscape.
- There was resounding support for making 2545 Bloor Street West, located at the southwest corner of Bloor Street West and Brule Terrace, a Potentially Contributing property
- It was questioned whether the funeral home (2357 Bloor Street West, located at the southwest corner of Bloor Street West and Windermere Avenue) is a Potentially Contributing property due to its large property grain and presence of the parking lot along the street.

3.7 Mapping Exercise

CAG Meeting 2 included a mapping exercise where maps showing the distribution of key characteristics and a draft of Potentially Contributing vs Non-Contributing properties were shared. Copies of the marked-up maps are included in Appendix A. Comments received regarding Key Characteristics Map and Potentially Contributing vs Non-Contributing Map include:

- The CAG noted that high numbers of fine grain properties are located in areas with concentrations of key characteristics.
- CAG members asked if there was a link between lot widths and cultural heritage value. It was clarified that fine grain property widths are considered to be a key



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Detailed Summary of Feedback

characteristic of Bloor West Village but that fine property grain alone does not necessarily confer cultural heritage value since the heritage integrity of the whole property has to be taken into consideration.

- Property typologies can be used to identify what is appropriate (in terms of building and landscape design) for the area.
- The High Park Frontage character sub-area should be identified as a cultural heritage area.
- Non-Contributing vs. Potentially Contributing properties: A few CAG members voiced concern using the term: “Non-Contributing” fearing it will give developers the attitude that they can tear down at will fine grain buildings and “do what they want with the building”.
- McDonalds (2218 Bloor Street West, located at the northeast corner of Bloor Street West and Runnymede Road) used as an example of a Non-Contributing infill. While not a heritage property, this building respects the size, grain, and style of the rest of the block.
- Individuals discussed whether context for some Non-Contributing properties is needed. Specifically, it was asked if heavily altered two-storey buildings with historical fine property grain should be considered “Potentially Contributing” even if the architectural integrity has been compromised.
- It was clarified that Non-Contributing properties within an HCD still have policies and guidelines, but that these would differ from policies and guidelines for Contributing properties.
- Property size contributes to the overall scale/morphology of the neighbourhood
- 308 South Kingsway, the Tudor style residence at the intersection of Mossom Road, South Kingsway, and Bloor Street West, could be added to the Study Area and identified as “Potentially Contributing”.
- There was a discussion of the distribution of key characteristics. It was noted that key characteristics are concentrated along the High Park Frontage and Village Main Street character sub-areas.
- It was noted that there are gaps in the distribution of key characteristics in the Study Area. The gaps are generally located between Riverside Drive and Jane Street, and between Runnymede Road and Clendenan Avenue.

3.8 General Comments

- CAG members voiced again that the commercial property taxes make it extremely difficult to support the validity of small commercial operations within a fine grain footprint.
- One CAG member expressed that they did not like the terminology of “linear corridor” but to refer to Bloor Street as a “main street.”
- A question was asked about batch listing of potential heritage properties, referring to comments made by Tamara Anson-Cartwright (from Heritage Preservation Services) at the last CAG. Pourya Nazemi responded to say that properties of heritage potential outside of recommended HCD(s) could be batch listed.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 2

Next Steps

- The history section of the HCD Study must include pre-historic period, rivers and creeks, and topography.

4.0 Next Steps

The results of CAG Meeting 2, in the form of this summary, are to be posted online on the City's *Bloor West Village Heritage Conservation District* [website](#), when ready. A third CAG meeting will potentially be held in September 2018, pending availability of CAG members. Details regarding Community Consultation Meeting 2 (CCM2) will be shared when available. It is anticipated that CCM2 will take place in November 2018.



Appendix A Mapping Exercise



Figure 1: Distribution of Key Characteristics



Figure 2: Draft Overall Heritage Contribution



Bloor West Village Heritage Conservation District Study

Meeting Summary: Community Advisory Group Meeting 3

Runnymede United Church, 432 Runnymede Road, Kingsbury Room
March 26, 2019, 6:30 8:30 pm



**BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING
SUMMARY FOR COMMUNITY ADVISORY GROUP 3**

1.0 Introduction..... 1

2.0 Key Messages..... 2

3.0 Detailed Summary of Feedback 4

3.1 Planning and Policy 4

3.2 Natural Features..... 4

3.3 BIA and Commercial Properties 4

3.4 Heritage Evaluation 5

3.5 Proposed Boundary..... 5

3.6 General Comments 6

4.0 Additional Comments 7

5.0 Next Steps 10

List of Tables

Table 1: Summary of Meeting Attendance..... 1

Appendix A: Presentation – CAG #3

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Introduction

1.0 Introduction

Community Advisory Group (CAG) Meeting 3 for the Bloor West Village Heritage Conservation District (HCD) Study was held on March 26, 2019 at the Runnymede United Church, Kingsbury Room from 6:30-8:30 pm. The meeting included a 50-minute presentation and guided discussion (**Appendix A**). The purpose of the meeting was to provide an update of the HCD Study progress, a summary of the response to CAG Meeting 2 feedback, and to present the heritage evaluation, proposed HCD boundaries, and recommendations. Stantec took notes throughout the meeting to record the feedback received from the CAG.

The meeting was attended by seven out of nine CAG members. Attendance is summarized in **Table 1**.

