

# BLOOR-YORKVILLE CULTURAL HERITAGE RESOURCE ASSESSMENT

FINAL  
DECEMBER 10, 2025



PREPARED FOR  
HERITAGE PLANNING  
CITY PLANNING DIVISION  
CITY OF TORONTO

COMMON  
BOND  
COLLECTIVE



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Heritage Planning  
City Planning Division  
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## **ACKNOWLEDGEMENTS**

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*Cover Image: The Penny Farthing coffee house at 110-2 Yorkville Avenue, 1963 (TPL, TS-2-136-GT-373).*

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## EXECUTIVE SUMMARY

The Bloor-Yorkville Cultural Heritage Resource Assessment (CHRA) was commissioned by the City of Toronto in 2020 as part of the Bloor-Yorkville Secondary Plan Study. Based on primary and secondary research, field survey, community consultation, analysis and evaluation, the Bloor-Yorkville CHRA recommends the following properties as having potential cultural heritage value or interest:

- 9 Asquith Ave
- 55 Avenue Rd
- 103 Avenue Rd
- 174 Avenue Rd
- 176 Avenue Rd
- 69 Bloor St E
- 131 Bloor St E
- 250 Bloor St E
- 55 Bloor St W
- 100 Charles St E
- 44 Charles St W
- 98 Cumberland St
- 106 Cumberland St
- 108 Cumberland St
- 116 Cumberland St
- 118 Cumberland St
- 120 Cumberland St
- 122 Cumberland St
- 124 Cumberland St
- 126 Cumberland St
- 140 Cumberland St
- 142 Cumberland St
- 156 Cumberland St
- 158 Cumberland St
- 135 Davenport Rd
- 144 Davenport Rd
- 146 Davenport Rd
- 152 Davenport Rd
- 154 Davenport Rd
- 156 Davenport Rd
- 158 Davenport Rd
- 160 Davenport Rd
- 162 Davenport Rd
- 164 Davenport Rd
- 166 Davenport Rd
- 168 Davenport Rd
- 170 Davenport Rd
- 172 Davenport Rd
- 174 Davenport Rd
- 176 Davenport Rd
- 178/178A Davenport Rd
- 180 Davenport Rd
- 182 Davenport Rd
- 188 Davenport Rd
- 192 Davenport Rd
- 194 Davenport Rd
- 198 Davenport Rd
- 200 Davenport Rd
- 202 Davenport Rd
- 48 Hayden St
- 50 Hayden St
- 85 Scollard St
- 99 Scollard St
- 101 Scollard St
- 105 Scollard St
- 107 Scollard St
- 2 Sultan St
- 789 Yonge St
- 1062 Yonge St
- 1064 Yonge St
- 1066 Yonge St
- 1068 Yonge St
- 1070 Yonge St
- 1094 Yonge St
- 1098 Yonge St
- 1100 Yonge St
- 1102 Yonge St
- 1104 Yonge St
- 1106 Yonge St
- 1108 Yonge St
- 1110 Yonge St
- 1112 Yonge St
- 1114 Yonge St
- 1116 Yonge St
- 1118 Yonge St
- 1120 Yonge St
- 75 Yorkville Ave
- 86 Yorkville Ave
- 88 Yorkville Ave
- 90 Yorkville Ave
- 99 Yorkville Ave
- 101 Yorkville Ave
- 110 Yorkville Ave
- 111 Yorkville Ave
- 112 Yorkville Ave
- 115 Yorkville Ave
- 119 Yorkville Ave
- 121 Yorkville Ave

The CHRA also makes recommendations for:

- properties that merit inclusion on the Heritage Register.
- properties that should be prioritized for Cultural Heritage Evaluation Reports (CHERs).
- An HCD Study of the Yorkville Village Core.
- Initiatives that identify and celebrate Indigenous connections to the study area.

A full description of the recommendations is located in Section 8.0.

# 1.0 INTRODUCTION

City of Toronto Heritage Planning utilizes CHRAs to document and analyze an area's history and ensure that properties of potential cultural heritage value or interest are appropriately identified, understood and conserved.<sup>1</sup> In December 2020, Heritage Planning engaged Common Bond to prepare the Bloor-Yorkville Cultural Heritage Resource Assessment (CHRA). The Bloor-Yorkville CHRA was coordinated with the Bloor-Yorkville Secondary Plan study.<sup>2</sup> Common Bond Collective and City Planning staff presented to and sought input from the community through a series of Heritage Focus Group (HFG) meetings. The HFG was composed of local historians, representatives of local neighbourhood organizations, and property owners with insight into the area's heritage. The local city councillor also attended HFG meetings. The feedback from the HFG meetings was taken into consideration when producing the findings and recommendations.

This CHRA includes: a description of the project methodology including community consultation (Sections 1.2 & 1.3); an explanation of the relevant heritage and planning policy frameworks (Section 2); a description of the historic evolution of the Bloor-Yorkville area including the themes that shaped its evolution and development (Sections 3 & 4); a description of the building types found in the CHRA study area (Section 5); identification of properties with heritage potential (Section 7); recommendations (Section 8); illustrations related to the historic evolution of the area (Section 9); and a bibliography (Section 10). The report also contains the following appendices: List of Patentees (Appendix A); maps illustrating the historic locations of art galleries, interior design and antique shops (Appendix B); photographs of properties with heritage potential with heritage screening results (Appendices C & D); and notes from the HFG meetings (Appendix E).

The consultant team for this project was composed of David Deo (BA, Dipl. Heritage Conservation, CAHP) and Ellen Kowalchuk (MA, CAHP), both partners at Common Bond Collective. Common Bond Collective was assisted by Rachel Delph (MA) who provided research and database support relating to the architectural history of the area as well as the history and mapping of art galleries, interior design and antique shops. Rachel also conducted field photography in 2021.

## 1.1 CHRA STUDY AREA

The Bloor-Yorkville Cultural Heritage Resource Assessment (CHRA) Area is bounded by the CPR railway corridor (north), Yonge Street, Rosedale Valley Road and Sherbourne Street (east), Charles Street (south) and Avenue Road (west) (Map 1). Historically, the CHRA study area is composed of parts of Concession 1, Park Lots 5, 6, 7, 8, 9, 10 and 11 as well as Concession 2, Township Lots 18, 19, 20, 21 and 22. The majority of the CHRA study area, however, is composed of Concession 2, Township Lots 20, 21 and 22.

<sup>1</sup> The CHRA did not include an archaeological assessment.

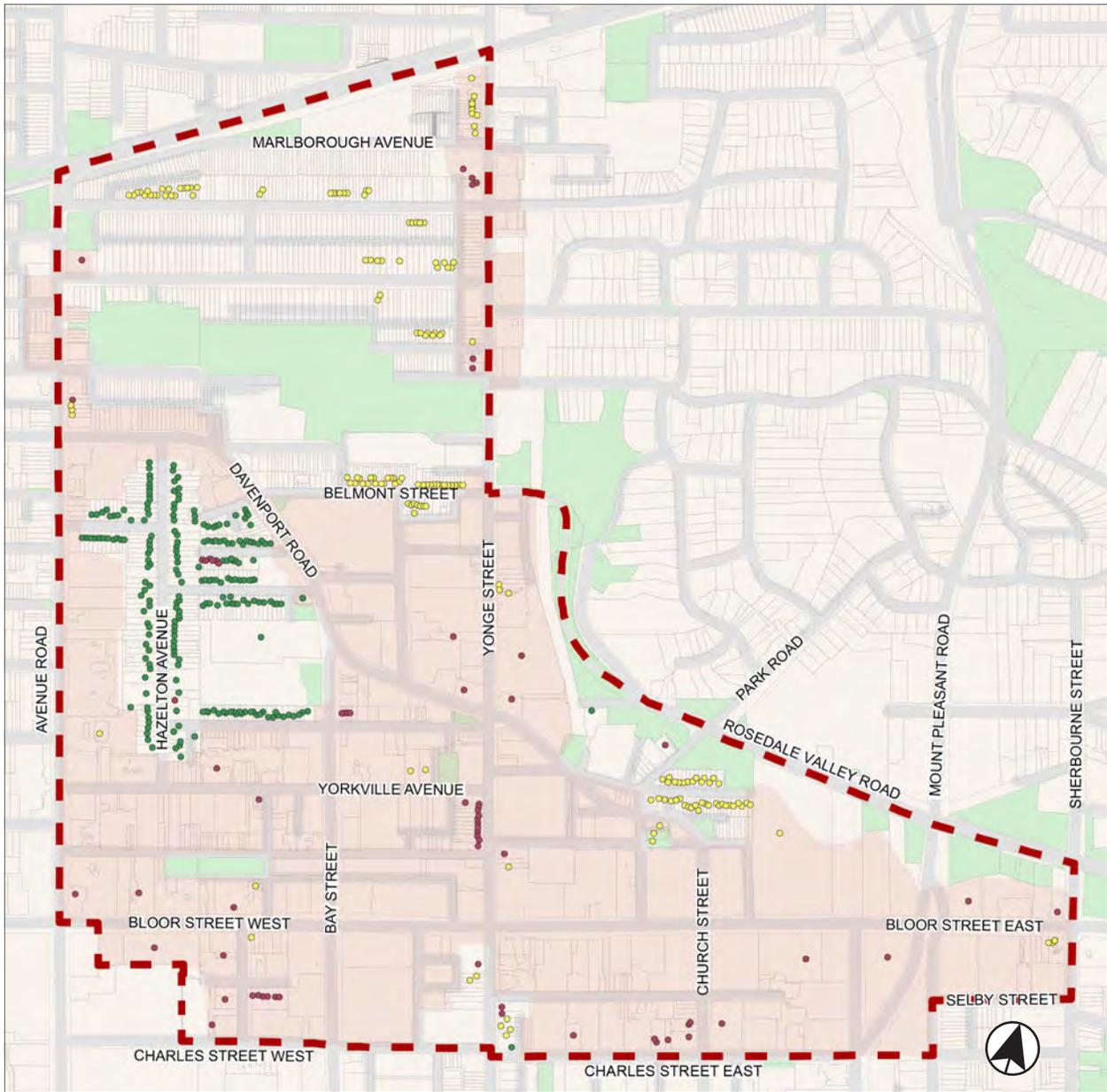
<sup>2</sup> See the City of Toronto's Bloor-Yorkville Secondary Plan Overview at <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-yorkville-secondary-plan/bloor-yorkville-secondary-plan-overview/>