Table 1: Summary of Meeting Attendance

Group	Summary of Attendance
Community Advisory Group	<i>Present:</i> Stephen Dewdney (Vice President, Bloor West Village Residents' Association), Joseph Guzzi (Municipal Planner - Fasken Martineau, DuMoulin LLP), Allan Killin (High Park Residents' Association), Nick Singh (Former President, Swansea Area Ratepayers' Association), Natalie Sydoruk (local property owner), Mark Warrack (Former Manager of Culture, Mississauga; local resident), David Howitt (Chair, Bloor West Village Business Improvement Association [BIA]) <i>Absent:</i> Alexa Wing (local resident), Marc Chretien (local resident)
Consultant Team	David Waverman, Meaghan Rivard, David Kielstra
City of Toronto	Councillor Gord Perks, Pourya Nazemi, Greg Byrne, Shelby Blundell, Karen Duffy, Tamara Anson-Cartwright

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Key Messages

Feedback from CAG Meeting 3 was gathered during the guided discussion period. The discussion questions presented to the CAG were:

Question of Clarification:

- 1) What are your thoughts on the material presented? *Do you have any questions or comments?*

Discussion Questions:

- 1) Do you have any questions or comments about the proposed HCD boundary?
- 2) What are your thoughts on the content of the Statement of Cultural Heritage Value?
- 3) Are there other individual heritage properties that you would recommend for inclusion on the City's Heritage Register?

Key messages received are provided in **Section 2.0** and a detailed summary of feedback is provided in **Section 3.0**. Next steps for the CAG are presented in **Section 4.0**.

2.0 Key Messages

The following key messages were gathered during CAG Meeting 3:

- **Planning and Policy:** The planning and policy context of the Bloor West Village HCD Study Area was discussed at the CAG Meeting 3. Specific policies and guidelines would be developed during the HCD Plan Phase. Some discussion occurred about adding context from surrounding institutional and residential buildings off Bloor Street. The Study Team explained that the objective of the HCD Study will be to identify the most appropriate HCD area that is cohesive, and lead to effective planning tools at the Plan Phase to conserve the cultural heritage value of Bloor West Village.
- **Natural Features:** The contextual importance of Bloor West Village's surrounding area was noted, but it was clarified that the plan must focus on the physical properties within the plan itself. Based on previous CAG meetings, it was noted in the presentation that High Park has its own significance and that other methods of protection, rather than inclusion in the Bloor West Village HCD Study, may be more appropriate for the park. The CAG was asked whether there was any concern with putting forward High Park as a potential Cultural Heritage Landscape (CHL), and no objections were noted. A "dip" was noted in the study area to the west of the

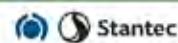


BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Key Messages

proposed HCD which accommodates higher buildings. It was agreed that those features affecting size of buildings is better considered as part of the Avenue Study.

- **BIA and Commercial Properties:** The Chair of the BIA noted that Bloor West Village business owners would be concerned with increases to property taxes due to changes to property assessment values. It was noted that assessment information is only one part of a property tax bill. A discussion with Municipal Property Assessment Corporation (MPAC), the organization tasked with property assessments was suggested. Future discussions with MPAC may be warranted to discuss how they consider HCDs. The BIA will continue to be engaged as the HCD continues.
- **Heritage Evaluation:** The revised heritage evaluation was presented to the CAG. It was clarified that the evaluation criteria come from the *City of Toronto's Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* (2012). It was also clarified that the key characteristics identified for the Study Area are unique to Bloor West Village, and how those translated into a proposed HCD focused on the "Village Main Street." There were no concerns with the evaluation presented. Some discussion occurred regarding how to recognize efforts in the 1970s to preserve the character of the area including façade improvements and buildings constructed during this time.
- **Proposed Boundary:** The boundary for the proposed Bloor West Village "Village Main Street" was identified, along with "Contributing and Non-Contributing" properties. There were no concerns expressed about the proposed boundaries. The CAG agreed that it was a cohesive area. It was noted that the total number of contributing properties in the HCD is small, but cohesive in terms of its age, streetwall, and other factors.
- **Properties Outside the Boundary:** Individual properties outside of the boundary could be included on the City's Heritage Register with the goal of identification, protection, and management of those properties. The City and Consultant will consider whether the public realm areas (ie. sidewalks) on the south side of Bloor West Village at the west end of the boundary should be included as suggested by the CAG.
- **General Comments:** Comments were included for clarification of individual properties or terminology.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Detailed Summary of Feedback

3.0 Detailed Summary of Feedback

3.1 Planning and Policy

- A village is not just the commercial strip and needs further context. Contextual values matter, even if we end up with the proposed borders. For example, institutional buildings that may not be in the commercial area. How people use the area, tasks that are completed in the general area, events, amenities that support the commercial area.
 - The commercial area is part of the larger area, but an HCD is a tool and relates to physical property.
- Could residences around Bloor West Village be added?
 - The recommendation would be to not add the residences. The HCD goal is to put forward a defensible boundary. The cohesiveness of the area is important. The City Official Plan identifies that residences are important to the Bloor West Village “main street”.
- Greater focus/detail is needed on the typologies. Identify that preserving the typology in the area good for business (ie. less car dealerships), but also recognize that dynamic nature of the area. Capture the mechanisms that create success such as preserving the façade, number of bays, and number of doors for a store front.
 - Urban design attributes would come into play as a planning tool during the Plan phase. Typological information helps support/ guide policies that will follow.

3.2 Natural Features

- The CAG was asked whether there was any concern with putting forward High Park as a potential Cultural Heritage Landscape (CHL) was discussed, and no objections were noted.
- The evaluation noted an absence of geographic features in the area. Suggestion that the “dip” on Bloor Street allows taller buildings to seem better situated in those locations due to topography. It was noted that the “dip” is close to the proposed boundary.
- The CAG agreed that views and vistas are considered in the Avenue Study with respect to the height of buildings.