**MAP 1: BLOOR-YORKVILLE CHRA BOUNDARIES**

 CHRA study area       Secondary Plan Study area

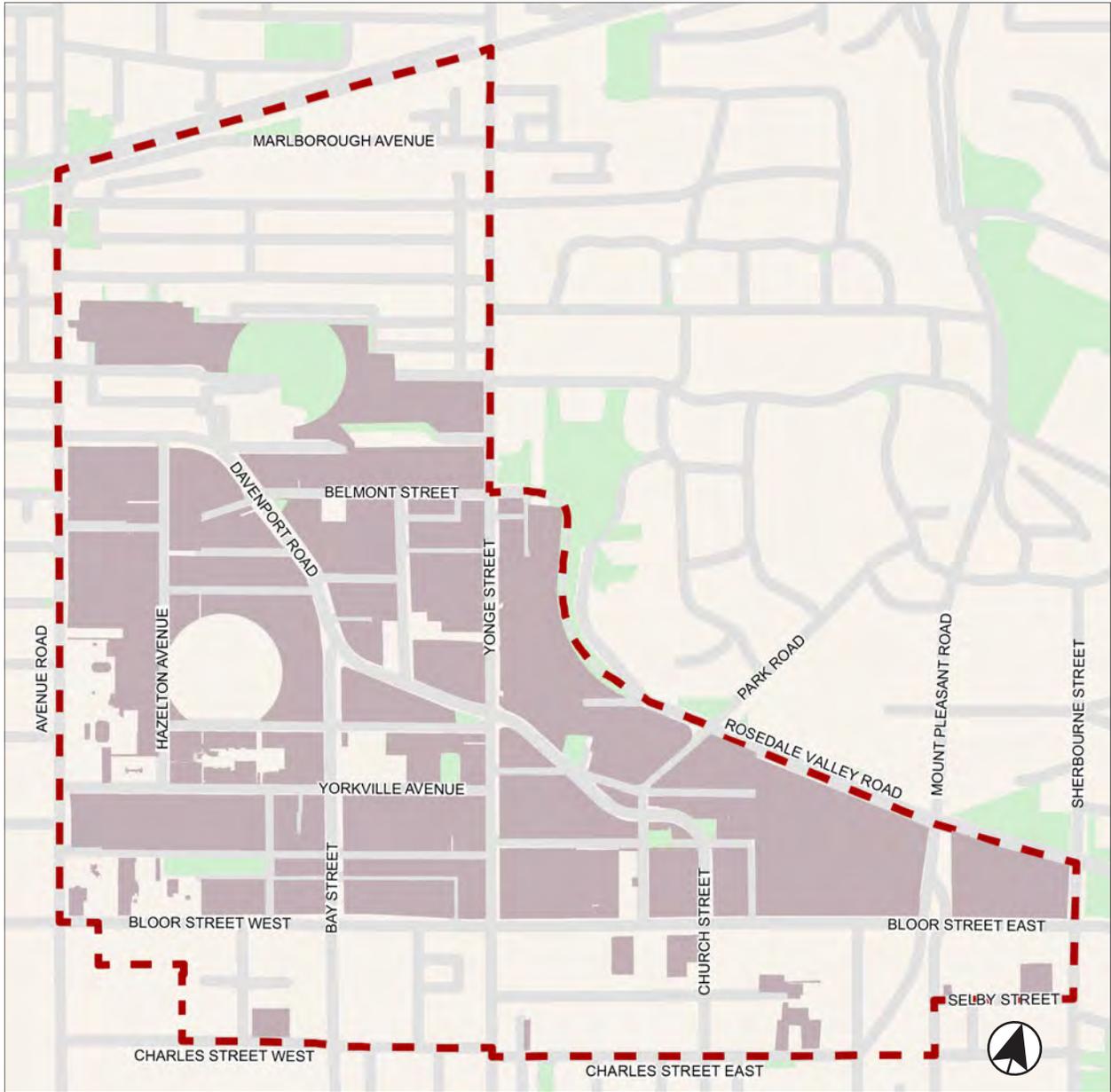
(Map: City of Toronto/CBCollective, 2025)



## MAP 2: BLOOR-YORKVILLE CHRA HERITAGE REGISTER PROPERTIES

- Part V Designated properties
  - Part IV Designated properties
  - Listed properties
- CHRA study area
  - Secondary Plan Study area

\*Heritage Register data current to July 3, 2025  
(Map: City of Toronto/CBCollective, 2025)



**MAP 3: BLOOR-YORKVILLE CHRA ARCHAEOLOGICAL POTENTIAL**

 Archaeological Potential       Secondary Plan Study area

\*Archaeological Potential data current to October 15, 2024  
(Map: City of Toronto/CBCollective, 2025)

The CHRA study area is based on the Bloor-Yorkville Secondary Plan study boundary (Map 1). The CHRA study area boundary was selected by the city to allow an efficient scope which would permit the CHRA to provide timely advice through the Secondary Plan Study process. The boundary was drawn primarily around areas zoned as mixed-use, which were considered most likely to experience change through development, and which were the focus of the policy review process. At the same time, the boundary excluded areas zoned residential and were not projected for policy change. Finally the boundary excluded areas previously surveyed, through Heritage Conservation District studies for Yorkville-Hazelton and Historic Yonge Street. See Section 6.1 Description of CHRA Study Area for information about the built form in the area's component parts and sub-areas.

The CHRA study area includes several properties that are on the City's Heritage Register, both listed and designated under the *Ontario Heritage Act* (Map 2). Substantial portions of the area are identified as having archaeological potential (Map 3).

## 1.2 METHODOLOGY

The CHRA began in February 2021 with an in-depth review of primary and secondary sources to inform an understanding of the CHRA study area's context, history and the evolution of its built form. Visual materials (archival images, maps and plans, aerial photography) were augmented by research using textual resources including books, planning documents, architectural trade journals, and archival newspapers. Additional background documents included heritage reports prepared for the Bloor-Yorkville Business Improvement Area (BIA). A detailed list of sources is provided in Section 10.

Also in February 2021 the consultant team undertook a preliminary field review to document and observe the urban morphology and built environment that characterizes the area. This fieldwork and the preceding research informed the development of a Historical Overview for the CHRA study area in March 2021. The document summarized the historical development and evolution of the area within specific periods of development. It was reviewed by Heritage Planning and subsequently revised.

In April 2021 the first Heritage Focus Group (HFG) Meeting was held to introduce the study, gather additional research sources, receive feedback on the Historical Overview, and identify community values or specific buildings of interest.

At the same time, the consultant team was developing a database of properties in the CHRA. The database was built using digital GIS and Land-Use information provided by City staff. The completed database identified 439 individual properties to be reviewed within the CHRA study area. The database integrated relevant information provided by the City's Land Use data where possible, including date of construction and heritage status. Additional information was added based on research and fieldwork, including the Architectural Conservancy of Ontario's TOBuilt database which was used to confirm dates of construction and identify architects. Dates of construction for properties not in the TOBuilt database were estimated based on fire insurance plans on the city's Toronto Maps website. For instance, if a property was not present on the 1903 plan, but was

evident on the 1913 plan a date of construction of c.1913 was assigned to the property.

The CHRA used a multi-stage process to identify properties of interest, beginning by ‘flagging’ specific properties within the CHRA study area, which would subsequently be ‘screened’ for potential cultural heritage value. The database was used to continually track properties through this process.

The first stage, flagging, refers to the identification of properties during the fieldwork and research phases of the project that warrant more-detailed screening for heritage potential. The second stage then screened these individual properties against the specific O. Reg. 9/06 criteria used to determine cultural heritage value or interest. The screening results lead to recommendations for properties or areas as an outcome of the CHRA.

In June and July 2021 detailed field review of the CHRA study area was undertaken to support the flagging process. Individual properties were reviewed to confirm whether they merited flagging, and notable or flagged properties were documented using photography. Properties were flagged because they exhibited design traits, related to a significant historic theme, demonstrated a specific development pattern or contributed to local context. Properties were also flagged because of interest noted by City staff, HFG members, or the community. For example, all properties on the Bloor-Yorkville BIA’s ‘Suggested Heritage Locations’ document were flagged automatically. Per the CHRA’s parameters, properties already on the Heritage Register<sup>3</sup> or built after 1980 were not considered for flagging.

This process generated a preliminary list of flagged properties in July 2021, and based on review with Heritage Planning was revised into the final list of properties to be screened. Concurrently, the consultant team updated the Historical Overview as a Historic Context Statement, integrating content related to historical themes and existing built form within specific periods of development. Additional research findings regarding the locations of art galleries, interior design businesses, and antique stores within the CHRA study area between 1950 and 2000 was also undertaken. The document was reviewed by Heritage Planning and revised a third time in advance of the second HFG Meeting (September 2021).

Following these revisions, the consultant team commenced the process of property screenings. Where necessary, additional research was undertaken on flagged properties to support the screening process. The screenings involved an assessment of how each property has the potential to meet the O. Reg. 9/06 criteria. The screening results were recorded in the database, and shared with Heritage Planning for their review and input in January 2022. Subsequently, the Historic Context Statement was revised a fourth time in April 2022.

Following a break related to the larger Secondary Plan study, the CHRA project resumed in June 2025. The consultant team met with Heritage Planning to discuss the

<sup>3</sup> As of March 2021, 79 of the properties within the CHRA study area were already included on the City’s Heritage Register, leaving 360 eligible to be flagged.

screening results, and in July 2025 undertook a field review to confirm any interim changes to the screened properties. Based on the field review, and feedback from Heritage Planning, the screening results informed the list of properties having potential cultural heritage value or interest.

At this point a number of recommendations were developed based on the CHRA’s findings, related to individual properties as well as specific parts and elements of the CHRA study area. The findings and recommendations were shared with City staff before being presented to the Heritage Focus Group for a third meeting in November 2025. The consultant team considered the feedback from the HFG before finalizing the CHRA.

### 1.3 COMMUNITY CONSULTATION

Community consultation for the Bloor-Yorkville CHRA included two Heritage Focus Group (HFG) meetings. HFG are advisory in nature and the Bloor-Yorkville HFG was composed of local historians, heritage experts, representatives of neighborhood organizations, local knowledge keepers and experts in the field of Indigenous history all with insights into the area’s history. As a result of the COVID-19 pandemic, the HFG meetings were held virtually through Zoom. The comments from the HFG were taken into consideration by Common Bond Collective when conducting the site review and screening properties for heritage potential.

The first HFG meeting was held on April 21, 2021 and its purpose was to gain an understanding of the historical development of the CHRA study area, including its social and community values. HFG members were provided the draft Historic Context Statement and presentation prior to the meeting. At the meeting, City Planning Staff provided an overview of the Bloor-Yorkville Secondary Plan Study process and Common Bond reviewed the history of the CHRA study area, including periods of development and themes that helped shape it. After the presentations, City Planning Staff facilitated a roundtable discussion about the CHRA in general and the draft Historic Context Statement in particular. HFG members were invited to provide comments at the meeting and/or written comments following the meeting. Based on feedback from the HFG, the draft Historic Context Statement was updated and properties identified by the community as being important were noted in the project database. A summary of the HFG meeting was completed by City Planning Staff and is provided in Appendix E.<sup>4</sup>

The second HFG meeting was held on September 28, 2021 and its purpose was to review the changes to the draft Historic Context Statement as well as to seek input on the preliminary findings of the heritage survey. HFG members were provided a revised draft of the Historic Context Statement prior to the meeting. At the meeting, City Planning Staff provided an update on the Bloor-Yorkville Secondary Plan Study, and an explanation of how the results of the CHRA would be used. Common Bond Collective discussed the revised Historic Context Statement and the preliminary findings of the

<sup>4</sup> The meeting summary was posted to the City of Toronto’s Bloor-Yorkville Secondary Plan website <https://www.toronto.ca/wp-content/uploads/2021/08/8ebb-CityPlanning-Bloor-Yorkville-HFG-1-Final-Summary-of-Feedback.pdf>

heritage survey. HFG members were invited to provide comments at the meeting and/or written comments following the meeting. The feedback was taken into consideration when drafting the findings and recommendations of the CHRA.

A third HFG meeting was held on November 6, 2025 to update the HFG members and present the findings and recommendations. Attendees expressed general support for the intent of the CHRA recommendations, and advocated for more comprehensive and timely actions to advance these proposals effectively. City staff also presented a summary of the CHRA and its results to a meeting of the Bloor Yorkville VIA's Planning Preservation and Urban Design Committee on December 3, 2025.

Engagement also occurred through the Bloor-Yorkville Secondary Plan study. A Virtual Open House for the Secondary Plan study, inclusive of the Bloor-Yorkville CHRA, was held on June 21, 2022. Counsel Public Affairs was hired to lead engagement with Indigenous communities, and lead a presentation to TASSC Friends and Partners on October 20, 2022 and an Indigenous Learning Circle on October 25, 2022. Engagement also occurred with Mississaugas of the Credit First Nation. Drafts of this report were circulated for comments to the Mississaugas of the Credit First Nation and Six Nations of the Grand River in October 2025.

## 2.0 HERITAGE AND POLICY PLANNING FRAMEWORK

### 2.1 ONTARIO HERITAGE ACT (R.S.O. 1990, CHAPTER O.18)

The *Ontario Heritage Act* (OHA) is the key piece of legislation for the conservation of cultural heritage resources in the province. Among other things, it regulates how municipal councils can identify and protect heritage resources including archaeological sites within their boundaries.

The OHA permits municipal clerks to maintain a register of properties that are of cultural heritage value or interest. The City of Toronto's Heritage Register includes: individual properties that have been designated under Section 29(1) of the OHA; properties in a heritage conservation district designated under Section 41(1) of the OHA; and properties that have not been designated, but that City Council believes to be of cultural heritage value or interest under Subsection 27(1.3) of the OHA.

The OHA includes nine criteria that are used for determining cultural heritage value or interest (O. Reg. 0/9):

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

A property may be included on a heritage register under subsection 27(3) of the OHA if it meets one or more of these criteria. In order to be designated under subsection 29(1) of the OHA, a property must meet two or more criteria.

The Ontario Heritage Act can be found at: <https://www.ontario.ca/laws/statute/90o18>

## **2.2 THE PLANNING ACT (R.S.O. 1990, CHAPTER P.13)**

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. 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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and shall be consistent with the Provincial Planning Statement (PPS), both of which position heritage as a key component in supporting key provincial principles and interests.

The Planning Act can be found at: <https://www.ontario.ca/laws/statute/90p13#BK5>

### 2.2.1 PROVINCIAL PLANNING STATEMENT (2024)

The PPS 2024 is issued under section 3 of the Planning Act, which requires that all decisions affecting planning matters shall be consistent with the minimum standards set in the PPS.

Section 4.6 of the Provincial Planning Statement encourages planning authorities to create “proactive strategies for conserving *significant built heritage resources and cultural heritage landscapes*” (Section 4.6.4b).

The PPS defines conserved as “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.”

The Provincial Planning Statement can be found at <https://www.ontario.ca/page/provincial-planning-statement-2024>

## 2.3 CITY OF TORONTO'S OFFICIAL PLAN

### 2.3.1 HERITAGE POLICIES

The City of Toronto Official Plan contains a number of policies related to properties on the City’s Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Section 3.1.5 of the Official Plan states that, “Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City.”

The heritage policies of the Official Plan not only promote the preservation of important heritage buildings and structures but also the public views of them for the enjoyment of Torontonians. The Official Plan recognizes that “as Toronto continues to grow and intensify this growth must be recognized and balanced with the ongoing conservation of our significant heritage properties, views, natural heritage system, and landscapes.”

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest “will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto’s diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.”

Policy 3.1.5.3 states that heritage properties “will be protected by being designated under the *Ontario Heritage Act*, and/or included on the Heritage Register.” This includes individual properties that have been designated under Section 29(1) of the OHA; properties in a heritage conservation district designated under Section 41(1) of the OHA; and properties that have not been designated, but that City Council believes to be of cultural heritage value or interest under Subsection 27(1.2) of the OHA.

Policy 3.1.5.4 states that heritage resources on the City’s Heritage Register “will be conserved and maintained consistent with the Standard and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council.” Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Policy 3.1.5.8 indicates that when a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse of the property.

Policy 3.1.5.13 states that, in collaboration with First Nations, Métis and the Provincial Government, the City will develop a protocol for matters related to identifying, evaluat-

ing and protecting properties and cultural heritage landscapes on the Heritage Register, archaeological sites and artefacts where they may be of interest to First Nations or Métis.

Regarding Cultural Heritage Landscapes, Policy 3.1.5.43 states that “Potential cultural heritage landscapes will be identified and evaluated to determine their significance and cultural heritage values. Significant cultural heritage landscapes will be included on the Heritage Register and/or designated under either Part IV or Part V of the Ontario Heritage Act.”

Regarding commemoration, Policy 3.1.5.17 states that “Commemoration of lost historical sites will be encouraged whenever a new private development or public work is undertaken in the vicinity of historic sites, such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged. Additionally, Policy 3.1.5.48 states that “Commemoration of lost historical sites will be encouraged whenever a new private development or public work is undertaken in the vicinity of historic sites, such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged.”

Heritage Impact Assessments (HIAs) are required for development applications that affect designated properties and those included on the Heritage Register. A HIA shall be considered when determining how a heritage property is to be conserved.

The Official Plan can be found at: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/official-plan>

### 3.0 BLOOR-YORKVILLE THEMES

The following chart identifies the themes and sub-themes related to the evolution and development of the Bloor-Yorkville CHRA study area. They were developed by the consultant team through research, analysis and consultation with Heritage Planning staff. The themes and sub-themes were used to organise information in the Historic Context Statement. The themes provide a broad organising structure with the sub-themes providing a greater level of specificity.

Theme	Theme Description	Sub-themes
Indigenous Peoples	This theme relates to the ways in which Indigenous Peoples have shaped the CHRA study area.	<ul style="list-style-type: none"> <li>• Trade and Travel routes</li> </ul>
Natural Environment	This theme relates to the ways in which the natural environment has shaped the CHRA study area.	<ul style="list-style-type: none"> <li>• Topography</li> </ul>
Organisation of European Settlement	This theme relates to the ways colonial settlement and land division have shaped the CHRA study area.	<ul style="list-style-type: none"> <li>• Townships, Concessions and Lots</li> <li>• Early Settlement</li> </ul>
Civic Government & Institutions	This theme relates to how the entities responsible for civic administration have shaped the CHRA study area through the institutions they created.	<p>Village of Yorkville</p> <ul style="list-style-type: none"> <li>• Education</li> <li>• Parks and Recreation</li> <li>• Public Safety and Public Works</li> </ul> <p>City of Toronto</p> <ul style="list-style-type: none"> <li>• Education</li> <li>• Parks and Recreation</li> <li>• Public Safety and Public Works</li> </ul>
Transportation	This theme relates to how transportation networks have shaped the CHRA study area.	<ul style="list-style-type: none"> <li>• Road Networks</li> <li>• Commuter Transit</li> </ul>
Residential Development	This theme relates to how the development of residential areas and buildings have shaped the CHRA study area.	<ul style="list-style-type: none"> <li>• Urban Subdivision</li> <li>• Initial Neighbourhoods</li> <li>• Infill Development</li> </ul>

Theme	Theme Description	Sub-themes
Commercial Development	This theme relates to how the development of major economic activities have shaped the CHRA study area.	<ul style="list-style-type: none"> <li>● Resource Extraction &amp; Agriculture</li> <li>● Early Industry</li> <li>● Main Streets</li> <li>● Financial Industry</li> <li>● Service Industry</li> <li>● Retail Industry</li> </ul>
Community	This theme relates to how the CHRA study area has been shaped by local groups, clubs, organisations and associations.	<ul style="list-style-type: none"> <li>● Community Organisations</li> <li>● Places of Worship</li> </ul>
Arts & Culture	<p>This theme relates to how the CHRA study area has been shaped by cultural activities.</p> <p>Note: there is overlap between this theme and the commercial development theme.</p>	<ul style="list-style-type: none"> <li>● Visual Arts including Art Galleries</li> <li>● Music</li> <li>● Interior Design and Antiques</li> <li>● Media including TV and Radio</li> </ul>

## 4.0 HISTORIC CONTEXT STATEMENT

This section provides a high-level account of the historical evolution of the CHRA study area. It is organised into seven parts based on the historical evolution of the Bloor-Yorkville CHRA study area:

- Indigenous Peoples
- 18th Century and Earlier
- 1800s - 1850s
- 1850s - 1882
- 1883 - 1930s
- 1940s - 1960s
- 1970s - present

Each section provides: an introduction to the period of development; a list of themes and sub-themes that were significant in shaping the CHRA study area during the period; a narrative description of the period of development; and a summary of the existing built form as related to the themes and subthemes. The Historic Context Statement serves as an evaluative tool when screening properties for heritage potential.

### 4.1 INDIGENOUS PEOPLES<sup>5</sup>

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.<sup>6</sup> Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resource across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

<sup>5</sup> This section's text and footnotes have been provided by Heritage Planning staff with the City of Toronto.

<sup>6</sup> With thanks to Philip Cote for the references to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors,<sup>7</sup> contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today’s Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their villages in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area. Anishinaabe people from the Lake Superior region then moved in the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for an area including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississaugas of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold or owned. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

<sup>7</sup> <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east/>, Gary Warrick, “The Aboriginal Population of Ontario in Late Pre-history,” in Munson and Jamieson, eds. *Before Ontario: The Archaeology of a Province* (McGill-Queen’s University Press, 2013), p. 72.

## 4.2 18TH CENTURY AND EARLIER

The following themes and sub-themes were significant in shaping the CHRA study area during the 18th Century and Earlier period of development:

- **Natural Environment**
  - Topography
- **Indigenous Peoples**
  - Trade and travel routes
- **Organisation of European Settlement**
  - Townships, Concessions and Lots

### 4.2.1 NATURAL ENVIRONMENT

#### *Topography*

Geological conditions have helped shape the history and evolution of the area, with the ancient Lake Iroquois shoreline and more recent ravine systems playing significant roles. Lake Iroquois was formed about 13,000 years ago by runoff from the melting Laurentide Ice Sheet. Much larger than the present Lake Ontario, its shoreline in Toronto was roughly five kilometres north of the current waterfront (Figure 1). Today the shoreline is reflected by a substantial bluff that remains a defining topographical feature in Toronto and beyond. Land south of the shoreline is characterized by sand, with sporadic clay and gravel deposits from the ancient lake.