3.3 BIA and Commercial Properties

- The BIA representative noted that the BIA is heavily involved in the Avenue Study. The member raised the question of property taxes, and whether the City plans to lower property taxes for properties in the HCD to account for lower property values – lower “best use” for the property.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Detailed Summary of Feedback

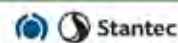
- Councillor Perks and City staff noted that this is a possibility, but this would have to be in consultation with MPAC, who have acknowledged HCD Plan By-law and planning policies and adjusted their assessments accordingly. This will need to be an ongoing conversation with them.
- Concern was raised that there are a large number of properties being considered for the HCD and that local businesses are failing to flourish in this area due to larger market forces such as online shopping. A question was also raised as to whether properties recommended for inclusion on the Heritage Register will have further research done on each of them.
 - City staff clarified that in looking at the larger original HCD Study Area boundary, this number of properties is small in comparison.
 - Councillor Perks and City staff clarified that the HCD Plan will be a tool for responsibly guiding growth while keeping the character of the area – this will not only mean restrictions on development and growth in the area.
 - City staff confirmed that Heritage Preservation Services (HPS) has its own separate protocol and process for having professional staff researchers analyze each property recommended for inclusion on the Heritage Register before being recommended for inclusion to Council.

3.4 Heritage Evaluation

- CAG members were asked for feedback on the evaluation and draft Statement of Cultural Heritage Value. No concerns were provided with respect to the heritage evaluation.
- Some discussion occurred about whether the BIAs role in the 1970s could be recognized in some way in terms of preserving the typologies (number of bays, doors, streetwall).
 - It was determined that this may be worth mentioning in the study report, but that this factor would not change the proposed HCD boundary.
 - City staff noted that in the King/Spadina HCD study warehouses became artistic buildings, but they were not determined to physically alter the buildings based on BIA influence.
 - Consultant to look at projects where infill was guided by the BIA.
- All agreed that this is a dynamic area and were pleased this was in the General Recommendations. Development was not restricted to the 1930s.
- CAG members were encouraged to send wording changes following the meeting. One member provided detailed comments on the evaluation and draft statement for consideration.

3.5 Proposed Boundary

- The CAG agreed the boundary was reasonable and were supportive. No objections to the proposed boundaries were expressed.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Detailed Summary of Feedback

- A CAG member noted that the proposed boundaries centres the HCD between the subway stops and it seems well contained.
- Non-contributing properties within the HCD are considered, but the district is considered as a whole.
- The updated Official Plan includes policies that help preserve individual properties. Listing individual properties in the Heritage Register can help flag properties when development applications arise.
- It was noted that some fine grain properties are located between Windermere and Runnymede, but are not included. Examples include 2425 Bloor Street West on the west side of the study area which it is currently outside the HCD. The building has curved glass. It was where the streetcars turned around.
 - Stantec responded that the expansion of the boundary needs to be defensible – this building is of a higher density and out of context with the proposed district boundary. This may open the risk of boundary not being legible and if exceptions are being made it may not be defensible.
- The City and Consultant will consider the possibility of the boundary moving to cover all of the public realm portion of the south side of Bloor West Village (ie. sidewalks) so both sides of the street are captured.

3.6 General Comments

- A CAG member noted the distinction between the word amalgamation and annexation.
- Is the “Dark Horse” included on the maps? Yes, the Dark Horse is included. The list of properties was provided to the CAG.
- There is intensification north of Hyde Park.
- Contributing/non-contributing properties could be defined better for the public.
- Streetwall, one entrance, etc. might be helpful to note as a typology.
- Two properties east of Riverview Gardens are subject to development applications (Humber Cinema, LPAT). It was noted that the two properties are noted on the proposed list of listed properties with an asterisk noting the development application. If already approved by the Heritage Board, these properties would not be put forward with the HCD.
- City staff noted that the presentation is helpful to quantify what is often the ephemeral “feel” of the area.
- City staff noted that this is an iterative process. The City can evolve its view as they go through the HCD process. The statement will continue to be refined.

BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Additional Comments

4.0 Additional Comments

The following are additional comments provided prior to, or after the CAG meeting from CAG members.

March 22, 2019 CAG member comment:

- Key Messages page three, paragraph one: The use of the term "gateway" has the potential for misinterpretation as an indication that the site should be given exceptional height to support this special designation. "Bookend" is perhaps a better term.
- Key Messages page three, paragraph three: The last sentence notes that the river is not visible from the study area. This should read that the river is no longer visible due to recent development.

Comments regarding CAG #3 materials

- In 1967 Swansea was not annexed but amalgamated along with the former Village of Forest Hill and former City of Toronto, into a new City of Toronto. This is legally significant.
- While not stipulated, if the Turner and Porter site is only partially protected then St. Olav's needs to be protected with a designation if it has not been designated yet.
- Re Boundary Delineation: While the buildings east of Kennedy are not of the same vintage as the area included in the draft, these buildings are sympathetic to the built form of the area that is included in the draft and they continue both the character and commercial use of the main street to just short of Kennedy Park Ave and Ellis Park Road where recent developments have changed the building type and character significantly.
- Re Boundary Delineation Table: In the first section, Visual Perceptions, third criteria "distinct changes in topography or landform", the "applicable" column reads "No". I think the answer should be "Yes". The area of the main street is bookended by two significant and obvious changes in grade that place the area on a "plateau" of sorts when approached or departed from via Bloor Street W.

March 26, 2019 CAG member comment:

- A CAG member provided comments on the Boundary Delineation handout from the meeting.
 - The participant disagreed with the smaller boundary than the overall study area and referred to it as an "expedient reductionist border".