The CHRA study area is located below the ancient Lake Iroquois shoreline on the ancient lake bottom which inclines gradually toward its northern limits (Figure 2). The topography is also defined by ravine valleys including Castle Frank Brook cutting east to join the Don River and Valley. These ridges and valleys played an important role in shaping a number of the area’s roads and development patterns that defy the conventional survey grid.

### 4.2.2 INDIGENOUS PRESENCE AND USE

#### *Trade and Travel Routes*

The CHRA study area has long been used by Indigenous peoples as a transportation route for trade and travel. Following the retreat of the Lake Iroquois shoreline, a foot-path emerged along the base of the bluff that meandered along existing topography to minimize steep inclines. The trail served as an important east-west route for local and regional Indigenous travellers, connecting settlements, hunting and fishing grounds, and trade routes.

In its full length, the trail ran from the present-day intersection of Kingston Road and Queen Street East, westward over the Don River and then along the base of the escarpment before continuing west beyond the Humber River. Also crossing the Rouge River, the trail provided connections to the Toronto Carrying Place system, and broader trade networks to the upper Great Lakes, Atlantic coast, and the Midwest. This usage

is reflected in one Indigenous name for the trail, *Gete-Onigaming*, meaning “at the old portage” in Ojibway.<sup>8,9</sup>

### *Burial Site*

19th century settler accounts of Toronto’s history refer to an ancient Indigenous burial ground at a place historically known as the Sandhill in the vicinity of Yonge and Bloor. The site was also referenced by Heritage Focus Group members. Henry Scadding described the site as a moderate rise created by the former lake, although the precise location of the site is not known.<sup>10</sup>

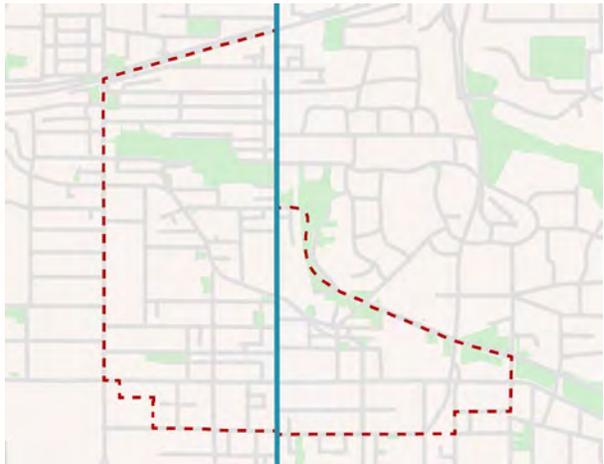
Reference to the site comes through the death of an Indigenous soldier who was killed defending York in 1813. The fighter was buried at the Sandhill site, where an ancient Indigenous burial ground was known to have existed but was at the time long-abandoned. The Sandhill had been significantly disturbed by aggregate extraction by the 1870s, before any archaeology on the site occurred.<sup>11</sup>

## 4.2.3 ORGANISATION OF EUROPEAN SETTLEMENT

### *Townships, Concessions and Lots*

Following negotiation of the Toronto Purchase, British Parliament created Upper Canada and appointed John Graves Simcoe Lieutenant-Governor. Upper Canada was divided into a series of counties which were further surveyed into townships, concessions and lots. Toronto was surveyed into park lots (100 acres) between Queen and Bloor streets and township or farm lots (200 acres) north of Bloor Street. These lots were granted to retired soldiers and high ranking bureaucrats, many of whom were friends and associates of Simcoe. The CHRA study area comprises portions of seven Park Lots south of Bloor Street, and five Township Lots to its north. The original patentees are listed in Appendix A.

8 ASI, *West Annex Phase II Historic Context Statement and Heritage Survey Project - Final Report*, p. 37.  
 9 Heritage Focus Group members also described the history of the Indigenous trail and identified it as a significant element of the CHRA study area’s history.  
 10 Sources suggest several possible locations of the burial ground. The Toronto Historical Association suggests it was south of Bloor Street, probably on Bay Street’s west side (see <http://www.torontohistory.net/sandhill-site-the-indians-grave/>), whereas the Ontario Genealogical Society via WikiTree suggests it was southeast of Yonge and Charles streets.  
 11 Henry Scadding, *Toronto of old: collections and recollections, illustrative of the early settlement and social life of the capital of Ontario*. (Toronto: Adam, Stevenson & Co. 1873), pp. 399-401.

<b>Existing Built Form and Themes: 18th Century and Earlier</b>	
<p><b>Description of Existing Built Form:</b> The location of Davenport Road.</p> <p><b>Theme:</b> Indigenous Peoples <b>Sub theme:</b> Trails</p> <p><b>Theme:</b> Natural Environment <b>Sub theme:</b> Topography</p>	 <p>Map showing Davenport Road's historical portion. The street is associated with the path of the ancient Indigenous trail (City of Toronto &amp; CBCollective 2025).</p>
<p><b>Description of Existing Built Form:</b> The location of Yonge Street.</p> <p><b>Theme:</b> Organization of European Settlement <b>Sub theme:</b> Early Settlement</p> <p><b>Theme:</b> Transportation &amp; Infrastructure <b>Sub theme:</b> Road Networks</p>	 <p>Map showing the location of Yonge Street in blue (City of Toronto &amp; CBCollective 2021).</p>

<b>Existing Built Form and Themes: 18th Century and Earlier</b>	
<p><b>Description of Existing Built Form:</b> The location of Bloor Street.</p> <p><b>Theme:</b> Organisation of European Settlement  <b>Sub theme:</b> Townships, Concessions and Lots</p> <p><b>Theme:</b> Transportation &amp; Infrastructure  <b>Sub theme:</b> Road Networks</p>	
	<p>Map showing the location of Bloor Street, originally surveyed as the First Concession Road (City of Toronto &amp; CBCollective 2021)</p>

### 4.3 1800s - 1850s

#### *Period Synopsis*

In the first half of the 19th century the CHRA study area grew from a stopping point on the road to York to a fledgling suburban village. The community's early growth was driven by land speculation and a number of economic operations in the 1830s. By the early 1850s the CHRA study area had grown to the verge of incorporation, consisting of handsome homes on Bloor Street and a developed village core along Yonge between Davenport and Bloor.

The following themes and sub-themes were significant in shaping the CHRA study area during the 1800s - 1850s period of development:

- **Transportation**
  - Road Networks
- **Commercial Development**
  - Resource Extraction & Agriculture
  - Early Industry
- **Residential Development**
  - Urban Subdivision
  - First General Neighbourhoods

### 4.3.1 TRANSPORTATION

#### *Road Networks*

Central to the CHRA study area is a system of early paths representing a combination of ancient trails and surveyed colonial roads. Most prominent among a network of local Indigenous travel routes was the *Gete-Onigaming* trail, whose route is understood to have become Davenport Road. Likely used by the French during their period in the Toronto area, the trail's importance to the early British settlers was reflected in its appearance on early survey plans (Figure 3). European settlers made use of the trail, and after the establishment of York it became an important route to the west (Figure 4). In the early 19th century the trail became known as the Davenport Road, named after John McGill's house built along the ridge.

Foundational early roads within the CHRA study area were laid out by colonial authorities - Yonge and Bloor streets. In 1793 Lieutenant-Governor John Graves Simcoe planned a road running straight from the bay at York to the Holland River as a major north-south military road for his newly established capital of York. He named it for his friend and British secretary of war Sir George Yonge. Yonge Street represents the CHRA study area's second major road after Davenport, and both preceded the community of Yorkville as early roads connecting York to its agricultural hinterland. In contrast to Davenport Road's respect for topography, the route of Yonge Street ignored the landscape, carving a straight line north up steep hills and down through low wet areas.

Yonge Street was opened by surveyor Augustus Jones in 1796 but was notoriously challenging due to topography - especially in poor weather. Almost immediately the section between Queen Street (Lot Street) and Bloor Street (First Concession Road) fell into disuse, meaning for a time the road effectively began at Bloor Street.<sup>12</sup> The section south to York was reopened in the early 1800s, and macadamized by 1833. North of Bloor Street the road traversed the notorious Blue Hill, so named for the colour of its rich clay deposits. This north section was eventually graded, and macadamized to Richmond Hill by 1846.

Bloor Street was laid out as the right-of-way separating the 1st and 2nd concessions from the bay in York Township. It developed later than Yonge Street, and was originally referred to as First Concession Road. It was variously known as Sydenham Road, St. Paul's Street and Bloor Street into the early 1850s.

Toll gates and blockhouses were features of the early community's landscape, highlighting the importance of the roads connecting it with Toronto. A toll gate was located at Bloor and Yonge streets by the 1830s before moving north to Davenport Road (1850), Marlborough Avenue (1865) and then outside the CHRA study area (1868) before being abolished in 1895. Another tollgate was located at Davenport and Avenue roads (Figure 5). Two blockhouses were built in the CHRA study area after the Upper Canada Rebellion of 1837 - one at Bloor and Sherbourne streets, and another near

<sup>12</sup> At this time York was accessed by travelling east of Yonge Street along Bloor Street, and proceeding south along Parliament Street to York.

Yonge and Belmont streets (Figure 6).<sup>13</sup> The CHRA study area itself saw action during the Rebellion, with Dr. R.C. Horne’s house near Yonge and Davenport burned by William Lyon Mackenzie’s own hands.

#### 4.3.2 ORGANISATION OF EUROPEAN SETTLEMENT

##### *Early Settlement*

The CHRA study area lay on the outskirts of the growing Town of York in the early 19th century, with Yonge Street and Davenport Road both important routes to the growing capital. In 1808 Daniel Tiers built the Red Lion Inn on the east side of Yonge Street north of Bloor Street (Figure 7). As the last accommodation before the toll to enter York, the inn was a popular stopping point for travellers coming in and out of town. It became an important social and political institution, marking the centre of the nascent community north of York. In 1826 the Stranger’s Burial Ground<sup>14</sup> was established across the road at the northwest corner of Yonge and Bloor streets and served as York’s first non-denominational burial ground.

The CHRA study area underwent significant growth in the 1830s, with industrial, residential and commercial developments creating the first signs of a suburban community. Growth during this period was related to the expansion of York to the south, which had incorporated as the City of Toronto in 1834. This moved Toronto’s northern boundary roughly to Dundas Street, with a larger area extending north to Bloor set aside as ‘Liberties’ for future growth. The parts of the CHRA study area located south of Bloor Street would have been within Toronto’s liberties, whereas those to the north remained in York Township (Figure 8).

#### 4.3.3 COMMERCIAL DEVELOPMENT

The CHRA study area’s early economic activities included agriculture, brewing, brick-making and ice-harvesting. Brewers were drawn to the waters in the Rosedale Ravine, with Joseph Bloor establishing his operation off Huntley Street around 1830 and John Severn following in 1835 with a large facility east of Yonge Street (Figure 9). The area’s rich clay deposits supported several substantial brickmaking operations based around today’s Ramsden Park. Prominent brickmakers of the 1850s included James and William Townsley (operators of the Yorkville Brick Yards), and James Sheppard. The buff brick was well-used locally and in the booming nearby capital. Henry Scadding suggests the region’s first public ice houses were established around the same time in the area by an African-Canadian named Mr. Richardson.

#### 4.3.4 RESIDENTIAL DEVELOPMENT

In 1836 Joseph Bloor and Sheriff William Botsford Jarvis began laying out village lots north of Bloor Street, precipitating residential development at Yorkville. The scheme

<sup>13</sup> In total seven blockhouses were built around Toronto following the rebellion.

<sup>14</sup> The name was eventually changed to the York General Burial Ground, but was always informally referred to as Potter’s Field.

was successful and the suburban location attracted a combination of craftspeople, merchants, labourers, and professionals. Many would have commuted to Toronto, though commuter transit was not widely available until the establishment of Williams’ Omnibus Line in 1849 with service between the Red Lion Inn and St. Lawrence Market.

Land for a schoolhouse had been donated in 1832 at the east corner of the Davenport and McMurrich intersection by tanner and philanthropist Jesse Ketchum. In 1842 the first St. Paul’s Church (designed by John G. Howard; demolished) was built near the current church site on land donated by Jarvis between Church and Jarvis streets on the south side of Bloor (Figure 10).<sup>15</sup>

The precise extents of the early village subdivisions are unclear, but were likely located in the area presently bounded by Bloor, Bay, Davenport and Church streets based on the 1852 Liddy plan (Figure 11). An 1850 street directory corroborates these extents, noting the following street names (original or historic names provided in parentheses):<sup>16</sup>

- **Asquith St. (Jarvis St., formerly Bismarck St.);**
- **Bloor St. (St. Paul’s St. & Sydenham Rd.);**
- **Collier St. (James St.);**
- **Cumberland St. (Sydenham St.);**
- **Davenport Rd.;**
- **Park Rd. (Gwynne St.);**
- *unidentified (Toll Gate Line).*
- *unidentified (Isabella St.);*<sup>17</sup>
- **Yonge St.**

The 1850 street directory refers to ‘the thriving village of Yorkville’, which consisted of subdivisions off Yonge Street and residences along Bloor Street. It provides a description of the latter’s contemporary character:

*Sydenham-road, or St. Paul's street, which is situated partly within and partly without the liberties, is a favourite and rather fashionable retreat. The villa residences here are both numerous and handsome. The modest and unpretending little suburban church of St. Paul, is situated in this locality; from the upper end of the street, where a blockhouse is erected, a charming view may be had of the romantic and beautiful grounds of Rosedale, the residence of Mr. Sheriff Jarvis.*<sup>18</sup>

Residential buildings from this period probably included a combination of modest frame dwellings and larger detached brick dwellings, possibly with substantial estate properties further north.

15 The wooden building was notable for its 85’ spire, built on the ground and raised into place. The building was moved twice before finally being demolished in 1879.

16 J. Armstrong, Ed. *Roswell’s City of Toronto and County of York Directory for 1850-1.* (Toronto: Henry Roswell, 1850), p. xvi.

17 The directory describes Yorkville’s Isabella Street (distinct from that south of Bloor Street), as being the third street south the toll gate, extending west off Yonge Street. It is possible this early street was subsumed by later subdivision plans.

18 J. Armstrong, Ed. *Roswell’s City of Toronto and County of York Directory for 1850-1.* (Toronto: Henry Roswell, 1850), p. xvi.

<b>Existing Built Form and Themes: 1800s to 1850s</b>	
<p><b>Description of Existing Built Form:</b> Early street and block patterns around the historic Yorkville village core.</p> <p><b>Theme:</b> Residential Development  <b>Sub theme:</b> Urban Subdivision</p>	 <p>Map showing historic roads (blue lines) and subdivisions (shaded blue) as seen on the 1852 Liddy plan (City of Toronto &amp; CBCollective 2021).</p>

## 4.4 1850s - 1882

### *Period Synopsis*

In the early 1850s the CHRA study area constituted a growing suburban community north of Toronto with a population around 800. The portion north of Bloor Street formed part of the Village of Yorkville after its incorporation in 1853, whereas the southern part remained within Toronto’s liberties. Buoyed by Toronto’s continued expansion, the CHRA study area grew steadily from the 1850s through the early 1880s when it was annexed by the City of Toronto. During that time Yorkville’s population doubled to 1,600 by 1861 and grew to 5,000 by 1881.

During these decades, Yorkville grew outward from the original village core. Its growth included residential, commercial, mixed-use, institutional and industrial development. Despite its suburban status, proximity to, and reliance on Toronto, the Village of Yorkville boasted the services and amenities of a complete and self-contained community at the time of its annexation in 1883.

The following themes and sub-themes were significant in shaping the CHRA study area during the 1850s - 1880s period of development:

- **Civic Government and Institutions**
  - Village of Yorkville
- **Residential Development**
  - Initial Neighbourhoods
- **Commercial Development**
  - Main Streets
- **Transportation**
  - Commuter Transit
- **Community**
  - Places of Worship

#### 4.4.1 CIVIC GOVERNMENT AND INSTITUTIONS

##### *Village of Yorkville*

In 1853 the thriving community of Yorkville<sup>19</sup> was officially incorporated as a village. The original municipal boundaries extended west, north and east of the CHRA study area, including areas located in today’s Rosedale and Annex neighbourhoods. Yorkville developed with a suburban relationship to Toronto, offering residents lower housing costs and respite from the noise and pollution of industry.

As Toronto grew in population and expanded north in the 1850s and 1860s, Yorkville also grew steadily. Its growth reflected that of a complete community - predominantly residential neighbourhoods complemented by localised commercial and industrial activity. Archival materials help trace the shape of the area’s growth from the 1850s through the early 1880s. Maps from the 1850s and 1860s show built-up areas concentrated along the historic thoroughfares of Yonge and Davenport streets, and to a lesser degree on Bloor Street (Figures 12 & 13). By the late 1850s the CHRA study area south of Bloor Street was still developing in relation to Yorkville rather than the city of Toronto (Figure 14).

Public amenities and infrastructure expanded as the CHRA study area continued to grow. Jesse Ketchum donated another parcel of land for a public park and ‘Free and Common School’ in 1856, which retains those uses today.<sup>20</sup> Three years later Yorkville’s imposing Town Hall (1859; William Hay architect; demolished) was built on the west side of Yonge opposite Collier Street (Figure 15). A municipal waterworks was built west of the CHRA study area in 1875, and the first fire hall was built on the present Yorkville Avenue site in 1876.

#### 4.4.2 RESIDENTIAL DEVELOPMENT

Residential development radiated outward from the historic and commercial centre on Yonge Street between Davenport and Bloor. An 1855 promotional plan for the Home-wood Estate subdivision shows the early residential character of Bloor Street East, with large detached homes setback on generous lots (Figure 16). Rising land values led Potter’s Field to close in 1855, and begin reintering its burials elsewhere so the land could be sold.<sup>21</sup> Indigenous bodies were not reinterred, and a ceremony was held for these spirits in 2016.<sup>22</sup>

By the mid-1870s subdivision activity was concentrated south of the Castle Frank Ravine, although a number of subdivision plans were registered north of the brickyards, continuing beyond the CHRA study area as well. By this time the CHRA study area

19 Other names considered included Rosedale, Cumberland and Bloorville, despite Yorkville being used since at least 1843.

20 The school was enlarged in 1881, 1887 and 1904, before being replaced in 1920.

21 It would take over twenty-five years to reinter all the bodies (most going to the Necropolis and Mount Pleasant Cemetery), and the land could not be sold off until the 1880s.

22 Bloor-Yorkville Heritage Focus Group Meeting #1, Wednesday April 21, 2021.

formed part of Toronto’s contiguous built-up area, no longer separated by undeveloped gulfs (Figure 17).

The 1884 Fire Insurance Atlas gives a good picture of the CHRA study area’s built extents as of annexation (Figure 18). The area was densely built-out south of Davenport and Belmont streets, with several partially developed residential streets emerging north of the brickyards.

Several patterns are apparent from the atlases and mapping available. Larger detached homes with varying setbacks predominated along stretches of Bloor Street and Avenue Road, with the grandest on Bloor showcasing a variety of Victorian styles. Interior streets tended toward terraced or semi-detached forms with vernacular styles. Eric Arthur suggests Yorkville’s old village character is conveyed by a stretch of houses at 25 - 33 Lowther Avenue, west of the CHRA study area (Figure 19). These dwellings show a variety of vernacular forms and styles from the mid-19th century.

#### 4.4.3 COMMERCIAL DEVELOPMENT

Commercial development was concentrated along Yonge Street during this period. The main commercial section extended south from Davenport Road, with mixed-use or commercial buildings comprising entire blocks of uninterrupted commercial streetwalls. A smaller commercial section also emerged on Yonge Street north of Marlborough Avenue, and several factories were built on McMurrich Street.

#### 4.4.4 TRANSPORTATION

##### *Commuter Transit*

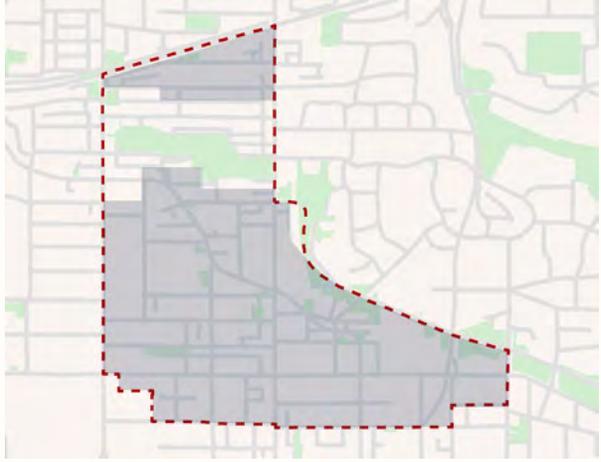
The Toronto Street Railway (TSR) was established in 1861 by Yorkville resident Alexander Easton. One of its two original lines extended to Yorkville, running along Yonge Street from Yorkville’s Town Hall to the St. Lawrence Market. The TSR’s head office was located in the Town Hall, with stables located behind and accessed via its central arch (Figure 20). In 1879 Sherbourne streetcar service was extended north to reach Bloor Street, and service along Church Street followed in 1882.