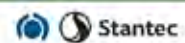
BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Additional Comments

- Language is “a reductive argument, and failed to embrace the series of places that make up a viable “village” along Bloor Street that are the source of its success and the community values behind it (see Nomination).”
- The study should recognize multiple character areas, and not just one HCD area.
- It is not streetcars and subways, but local community values that recognized and grew the village and created a supporting social/political entity, the BIA.
- More than six buildings should be identified, not just the “landmarks”.
- The individual highlighted the following criteria/answers in the table that the individual did not agree with:
 - Distinct changes in topography or landform – No
 - Railroads and major highways – No
 - Streets, public utilities and rights-of-way – No
 - Major open spaces – No
 - Major changes in land or building use – No
 - Setbacks of other zoning lines regulating building form – No
 - Land use zones or official plan boundaries – No
 - Boundaries of legal jurisdiction – No

March 27, 2019 CAG member comment:

- The concept of adding to the building typologies is very valid. Perhaps we do not need the detail at this point of the study but there should be a broad and inclusive statement in the Statement of Cultural and Heritage Value which indicates that the building typology of Bloor West is quite diverse through both time and style.
- Although the building typology is varied it does maintain a general character in its massing and volume which has maintained the "village" feel over time.
- "Contributing" Properties: a more inclusive approach to "contributing" properties not solely based on building architecture is suggested.
 - Example: Suggested that a property near Bloor and Windermere built in a “very thoughtful manner by keeping the height to only two stories and reducing the massing with the inner courtyard” should be considered to be contributing to the character of the Village.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Additional Comments

- Example: property at the southwest corner of Bloor Street West and Beresford Ave. was developed in the 1990s in a compatible manner related to its two storey height and does not take away from the overall street character.
- Argues that the examples can be justified as "contributing" if one considers that they were planned, designed and approved, thus going through a careful process to ensure that they did contribute to the character of the area and were not insensitive infills. These were large lots which could have had disastrous infills.
- Boundary line of the proposed HCD: Suggests including the public realm space on both sides of Bloor which is important to show a commitment by the City to respect the HCD, it allows for thoughtful planning and development of the public realm in the future and thirdly it provides a boarder for all the properties one the street edge not included in the HCD whereby these properties will be adjacent and therefore subject to future scrutiny.

Comment March 27, 2019:

- The BIA provided input that they are the first BIA in the world and provided revised branding slogan information.
- The BIA noted that there is slowing pedestrian traffic in the area and there are concerns among BIA members regarding potential property value concerns.

Comment April 2, 2019:

- Comments were provided on April 2, 2019 with markups of slides. These slides were considered while preparing the Community Consultation Meeting 2 display boards. Generally, the following was discussed:
 - Expansion to the Character Analysis section should include discussion related to topography, influence of upper storeys to the character of the area along with vertical narrow bays containing numerous doors, expanded HCD boundary, further identification of non-contributing architectural 'types' needed, particularly in relation to post-1970 infill or 'recent replacement buildings', and expand commercial typologies to consider mixed-use topologies and the 'eyes' on the street with vertical bays containing multiple doors to different levels.
 - The boundaries proposed are overly simplistic leaving the east and west character areas at risk. Consideration for extending the west boundary to include the public realm would address some concern.
 - The district should be understood in the context of "polite urban building typologies" which would further satisfy evaluation criteria.



BLOOR WEST VILLAGE HERITAGE CONSERVATION DISTRICT STUDY, MEETING SUMMARY FOR COMMUNITY ADVISORY GROUP 3

Next Steps

- Concern for individual listing and/or designation as they focus too much on a few individual buildings rather than overall character. This may be appropriate for High Park given its current listed status and should be strongly recommended by the HCD Study.
- Detailed comments on the Draft Statement of Cultural Heritage Value including editorial comments and language adjustments (ie. from suburban to urban and from construction to building typologies).

5.0 Next Steps

The results of CAG Meeting 3, in the form of this summary, are to be posted online on the City's *Bloor West Village Heritage Conservation District* [website](#), when ready.

Community Consultation Meeting 2 (CCM2) will be held on April 3, 2019.

The Final report will be presented to the City of Toronto Heritage Preservation Board in June 2019.