#### 4.4.5 COMMUNITY

##### *Places of Worship*

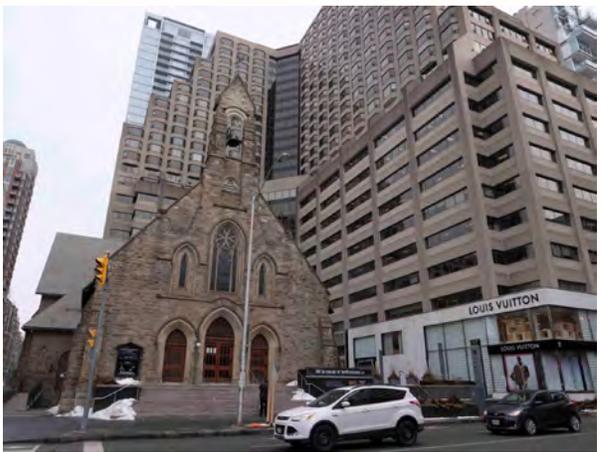
A number of churches were built during this period, including three methodist churches, a baptist church (demolished), a presbyterian church (demolished), and a congregational church (1876; extant). At the first St. Paul’s site, an impressive stone church (G.K. and E. Radford architects; extant) replaced Howard’s original building in 1860. In 1879 the Second Church of the Redeemer (Smith and Gemmell architects; extant) was built at the northeast corner of Bloor Street and Avenue Road - and it too replaced John G.

Howard’s original St. Paul’s.<sup>23</sup> A Wesleyan chapel at 10 Asquith Street was repurposed as the first medical school in Upper Canada, and later served as Victoria University’s Medical Faculty from 1856 to 1870.<sup>24</sup>

<b>Existing Built Form and Themes: 1850s to 1882</b>	
<p><b>Description of Existing Built Form:</b> Additional street and block patterns, south and north of former brickyards.</p> <p><b>Theme:</b> Residential Development <b>Sub theme:</b> Urban Subdivision</p>	
	<p>Map indicating in blue the extent of subdivision plans registered as per the 1884 fire insurance plan (City of Toronto &amp; CBCollective 2021).</p>
<p><b>Description of Existing Built Form:</b> Residential buildings in semi-detached and row forms - primarily on interior streets south of Davenport Rd. and Belmont St., but also on Avenue Rd., Bloor St. and south of Bloor St.</p> <p><b>Theme:</b> Residential Development <b>Sub theme:</b> Initial Neighbourhoods</p>	
	<p>Former residential semi-detached at 117-119 Yorkville Ave. (CBCollective 2021).</p>

23 Following the construction of the second St. Paul’s Church in 1860, Howard’s original building was reassembled (without spire) near Bloor and Bay streets. In 1871 it moved west again, serving as the first Church of the Redeemer at the northeast corner of Bloor Street and Avenue Road before finally being demolished in 1879.

24 Hutcheson, p. 8.

<b>Existing Built Form and Themes: 1850s to 1882</b>	
<p><b>Description of Existing Built Form:</b> Mixed-Use buildings on Yonge St. - north of Marlborough Ave. and south of Davenport Rd.</p> <p><b>Theme:</b> Commercial Development <b>Sub theme:</b> Main Streets</p>	 <p>Mixed-use buildings at 1156-1158 Yonge St. (CBCollective 2022).</p>
<p><b>Description of Existing Built Form:</b> Churches - predominately on Bloor Street.</p> <p><b>Theme:</b> Community <b>Sub theme:</b> Places of Worship</p>	 <p>Church of the Redeemer at 162 Bloor St. W. (CBCollective 2021).</p>
 <p>The original (western portion) of the current St. Paul's Church at 227 Bloor St. E. (CBCollective 2022).</p>	

Existing Built Form and Themes: 1850s to 1882	
<p><b>Description of Existing Built Form:</b> Yorkville Firehall tower</p> <p><b>Theme:</b> Civic Government &amp; Institutions <b>Sub theme:</b> Village of Yorkville: Public Safety and Public Works</p>	
<p>The Yorkville Fire Hall at 34 Yorkville Ave. (CBCollective 2022).</p>	

## 4.5 1883 - 1930s

### *Period Synopsis*

In 1883 the Village of Yorkville was annexed by the City of Toronto, precipitating its transformation from a suburban rural village to an urban neighbourhood. The CHRA study area intensified and matured during this period, growing to nearly 8,000 people by 1899, and over 11,000 by 1914.<sup>25</sup>

Development patterns generally continued previously established trends, although Bloor Street’s character began evolving in the 1920s to incorporate different uses and building types. Meanwhile the brickyards’ closures hastened the transition of large industrial areas to residential and park uses. Public transit service improved during this period and a number of arterial roads were extended, physically integrating the former village within the growing city’s fabric. By the 1930s the CHRA study area was a completely built-out Toronto neighbourhood with a decidedly urban character.

The following themes and sub-themes were significant in shaping the CHRA study area during the 1880s - 1930s period of development:

- **Civic Government and Institutions**
  - City of Toronto
- **Transportation**
  - Commuter Transit
  - Road Networks
- **Residential Development**
  - Initial Neighbourhoods
- **Commercial Development**
  - Main Streets
  - Retail and Service Industries
- **Community**
  - Places of Worship

<sup>25</sup> Report to the Civic Transportation Committee on Radial Railway Entrances and Rapid Transit for the City of Toronto, 1915, Volume II. Plans. Plans 4 & 4a.

#### 4.5.1 CIVIC GOVERNMENT AND INSTITUTIONS

##### *Annexation to the City of Toronto*

The Village of Yorkville was annexed on February 1, 1883, the first area added to the City of Toronto’s original 1834 boundaries. Following annexation Yorkville became St. Paul’s Ward, Sydenham Street was renamed Cumberland Street, and William Street became Yorkville Avenue. The former village’s low taxes had come at the cost of public services, which were improved under the City of Toronto. The former Town Hall building continued to provide municipal services, housing a library, police station, and street railway facilities.

Annexation to the City resulted in the enhancement of civic services and institutions, which was reflected in new buildings. The first firehall was rebuilt in 1889 (Mancel Willmot architect; extant), and in 1904 the city purchased the brickyards for parkland. Ramsden Park was named for local alderman J. George Ramsden, and was improved in 1907. That same year Yorkville Public Library was built beside the firehall, the first of four libraries built from Toronto’s 1903 Carnegie grant. The second school was expanded in 1887 and 1904, boasting 18 classrooms before being replaced in 1920.

#### 4.5.2 TRANSPORTATION

##### *Commuter Transit*

A spate of annexations in the late 1880s and early 1900s substantially expanded Toronto’s territory at the turn of the century. Transit service expanded as the city grew, and with time the CHRA study area became thoroughly integrated within Toronto’s transit network. In 1885 TSR service extended north on Yonge Street from the town hall to the new Canadian Pacific Railway (CPR) tracks near Summerhill. This CPR line opened under the Ontario & Quebec Railway name in 1884 along the northern edge of the CHRA study area. The first North Toronto station was built north of Marlborough Avenue.<sup>26</sup> Yonge Street remained an important regional artery beyond Toronto, and the Metropolitan Railway operated radial railway service north of the CPR tracks to Montgomery Avenue as early 1885, and to Richmond Hill by 1898.

Back in Toronto the TSR established crosstown streetcar service on Bloor Street between Dovercourt and Sherbourne in 1891. That same year the TSR’s franchise expired, and a new 30 year franchise was given to the Toronto Railway Company (TRC). The TRC electrified the entire streetcar system by 1894, and added service north of Bloor on Avenue Road in 1898, extending it to St. Clair in 1905. The TRC had replaced the TSR stables behind the former Town Hall building in 1892, which grew by 1912 to occupy a large parcel of land between Yorkville and Scollard streets adjacent to the firehall and library. In 1921 the Toronto Transit Commission (TTC) was established, taking over the TRC’s operations with the expiration of their 30 year franchise.

<sup>26</sup> The original brick station was replaced by the current and more prominent Beaux-Arts station in 1916 (Darling & Pearson, architects), just east of the CHRA study area.

### *Road Network Alterations*

A number of major alterations to the CHRA study area’s road network were made in the 1910s, ‘20s and ‘30s to address congestion and streamline the city’s street networks. These included extensions to Bloor, Bay and Church streets in 1919, 1922 and 1931 respectively (Figure 21). Bloor Street was also widened c.1929. The projects were intended to address traffic concerns as well as support civic improvements schemes. The alterations had varying impacts on the CHRA study area, ultimately improving integration within the larger city at the expense of the former village’s historic fabric.

Until the opening of the Prince Edward Viaduct, Bloor Street was not a through street, and terminated at Sherbourne Street in the CHRA study area’s end. (Figure 22). The viaduct connected Bloor Street with Danforth Avenue by bridging the Don Valley with Bloor Street over the Rosedale Ravine (Figure 23). The Bloor Street East extension opened in August 1919.

The Bay Street extension (originally referred to as the Terauley Street extension) was one of dozens of street improvements recommended in the 1911 Civic Transportation Committee report. Intended to relieve traffic from Yonge Street, the extension called for a widened Bay Street (87’) continuing north of College Street to a junction with Davenport Road (Figure 24). It was completed in 1922, one of only two improvements carried out from the 1911 report.<sup>27</sup>

The extension impacted the CHRA study area’s urban fabric, effectively severing the former village’s western portion from the historic centre on Yonge Street. Properties were demolished on Bloor, Cumberland and Scollard streets and Yorkville Avenue to make way for the new road, and the second schoolhouse (extant) had to be rebuilt in 1920 slightly to the west. The extension preceded a number of major commercial and office developments on Bloor Street, probably contributing at least in part to that street’s transformation in the late 1920s. Streetcar service on Bay north to Bloor street followed the extension in 1923. In 1929 Bloor Street was widened east of Spadina Avenue, after a number of years of planning and negotiations with property owners.<sup>28</sup>

The relief gained from the Bay Street extension was short lived, as automobile use increased steadily through the 1920s. To provide additional relief an extension to Church Street was planned in 1930, to create a direct connection with Davenport Road north of Bloor Street. The extension passed through at least five residential blocks, demolishing a number of dwellings and altering the original street grid. The project also involved the widening of Davenport Road west of Yonge Street and was completed in July 1931. The following year the TTC re-routed its Avenue Road service south of Dupont to travel via Bay and Davenport. Both the Church and Bay extensions tapped into Davenport Road, adding new layers to that street’s long history as an important regional route.

<sup>27</sup> The other improvement carried out was the Prince Edward Viaduct.

<sup>28</sup> *Report of the Advisory City Planning Commission with Recommendations for the Improvement of the Central Business Section of the City of Toronto, 1929, p. 45.*

### 4.5.3 RESIDENTIAL DEVELOPMENT

Residential development continued to expand after annexation, filling most subdivisions between the 1880s and 1910s (Figures 25, 26, & 27). In the 1890s a number of subdivision plans encroached on the brick yards, and infilled the area between Park Road and St. Paul Square north of Bloor Street. The Castle Frank Ravine itself disappeared from maps around 1890, and the brick yards were acquired by the city in 1904 to serve as parkland for the surrounding residential areas.

By 1913 the CHRA study area's initial urban form had effectively been built-out. Residential development from this period tended toward terraced and row-housing on interior streets and Avenue Road. The few examples of detached housing were more modest than those built before annexation. A number of apartment buildings were built in the CHRA study area in the early 1900s, with examples ranging from modest (1 Rowanwood Ave.) to more ornate (30 Charles St. E.) structures. Apartment buildings were typically built at corner locations on major streets (particularly Bloor St. and Avenue Rd.), though they were built on interior streets south of Bloor.