Appendix F

Table Of Property Survey Data

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
1780-1786 Bloor St W; 2 Mountainview Ave	High Park Frontage	Residence	2	1920-1939	Arts and Crafts	NO
1820-1854 Bloor St W; 3-37 Pacific Ave; 6-14 Oakmount Rd	High Park Frontage	Mixed Use	14	2015	Contemporary	NO
1778 Bloor St W	High Park Frontage	Residence	3	1920-1939	Eclectic	NO
1790 Bloor St W	High Park Frontage	Commercial Building	2	1920-1939	20th Century Vernacular - Residential	NO
1792 Bloor St W	High Park Frontage	Residence	2	1920-1939	Arts and Crafts	NO
1796 Bloor St W	High Park Frontage	Commercial Building	2	1920-1939	Arts and Crafts	NO
1800 Bloor St W	High Park Frontage	Residence	1.5	1900-1919	Arts and Crafts	NO
1858 Bloor St W	High Park Frontage	Residence	2	1920-1939	Edwardian	NO
1862 Bloor St W	High Park Frontage	Residence	2	1920-1939	Edwardian	NO
1866 Bloor St W	High Park Frontage	Residence	2	1920-1939	Edwardian	NO
1868 Bloor St W	High Park Frontage	Residence	2	1920-1939	20th Century Vernacular - Residential	NO
1870 Bloor St W	High Park Frontage	Residence	2	1920-1939	Arts and Crafts	NO
1874 Bloor St W	High Park Frontage	Residence	3	1920-1939	Edwardian	NO
1914 Bloor St W	High Park Frontage	Residence	3.5	1920-1939 1925-1947	Edwardian	NO
1920 Bloor St W	High Park Frontage	Residence	3.5	1920-1939	Edwardian	NO
1926 Bloor St W	High Park Frontage	Residence	3.5	1920-1939	Edwardian	NO
1930 Bloor St W	High Park Frontage	Residence	2	1900-1919	Edwardian	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
1934 Bloor St W	High Park Frontage	Residence	2	1900-1919	Edwardian	NO
1938 Bloor St W	High Park Frontage	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
1959 Bloor St W	High Park Frontage	Mixed Use	5 to 10	2006-2008	Contemporary	NO
1960 Bloor St W	High Park Frontage	Mixed Use	3	1920-1939	Edwardian	NO
1964 Bloor St W	High Park Frontage	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
1982 Bloor St W	High Park Frontage	Commercial Building	2	1920-1939	Mission/Spanish Revival	NO
1984 Bloor St W	High Park Frontage	Commercial Building	2	1920-1939	Mission/Spanish Revival	NO
1986 Bloor St W	High Park Frontage	Commercial Building	2	1920-1939	Mission/Spanish Revival	NO
1990 Bloor St W	High Park Frontage	Residence	>= 10	1920-1939	Contemporary	NO
2000 Bloor St W	High Park Frontage	Residence	4	1950-1959	Mid-Century Modern	NO
2001 Bloor St W	East Village	Residence	4	1920-1939	Edwardian	NO
2007 Bloor St W	East Village	Mixed Use	4	1950-1959	Mid-Century Modern	NO
2010 Bloor St W	High Park Frontage	Residence	3	1920-1939	Eclectic / Gothic Revival and Spanish Revival	NO
2100 Bloor St W	East Village	Mixed Use	5 to 10	Post-1980	Contemporary	NO
2109 Bloor St W	East Village	Mixed Use	2	1920-1939	Arts and Crafts / Modern	NO
2115 Bloor St W	East Village	Residence	3	1920-1939	Arts and Crafts	NO
2116 Bloor St W	East Village	Under Construction	TBD	Post-1980	TBD	NO
2121 Bloor St W	East Village	Vacant	N/A	N/A	N/A	NO
2133 Bloor St W	East Village	Residence	2	1920-1939	Arts and Crafts	NO
2137 Bloor St W	East Village	Commercial Building	3	1920-1939	Edwardian	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2140 Bloor St W	East Village	Residence	2.5	1950-1959	Mid-Century Modern	NO
2141 Bloor St W	East Village	Residence	3	1920-1939	Eclectic	NO
2142 Bloor St W	East Village	Residence	3	1950-1959	Mid-Century Modern	NO
2146 Bloor St W	East Village	Commercial Building	3	1960-1979	Mid-Century Modern	NO
2150 Bloor St W	East Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2155 Bloor St W	Village Main Street	Other	N/A	N/A	N/A	NO
2175 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2177 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2178 Bloor St W	East Village	Institutional	1.5	1920-1939	Eclectic	YES
2179 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2180 Bloor St W	Village Main Street	Commercial Building	1	Post-1980	New Traditional	NO
2181 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2187 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2192 Bloor St W	Village Main Street	Mixed Use	3	1960-1979	Contemporary	NO
2194 Bloor St W	Village Main Street	Mixed Use	2	1900-1919	Arts and Crafts	NO
2195 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2196 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	Arts and Crafts	NO
2197 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Tudor Revival	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2198 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	Arts and Crafts	NO
2199 Bloor St W	Village Main Street	Commercial Building	3	1920-1939	Italianate	NO
2200 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	Arts and Crafts	NO
2202 Bloor St W	Village Main Street	Mixed Use	2	1900-1919	Arts and Crafts	NO
2203 Bloor St W	Village Main Street	Mixed Use	2.5	1900-1919	Contemporary	NO
2204 Bloor St W	Village Main Street	Mixed Use	2	1900-1919	Arts and Crafts	NO
2205 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2206 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	Arts and Crafts	NO
2208 Bloor St W	Village Main Street	Mixed Use	2	1900-1919	Arts and Crafts	NO
2209 Bloor St W	Village Main Street	Commercial Building	2	1960-1979	Contemporary	NO
2210 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	Arts and Crafts	NO
2212 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	Arts and Crafts	NO
2214 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	Arts and Crafts	NO
2215 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2216 Bloor St W	Village Main Street	Mixed Use	2	1900-1919	Arts and Crafts	NO
2219 Bloor St W	Village Main Street	Institutional	2	1920-1939	Edwardian	NO
2220 Bloor St W	Village Main Street	Commercial Building	3	1960-1979	Contemporary	NO
2221 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2223 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Eclectic	YES
2226 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	20th Century Vernacular - Commercial	NO
2228 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	20th Century Vernacular - Commercial	NO
2230 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	20th Century Vernacular - Commercial	NO
2232 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	20th Century Vernacular - Commercial	NO
2234 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Art Deco	NO
2235 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2236 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2237 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Edwardian	NO
2238 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2240 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2241 Bloor St W	Village Main Street	Mixed Use	3.5	Post-1980	Contemporary	NO
2242 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2243 Bloor St W	Village Main Street	Commercial Building	1	Post-1980	Contemporary	NO
2244 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2245 Bloor St W	Village Main Street	Commercial Building	1	Post-1980	Contemporary	NO
2246 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2248 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2250 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2252 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2253 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Art Moderne	NO
2255 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2256 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2257 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2258 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Edwardian	NO
2259 Bloor St W	Village Main Street	Commercial Building	3	1900-1919	20th Century Vernacular - Commercial	NO
2260 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Edwardian	NO
2261 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2262 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Edwardian	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2263 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2264 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2265 Bloor St W	Village Main Street	Commercial Building	3	1920-1939	Contemporary	NO
2266 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2268 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Edwardian	NO
2271 Bloor St W	Village Main Street	Commercial Building	3	1920-1939	20th Century Vernacular - Commercial	NO
2272 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2273 Bloor St W	Village Main Street	Commercial Building	3	1920-1939	20th Century Vernacular - Commercial	NO
2274 Bloor St W	Village Main Street	Commercial Building	1	1920-1939	Contemporary	NO
2277 Bloor St W	Village Main Street	Commercial Building	1	1950-1959	Contemporary	NO
2279 Bloor St W	Village Main Street	Commercial Building	1	1960-1979	Contemporary	NO
2280 Bloor St W	Village Main Street	Commercial Building	3	Post-1980	Contemporary	NO
2281 Bloor St W	Village Main Street	Commercial Building	1	1960-1979	20th Century Vernacular - Commercial	NO
2282 Bloor St W	Village Main Street	Commercial Building	3	Post-1980	Contemporary	NO
2283 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2284 Bloor St W	Village Main Street	Commercial Building	3	1920-1939	Contemporary	NO
2285 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Edwardian	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2288 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2290 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2293 Bloor St W	Village Main Street	Commercial Building	1	Post-1980	Contemporary	NO
2294 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Edwardian	NO
2295 Bloor St W	Village Main Street	Institutional	1	Post-1980	Contemporary	NO
2296 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2298 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2299 Bloor St W	Village Main Street	Commercial Building	1	1920-1939	Contemporary (Altered)	NO
2300 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2302 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2304 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2305 Bloor St W	Village Main Street	Institutional	2	1950-1959	Mid-Century Modern	NO
2306 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2308 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Contemporary	NO
2309 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2310 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2311 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2312 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2313 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2314 Bloor St W	Village Main Street	Commercial Building	1	1920-1939	Contemporary	NO
2315 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2316 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Edwardian	NO
2318 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2320 Bloor St W	Village Main Street	Commercial Building	2	Post-1980	New Traditional / Edwardian	NO
2321 Bloor St W	Village Main Street	Commercial Building	2	1960-1979	Contemporary	NO
2322 Bloor St W	Village Main Street	Commercial Building	1	1920-1939	Contemporary (Altered)	NO
2324 Bloor St W	Village Main Street	Commercial Building	1	1920-1939	Contemporary (Altered)	NO
2326 Bloor St W	Village Main Street	Commercial Building	2	1900-1919	Edwardian	NO
2330 Bloor St W	Village Main Street	Institutional	1	1960-1979	Mid-Century Modern	NO
2333 Bloor St W	Village Main Street	Commercial Building	2.5	1920-1939	Edwardian	NO
2334 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2336 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2338 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2340 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2342 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2344 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2346 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2350 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2352 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2354 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2357 Bloor St W	Village Main Street	Other	2	1920-1939	20th Century Vernacular - Commercial	NO
2358 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2360 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2362 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2364 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2366 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2368 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2370 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2372 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2373 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Tudor Revival	NO
2374 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2376 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2378 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2380 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	20th Century Vernacular - Commercial	NO
2382 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Contemporary	NO
2383 Bloor St W	Village Main Street	Commercial Building	2	1960-1979	Contemporary	NO
2384 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2386 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2387 Bloor St W	Village Main Street	Mixed Use	3	1960-1979	Contemporary	NO
2388 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2389 Bloor St W	Village Main Street	Mixed Use	3	1960-1979	Contemporary	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2390 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2391 Bloor St W	Village Main Street	Mixed Use	3	1960-1979	Contemporary	NO
2392 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	20th Century Vernacular - Commercial	NO
2393 Bloor St W	Village Main Street	Mixed Use	3	1960-1979	Contemporary	NO
2394 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Edwardian	NO
2395 Bloor St W	Village Main Street	Commercial Building	3	1960-1979	Contemporary	NO
2396 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Edwardian	NO
2400 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Edwardian	NO
2401 Bloor St W	Village Main Street	Commercial Building	1	1920-1939	Edwardian	NO
2402 Bloor St W	Village Main Street	Mixed Use	3	1920-1939	Edwardian	NO
2404 Bloor St W	Village Main Street	Commercial Building	3	1930-1939	Edwardian	NO
2406 Bloor St W	Village Main Street	Commercial Building	3	1920-1939	Mission/Spanish Revival	NO
2407 Bloor St W	Village Main Street	Residence	3	1920-1939	Edwardian	NO
2408 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Mission/Spanish Revival	NO
2410 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Mission/Spanish Revival	NO
2412 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Mission/Spanish Revival	NO
2414 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Mission/Spanish Revival	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2416 Bloor St W	Village Main Street	Commercial Building	1	1920-1939	Contemporary	NO
2420 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Edwardian	NO
2422 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Edwardian	NO
2425 Bloor St W	Village Main Street	Commercial Building	>= 10	Post-1980	Contemporary	NO
2426 Bloor St W	Village Main Street	Commercial Building	2	1960-1979	Mid-Century Modern	NO
2428 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Mission/Spanish Revival	NO
2430 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Mission/Spanish Revival	NO
2432 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Contemporary	NO
2434 Bloor St W	Village Main Street	Mixed Use	2	1920-1939	Mission/Spanish Revival	NO
2436 Bloor St W	Village Main Street	Commercial Building	2	1920-1939	Mission/Spanish Revival	NO
2438 Bloor St W	Village Main Street	Institutional	2	1920-1939	20th Century Vernacular - Commercial	NO
2440 Bloor St W	Village Main Street	Institutional	2	1920-1939	Edwardian	NO
2442 Bloor St W	West Village	Commercial Building	5 to 10	1940-1949	Mid-Century Modern / Brutalist	NO
2444 Bloor St W	West Village	Commercial Building	2	1940-1949	20th Century Vernacular - Commercial	NO
2445 Bloor St W	West Village	Commercial Building	2	1960-1979	Contemporary	NO
2446 Bloor St W	West Village	Commercial Building	2	1920-1939	Contemporary	NO
2447 Bloor St W	West Village	Commercial Building	2	1920-1939	Edwardian	NO
2448 Bloor St W	West Village	Commercial Building	2	1920-1939	Contemporary	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2450 Bloor St W	West Village	Commercial Building	2	1920-1939	Art Moderne	NO
2451 Bloor St W	West Village	Commercial Building	2	1940-1949	Mid-Century Modern	NO
2452 Bloor St W	West Village	Commercial Building	2	1920-1939	Art Moderne	NO
2453 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2454 Bloor St W	West Village	Commercial Building	2	1920-1939	Art Deco	NO
2455 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2457 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2461 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2465 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2467 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2469 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2475 Bloor St W	West Village	Commercial Building	2	1940-1949	Contemporary	NO
2477 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2481 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2485 Bloor St W	West Village	Commercial Building	1	Post-1980	Other	NO
2487 Bloor St W	West Gap	Commercial Building	2	1920-1939	Art Deco	NO
2489 Bloor St W	West Gap	Commercial Building	3	1940-1949	Contemporary	NO
2504 Bloor St W	Humber Residential	Residence	2	1920-1939	Arts and Crafts	NO
2510 Bloor St W	Humber Residential	Residence	2	1920-1939	Arts and Crafts	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
2511 Bloor St W	West Gap	Residence	5 to 10	Post-1980	Contemporary	NO
2512 Bloor St W	Humber Residential	Residence	3	1920-1939	Arts and Crafts	NO
2520 Bloor St W	Humber Residential	Residence	3.5	1920-1939	Tudor Revival	NO
2525 Bloor St W	Humber Residential	Residence	2.5	1930-1939	Colonial Revival	NO
2526 Bloor St W	Humber Residential	Residence	3	1920-1939	Colonial Revival	NO
2528 Bloor St W	Humber Residential	Residence	3	1930-1939	Edwardian	NO
2535 Bloor St W	Humber Residential	Residence	2.5	1920-1939	Tudor Revival	NO
2545 Bloor St W	Humber Residential	Residence	4	Post-1980	International	NO
2553 Bloor St W	Humber Residential	Residence	3	1920-1939	Tudor Revival	NO
2555 Bloor St W	Humber Residential	Residence	3	1920-1939	Colonial Revival	NO
2559 Bloor St W	Humber Residential	Residence	3	1940-1949	Art Moderne	NO
2561 Bloor St W	Humber Residential	Residence	3	1940-1949	Art Moderne	NO
1942-1946 Bloor St W	High Park Frontage	Residence	3.5	1920-1939	Edwardian	NO
1950-1954 Bloor St W	High Park Frontage	Residence	3.5	1920-1939	Edwardian	NO
1968-1972 Bloor St W	High Park Frontage	Residence	3	Post-1980	New Traditional	NO
2469a Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2479 Bloor St W	West Village	Commercial Building	2	1950-1959	Mid-Century Modern	NO
2218 Bloor St W	Village Main Street	Commercial Building	2.5	1900-1919	Contemporary	NO
9 Clendenan Ave	High Park Frontage	Institutional	2	Post-1980	Contemporary	NO
17 Harcourt Rd	East Village	Residence	1.5	1920-1939	Arts and Crafts	NO







Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
19 Harcourt Rd	East Village	Residence	2	1920-1939	Edwardian	NO
5 High Park Ave	High Park Frontage	Residence	3	1920-1939	Tudor Revival	NO
8 High Park Ave	High Park Frontage	Residence	3	1920-1929	Tudor Revival	NO
11 High Park Ave	High Park Frontage	Residence	2	1920-1939	Edwardian	NO
12 High Park Ave	High Park Frontage	Residence	2.5	1920-1939	Eclectic	NO
14 High Park Ave	High Park Frontage	Residence	2.5	1920-1939	Edwardian	NO
15 High Park Ave	High Park Frontage	Residence	2	1920-1939	Edwardian	NO
17 High Park Ave	High Park Frontage	Residence	1.5	1900-1919	Arts and Crafts	NO
2 Jane St	West Village	Commercial Building	5 to 10	Post-1980	Contemporary	NO
12 Jane St	West Village	Mixed Use	4	1960-1979	New Traditional	NO
14 Jane St	West Village	Mixed Use	3.5	1960-1979	Contemporary	NO
18 Jane St	West Village	Mixed Use	3.5	1960-1979	Contemporary	NO
16 Jane St	West Village	Mixed Use	3.5	1960-1979	Contemporary	NO
2 Keele St	High Park Frontage	Residence	5 to 10	Post-1980	Contemporary	NO
130 Kennedy Ave	High Park Frontage	Commercial Building	1	1960-1979	Contemporary	NO
6 Mountview Ave	High Park Frontage	Residence	2	1920-1939	Edwardian	NO
8 Mountview Ave	High Park Frontage	Residence	2	1920-1939	Edwardian	NO
10 Mountview Ave	High Park Frontage	Residence	2	1920-1939	Edwardian	NO
5 Oakmount Rd	High Park Frontage	Residence	1.5	1900-1919	Arts and Crafts	NO
7 Oakmount Rd	High Park Frontage	Residence	1.5	1900-1919	Arts and Crafts	NO
1 Old Mill Dr	West Gap	Residence	>= 10	Post-1980	Contemporary	NO
2 Old Mill Dr	West Gap	Residence	5 to 10	Post-1980	Contemporary	NO