### 4.5.4 COMMERCIAL DEVELOPMENT

Yonge Street remained the CHRA study area's major commercial strip through the turn of the century, with businesses ranging from grocery stores to major bank branches (Figure 28). Davenport Road also supported a number of businesses interspersed among dwellings, often at corner locations and sometimes repurposing existing residential building stock (Figure 29). A 'classified occupancy' plan from 1915 illustrates these land use patterns, with commercial uses concentrated at the top and bottom of Yonge Street, and more sporadically along Davenport Road (Figure 30).

#### *Transition to Retail and Service Industries*

After the First World War several residential streets were adapted to support retail and professional uses. A number of dwellings on Bloor Street were converted to non-residential uses by the early 1920s, including retail, education, hospitality, and healthcare. A similar process took place on Avenue Road at the same time, though to a less transformative extent. Sometimes these conversions involved storefronts or other additions to the original residential forms (Figures 31 & 32). The changes in use may have been spurred by the completion of the Prince Edward Viaduct in 1919, which would have significantly increased traffic on Bloor Street.

By the late 1920s a number of dedicated stores and substantial office buildings had replaced residences outright on Bloor Street West, signalling the emergence of a significant office and retail destination (Figure 33). Several large office towers and retail complexes were built near the new Bay and Bloor intersection (created by the Bay Street extension in 1922), including the Bloor Building (1927; Norman A. Armstrong architect; demolished), the Physicians and Surgeons Building (c.1923; demolished), and 96 Bloor West (demolished) (Figures 34 & 35).<sup>29</sup>

<sup>29</sup> This trend continued on Bloor Street west of the study, illustrated by the Medical Arts Building (1927) and Park Plaza Hotel (1936).

Bloor Street’s transformation was palpable, as evident from a 1927 newspaper clipping:

*The uptown shopping district in Toronto, the existence of which is now definitely established, is not only centered around the corner of Bloor and Yonge, but is extending along Bloor street for a considerable distance both ways. The noteworthy feature of the whole change in this section is the conversion of Bloor street from a residential to a business street—a process which is continuing with increasing activity from day to day, and which is now assuming an architectural aspect which more definitely denotes the importance of this street as a business thoroughfare.<sup>30</sup>*

New uses also characterized Bloor Street East during this period, with notable health-care facilities including the Home for Incurable Children (demolished; later Bloorview Hospital) and Salvation Army Womens’ Hospital (demolished; predecessor to Toronto Grace Hospital). In contrast to Bloor Street West however, large-scale redevelopment did not transform this area’s built form until after the Second World War. The exception was the six storey Manufacturer’s Life Building (Sproatt and Rolph architects; extant) built in 1925 at St. Paul Square.

#### 4.5.5 COMMUNITY

##### *Places of Worship*

At least five places of worship had been built by 1913, including two presbyterian churches, a methodist church, the Olivet Congregational Church (1890; Dick & Wickson architects; extant), and a third St. Paul’s church (1913; E.J. Lennox architect; extant) immediately east of the 1860 structure.

Existing Built Form and Themes: 1883 to 1930s	
<p><b>Description of Existing Built Form:</b> Bloor Street, Church Street and Bay Street extensions</p> <p><b>Theme:</b> Transportation &amp; Infrastructure <b>Sub theme:</b> Road Networks</p>	 <p>Map highlighting street extensions at Bay St (left), Church St. (centre) and Bloor St. E. (right) (CBCollective 2021).</p>

30 Newspaper clipping, “The Bloor Building, Toronto.” Unknown publication: Nigara-on-the-Lake Public Library’s Armstrong family collection. Accessed at: <https://vitacollections.ca/notlheritage/details.asp?ID=3393531>

<b>Existing Built Form and Themes: 1883 to 1930s</b>	
<p><b>Description of Existing Built Form:</b> Residential buildings in semi-detached and row forms - most common on Avenue Rd., Davenport Rd. and south of Bloor St.</p> <p><b>Theme:</b> Residential Development <b>Sub theme:</b> Initial Neighbourhoods</p>	
	<p>semi-detached residential building at 21-23 Park Rd. (CBCollective 2022).</p>
<p><b>Description of Existing Built Form:</b> Apartment buildings - predominately on interior streets south of Bloor St., or corner locations elsewhere.</p> <p><b>Theme:</b> Residential Development <b>Sub theme:</b> Initial Neighbourhoods</p>	
	<p>Apartment building at 2 Sultan St. (CBCollective 2021).</p>
<p><b>Description of Existing Built Form:</b> Mixed-Use buildings - most common on Yonge St.</p>	
<p><b>Theme:</b> Commercial Development <b>Sub theme:</b> Main Street</p>	
	
<p>Main street row and block buildings at 1060-1066 Yonge St. (CBCollective 2021).</p>	<p>Main street row buildings at 1110-1114 Yonge St. (CBCollective 2021).</p>

<b>Existing Built Form and Themes: 1883 to 1930s</b>	
<p><b>Description of Existing Built Form:</b> Commercial office buildings - along Bloor St.</p> <p><b>Theme:</b> Commercial Development <b>Sub theme:</b> Financial Industries</p>	 <p>The Manulife Building at 200 Bloor St. E. (CBCollective 2021).</p>
<p><b>Description of Existing Built Form:</b> Churches</p> <p><b>Theme:</b> Community <b>Sub theme:</b> Places of Worship</p>	 <p>The former Avenue Road Church at 243 Avenue Rd. (CBCollective 2021).</p>
<p><b>Description of Existing Built Form:</b> Institutional buildings west of the former Town Hall including Yorkville Public Library and Yorkville Fire Hall.</p> <p><b>Theme:</b> Civic &amp; Government Institutions <b>Sub theme:</b> Education; Public Safety and Public Works</p>	 <p>The Yorkville Public Library at 22 Yorkville Ave. (CBCollective 2022).</p>

Existing Built Form and Themes: 1883 to 1930s	
<p><b>Description of Existing Built Form:</b> Former Mount Sinai Hospital building</p> <p><b>Theme:</b> Community</p> <p><b>Sub theme:</b> Community Organisations</p>	
<p>The former Mount Sinai Hospital building at 100 Yorkville Ave. (CBCollective 2022).</p>	

## 4.6 1940s - 1960s

### *Period Synopsis*

This period of development saw the CHRA study area transform from a working class neighbourhood to one catering to upscale shoppers. The area between Ramsden Park and the CPR tracks remained a stable residential neighbourhood and the area bounded by Davenport, Bay, Bloor and Avenue Road, saw many houses rehabilitated by their owners. This period also saw several Toronto architecture firms design new buildings, particularly along Bloor Street, and adapt existing ones to serve commercial functions. Notable firms were: Bregman + Hamann (now B+H Architects); Webb, Zerafa, Menkes, Housden (now WZMH); Diamond and Myers; and Marani & Morris / Marani, Rounthwaite & Dick.

While these changes can be attributed to broader social trends in post-war Toronto and large-scale infrastructure projects such as the Yonge subway (1954) and Bloor Danforth subway (1966), the shift created tensions within the community. These were felt between long-time residents and those moving into the area to open small businesses, many of whom converted residential buildings into commercial businesses. Tensions were also felt between residents and those from outside the area who came to shop, take in the developing music scene, hang out or just ‘gawk’. Those from outside the area were drawn to Yorkville village for various reasons. Wealthy shoppers visited the area by day, frequenting the fashion related businesses along Cumberland Avenue. Coffee houses and cafes gravitated to Yorkville Avenue and when the retail shops closed, young people packed the coffee houses to check out the music scene.

In Yorkville, Old York Lane opened in 1963 (George Robb architect; extant). It was a pedestrian walkway linking Yorkville Avenue and Cumberland Street between Bellair Street and Avenue Road and containing several storefronts. Webb, Zerafa, Menkes created a low-scale indoor shopping mall with the Lothian Mews in 1964 (demolished 1984) and

Diamond and Myers adapted several buildings along Avenue Road between Cumberland Street and Yorkville Avenue into York Square (1969; demolished 2022). At a time when urban renewal was the norm, these projects and others (see Summary of Existing Built Form - ‘Yorkville Complexes’ below) marked a local development approach that was responsive to context, and often integrated older fabric within new projects.

Along Bloor East, the Crown Life Insurance building (120 Bloor East; 1953; Marani & Morris architect; extant) continued the example of the Manufacturers’ Life building (1926) as a large, single tenanted building. The Manufacturer’s Life high-rise office at 250 Bloor East (1968; Marani, Rounthwaite & Dick architect; extant) added to the insurance company’s existing complex and terminated the vista at the north end of Jarvis Street. Along Bloor West, Bregman and Hamann designed the 11 storey office building at 130 Bloor (1960; extant) while ‘the Colonnade’, an imposing building combined residential, office and retail functions (1963; Tampold and Wells & Gerald Robinson architect; extant).

The following themes and sub-themes were significant in shaping the CHRA study area during the 1940s - 1960s period of development:

- **Transportation and Infrastructure**
  - Commuter Transit
  - Road Networks
- **Commercial Development**
  - Retail, Service and Financial Industries
- **Community**
  - Community Organisations

#### 4.6.1 TRANSPORTATION AND INFRASTRUCTURE

##### *Commuter Transit*

In 1944, the Toronto Transportation Commission received a recommendation from their engineering consultants for a rapid transit (subway) system to replace streetcar service for Yonge Street. Construction began in 1949 with the 7.3 km line between Union and Eglinton stations officially opening on March 30, 1954. The track alignment was below Yonge Street between Front Street at Union Station until College Street where it swung east continuing underground until Church Street and continued above ground to Eglinton Station.

The station layouts were determined by the consulting engineers with architectural advice from Toronto architects A.S. Mathers and John B. Parkin.<sup>31</sup> Although A.S. Ma-

<sup>31</sup> In 1947, John B. Parkin invited John C. Parkin (no relation) to become partner-in-charge of design at John B. Parkin & Associates while John B. maintained overall responsibility for the firm. The firm was originally located at 96 Bloor Street West in a building also accommodating the architects Mathers and Haldenby, John Layng and Gordon Adamson. In 1950 the Parkin practice moved to 717 Church Street into a one and a half storey building of their design. The firm subsequently built a third floor and then had to rent space to accommodate their growing staff. In 1955 the firm moved its office to Don Mills.

thers was first approached to be the architect, he asserted that the stations required a distinctly modern architectural approach and suggested that the TTC bring in the firm of John B. Parkin as a consulting architect. Of the above ground stations, Wellesley and Rosedale (adjacent to the CHRA study area) were notable for their striking architectural design.

Planning for the Bloor-Danforth subway began in 1956, just two years after the opening of the Yonge Street subway with the engineering report submitted in 1957 and approved in 1958. The line was constructed 1962-1966 with new stations at Bay, Sherbourne, Castle Frank, Broadview, Chester, Pape, Donlands and Greenwood. The existing stations at St. George and Bloor required an additional level where the lines intersected. For the majority of its length, the Bloor-Danforth line runs under the north side of Bloor Street. Within the CHRA study area, several houses on the south side of Cumberland Avenue were demolished, creating concerns from local residents about the changes to their community (Figure 36).