Property Address	Character Sub-Area	Current Use	Height (Storeys)	Date of Construction	Architectural Style Influence	Existing Heritage Protection
6 Pacific Ave	High Park Frontage	Commercial Building	3	1920-1939	Edwardian	NO
36 Pacific Ave	High Park Frontage	Residence	2.5	1900-1919	Edwardian	NO
38 Pacific Ave	High Park Frontage	Residence	2.5	1900-1919	Edwardian	NO
20 Quebec Ave	High Park Frontage	Residence	2.5	1920-1939	Edwardian	NO
21 Quebec Ave	High Park Frontage	Commercial Building	2.5	1900-1919	Edwardian	NO
22 Quebec Ave	High Park Frontage	Commercial Building	2.5	1920-1939	Edwardian	NO
490 Riverside Dr	Humber Residential	Utility and Transportation	1	Post-1980	Industrial	NO
495 Riverside Dr	Humber Residential	Residence	3	1950-1959	Contemporary	NO
121 Runnymede Rd	Village Main Street	Commercial Building	1	1920-1939	20th Century Vernacular - Residential	NO
240 Runnymede Rd	Village Main Street	Commercial Building	2	1920-1929	Edwardian	NO
2 Traymore Cres	Humber Residential	Residence	2.5	1920-1939	Tudor Revival	NO
237 Willard Ave	Village Main Street	Residence	2	1920-1939	Tudor Revival	NO






Appendix G

List of Heritage Potential Properties





Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
1788 Bloor Street West	Mountview Apartments	1928-1929	Israel Klimman	Residential	Residential	
1874 Bloor Street West	N/A	1927-1928	Unknown	Residential	Residential	
1908 Bloor Street West	N/A	1927-1928	John and Jane Cummings (owners)	Residential	Residential	
1914 Bloor Street West	Park Manor Apartments	1927	John and Jane Cummings (owners)	Residential	Residential	
1920 Bloor Street West	Sunny South Apartments	1927	John and Jane Cummings (owners)	Residential	Residential	
1926 Bloor Street West	Westmount Apartments	1927	John and Jane Cummings (owners)	Residential	Residential	
1942 Bloor Street West	Grenadier Court Apartments	1924	Investment Securities Ltd. (owner)	Residential	Residential	

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
1950 Bloor Street West	Buchanan Apartments	1924	Investment Securities Ltd. (owner)	Residential	Residential	
1960 Bloor Street West	High Park Deli	1923-1924	Dr. William and Dr. Florence McCormick (owners)	Commercial/ Residential	Commercial/ Residential	
2001 Bloor Street West	N/A	1925	Stewart, Scully, and Co. and Dickson, Jolliffe & Company (contractors)	Residential	Residential	
2010 Bloor Street West	It was known as Hollowview Apartments until the end of the 20th century.	1929	Abe Greenspon (contractor)	Residential	Residential	
2141 Bloor Street West	N/A	1928-1929	Thomas Robinson	Residential/ Commercial	Residential/ Commercial	
2178 Bloor Street West (Listed)	Runnymede Public Library	1929	John Lyle	Institutional	Institutional	

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
2199 Bloor Street West	N/A	1929	John McCurren (contractor)	Commercial	Commercial	
2219 Bloor Street West	Canadian Bank of Commerce (CIBC)	1923	Unknown	Commercial	Commercial	
2223 Bloor Street West (Designated under Part IV)	Former Runnymede Theatre	1927	Alfred Hirschfelder Chapman	Commercial	Commercial	
2305 Bloor Street West	St. Pius X Catholic Church	1954	Venchiarutti and Venchiarutti (architect)	Institutional	Institutional	
2326 Bloor Street West	N/A	1920	Unknown	Commercial	Commercial	
2333 Bloor Street West	Turner and Porter Funeral Home	1929	Dr. Willmot Sparks (owner)	Commercial	Commercial	

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
2401 Bloor Street West	A Dark Horse restaurant	1930	Thomas W. Hand (owner - as the business office of the T.W. Hand Firework Company)	Commercial	Commercial	
2407 Bloor Street West	Campbell Apartments	1929	James A. Duffin (owner)	Residential	Residential	
2438 Bloor Street West	Toronto Dominion Bank	1928	F.J. Cum- mings and Sons and Gilbert Charlesworth (contractors)	Commercial	Commercial	
2487 Bloor Street West	Former Kingsway Pharmacy	1936	Benjamin Swartz (owner)	Commercial	Commercial	
2512 Bloor Street West	N/A	1938	Lewis H. Law	Residential	Residential	

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
2520 Bloor Street West	Brule Garden Apartments	1937	Kingsway Construc- tion Compa- ny Ltd.	Residential	Residential	
2525 Bloor Street West	N/A	1936	Irene and Morrison Small	Residential	Residential	
2526 Bloor Street West	Humber Terrace Apartments	1939	Harry Davidson	Residential	Residential	
2553 Bloor Street West	Kingsway Court Apartments	1938	Chester Bliss Sears (owner)	Residential	Residential	
2555 Bloor Street West	Kingsway Hall Apartments	1939	Chester Bliss Sears (owner)	Residential	Residential	
2559 Bloor Street West	Known as Kingsway Plaza Apartments until late 20th Century	1940	Chester Bliss Sears (owner)	Residential	Residential	

Address	Name	Date	Architect/ Builder/ Owner	Original Use	Current Use	Photograph
2561 Bloor Street West	Known as Riverside Terrace until late 20th Century	1941	Chester Bliss Sears (owner)	Residential	Residential	
7 Brule Terrace	Brule Park Apartments	1938	Brule Investments Ltd. (contractor)	Residential	Residential	
5 High Park Avenue	Wellington Court Apartments	1929	Thomas W. Robinson (contractor)	Residential	Residential	
2 Traymore Crescent	N/A	1937	Kingsway Construction Company Ltd.	Residential	Residential	

* City Planning staff further reviewed this collection of heritage potential properties and identified three additional properties: 2373 Bloor Street West, 2394-2400 Bloor Street West, and 2402 Bloor Street West.