#### *Road Network Alterations*

The Clifton Road extension was a major infrastructure project started by the City of Toronto in 1945. The project was prompted by the difficulties of traversing MacLennan Hill while travelling north-south by road (north of the CHRA study area). Clifton Road was extended and connected to Mount Pleasant which was in turn connected to Jarvis Street. This required a new bridge over Bloor Street East at the intersection of Huntley and Jarvis streets, necessitating removal of some homes and creating the current Y-shaped configuration of the roads (Figure 37). On January 23, 1950, the Clifton Road Extension was renamed Mount Pleasant Road and opened to traffic on May 17, 1950.

### 4.6.2 COMMERCIAL DEVELOPMENT

#### *Retail Industry*

In 1945, Yorkville village had only a handful of businesses serving local residents but by 1961 the number had grown to 45 businesses.<sup>32</sup> These new businesses included interior decorators, haute couture shops, dress and gown designers, milliners, photography studios, art galleries, antique shops, hair salons and restaurants serving a broader population (see Appendix B maps). One of the earliest of these new business owners was Mary Millichamp who took over the house at 115 Yorkville Avenue in 1947 and re-fashioned it into a ‘charming and expensive restaurant with city-wide appeal.’<sup>33</sup> Another early and influential business owner was Budd Sugarman who established an interior design shop and antique business on Cumberland Street in 1948. A row of antique dealers and interior decorators’ shops also established itself in the residential buildings

<sup>32</sup> Henderson, p. 122-3.

<sup>33</sup> Henderson, p. 121. Millichamp was from a wealthy family who were Canada’s largest manufacturers of glass display cases. In 1961, Millichamp’s became the Gaslight restaurant featuring opera singers. 1961 also saw the opening of L’Aiglou at 121 Yorkville which stayed in business until 1981. See [ChefDB](#) website.

on the north side of Davenport which created a ‘pleasant streetscape.’<sup>34</sup>

In 1955, high-end retail made an appearance on Bloor Street West when Holt Renfrew opened its new store (144 Bloor Street West; 1955; Gordon S. Adamson Associates architect; extant; modified) in a 6 storey building billed as “The most modern, most beautiful store in Canada. An architectural triumph in stainless steel and glass.”<sup>35</sup> At the new store on Bloor Street West, Holt Renfrew added shoes, sportswear and clothes for boys and girls in addition to the furs and fashions for which they were known (Figure 38). Bloor Street West established itself as a ‘quality’ retail street with city planners wanting to maintain the portion between Avenue and Yonge as pedestrian-shopper oriented and discouraged ground floor offices.

During the same period, many small businesses moved from the Gerrard Village to streets within Yorkville village. These included John and Nancy Pocock who relocated their jewellery store from Gerrard Street to Hazelton Avenue in 1956. Additionally, several art galleries moved to Yorkville village during this period. By the mid-1960s galleries operating in the CHRA study area were: Tygesen Galleries (118 Yorkville Avenue), Galerie Dresdnere (130 Bloor West), Gallery Moos (169 Avenue Road), Cooling Galleries (1215 Bay Street), Gallery Pascal (104 Yorkville Avenue), Monya Art Gallery (84 Yorkville Avenue) and Sobot Gallery (128 Cumberland Street; extant).

By the late 1960s, city planners viewed Yorkville village as a special area of Toronto which should be retained. They recognized that visitors to Yorkville usually visited Bloor Street West and vice versa. In its *Plan for Yorkville*, the Toronto Planning Board encouraged infill with shops built in a contemporary style but in scale with existing development. It also encouraged pedestrian links between Bloor/Cumberland and Yorkville/Scollard. While this ‘carriage-trade’ (shops catering to the wealthy) was viewed positively by city planners, long-time residents, many of whom were widows, were concerned about these changes to their residential community and increases to their property taxes.<sup>36</sup>

### *Service Industry*<sup>37</sup>

Another significant influence on Yorkville village was the coffee house. In the early 1950s, increasing European immigration to Toronto brought immigrants who established coffee houses in the rows of 19th century houses along Gerrard Street West around Bay Street and University Avenue. This portion of Gerrard Street was also home

34 Toronto Planning Board, *Plan for Yorkville* (1968), p. 32.

35 Advertisement, *Globe & Mail*, September 1, 1955, p. 15. Established in 1837 as a Quebec-based furrier, Holt Renfrew became synonymous with high-end fashion after being appointed as royal furriers to several British monarchs. In 1889, Holt Renfrew opened its first store outside Quebec at 71-3 King Street East in Toronto.

36 “The battle to save Toronto’s Past, Front No.1: Yorkville,” *Toronto Star*, February 21, 1963, p. 25. The term “carriage trade” came to figuratively mean “wealthy people” because only the wealthy could afford to keep a carriage for private use. However, the expression survived into the automobile age to refer to wealthy consumers.

37 This section is based on Nicholas Jennings’ excellent article “[The Riverboat and Yorkville’s rich music history](#),” Heritage Yorkville website.

to several galleries and artisan shops and became known as Gerrard Village.<sup>38</sup> As the Toronto General Hospital began taking over Gerrard Village in the 1960s, these small businesses began moving north to the Yorkville area, likely attracted by the similar small-scale building stock.

The early 1960s saw the first coffee houses open in Yorkville among the rows of narrow, Victorian houses on Yorkville Avenue. These were the Purple Onion (35 Avenue Road; extant as York Square), the 71 (71 Yorkville Avenue) and the Half Beat (49 Avenue Road). As places for espresso, chess and conversation, Yorkville's coffee houses attracted bohemian writers, musicians and actors. By 1963, so many coffee houses had been crammed into Yorkville village that municipal authorities considered a moratorium on awarding licences in the area (Figure 39). By the summer of 1965, Yorkville village reached a peak number of coffee houses with more than 22 in operation, most relying on folk music for their livelihood.<sup>39</sup>

The rows of Victorian housing along Yorkville Avenue were well-suited to small businesses and they came to exist side by side in a very small geographic area. As many featured music, patrons could hop from place to place catching a variety of acts on any given night of the week. At the Penny Farthing (110-2 Yorkville Avenue; extant), you could hear Lonnie Johnson's blues, the jazz sounds of the Metro Stompers or the Latin folk of Jose Feliciano. The neighbouring Mynah Bird (114 Yorkville Avenue) featured go-go dancers and gave future funk star Rick James a start as a blues-rock singer. At the Purple Onion (35 Avenue Road; extant as York Square) Buffy Sainte-Marie wrote her famous Vietnam protest anthem, *Universal Soldier*. The Avenue Road Club (45 Avenue Road), billed itself as "the home of the Toronto Sound," featuring popular rhythm and blues bands the Mandala, Luke & the Apostles as well as Jon & Lee and the Check-mates. At the Village Corner (174 Avenue Road; extant) future Canadian Music Hall of Famers Ian & Sylvia Tyson first performed their folk harmonies.

But it was the Riverboat (134 Yorkville Avenue) owned by Bernie Fielder which became Yorkville's most famous club. Situated in the basement of a Victorian row house, the 120-seat club featured red booths, pine lined walls and brass portholes. The intimate venue quickly came to host music's top names including Simon & Garfunkel, John Prine, Arlo Guthrie, Kris Kristofferson, John Lee Hooker, Doc Watson, Seals & Crofts, James Taylor and Phil Ochs who penned his famous ballad *Changes* there. More significantly, the Riverboat gave many of Canada's biggest musicians their first taste of performing. Gordon Lightfoot, Joni Mitchell, Bruce Cockburn, Murray McLauchlan, Dan Hill and Neil Young all performed at the club, often writing songs in the tiny, graffiti-lined rehearsal room.

Joni Mitchell first performed at the Riverboat in November 1966 and it was there she first played *Both Sides Now*. As a fledgling folksinger, Neil Young appeared at one of the Riverboat's "Hoot nights," returning for a week in 1969 as a solo star. Gordon Lightfoot recalled the importance of the club, "For me, the Riverboat was my first taste of

<sup>38</sup> Henderson, p. 115.

<sup>39</sup> Henderson, p. 129.

the big time. It indicated that you must be really doing something."<sup>40</sup> (Figure 40).

Folk music predominated Yorkville's music scene until 1965 when the music became more eclectic encompassing jazz and rock n' roll. Yonge Street bars started to move to Yorkville and coffee houses declined as the number of licensed nightclubs increased. Neil Young paid tribute to the folk music scene and the Riverboat in *Ambulance Blues*, in which he sang "back in those old folkie days, the Riverboat was rockin' in the rain."

### *Financial Industry*

In the 1950s Bloor Street East was transformed by a number of insurance companies and financial organisations who built substantial modern classicist quarters in its vicinity. These included the Crown Life building (1953; extant), the Institute of Chartered Accountants of Ontario building (1954; extant), the Confederation Life Building (1956; extant), and the Traders Building (1956; extant). The companies were likely persuaded by the new subway to build headquarters so far north of the traditional financial district. Not to be outdone by its new neighbours, the 1925 Manufacturer's Life Building received an addition in 1953, and an entirely new complex was built directly east in 1968.

## 4.6.3 COMMUNITY

### *Community Organisations*

In 1957, the Bay Avenue Road Ratepayers' Association (now ABC Residents Association) was formed to address the rights of small home owners, tenants and to improve community life. At the time, Yorkville was still a working class neighbourhood but it was feeling the effects of change brought on by the Bloor-Danforth subway which required demolition of houses on Cumberland Street and brought other developments in the form of mid and high rise buildings and parking lots.

The conversion of houses for small businesses was another change and led to the creation of another community association. In 1963, Budd Sugarman the unofficial 'Mayor of Yorkville,' and fellow business owners including John and Nancy Pollock (John and Nancy Handmade Jewellery) and John and Marilyn McHugh (Penny Farthing) formed the Village of Yorkville Association (VYA). Initially, the VYA and ABC associations shared a common goal of protecting the village atmosphere with its coffee houses and galleries from unsuitable changes such as parking lots and intense development. However in the 1970s, differences emerged over the right mix of residential and commercial properties.<sup>41</sup>

Another local group with significant influence on the history of the area was the Diggers. Based upon the American Digger groups, the Toronto chapter was organised in the 1960s to provide food, shelter and medical services for village youth - eventually establishing a soup kitchen at St. Paul's Avenue Road United Church and later the Digger House shelter on Spadina Avenue (outside CHRA study area). The Diggers played a

<sup>40</sup> As quoted in Jennings, [The Riverboat and Yorkville's rich music history](#).

<sup>41</sup> "[The 'Fightingest' Ratepayers](#)," ABC Residents Association.

part in organising several key events in the late 1960s. First, was a ‘Love In’ at Queen’s Park on May 22, 1967 attended by over 4,000 people. Then in August, the Diggers organised a protest to shut down traffic on Yorkville Avenue and turn it into a pedestrian mall (Figure 41). 300 people sat in the middle of the street, blocking traffic, singing and chanting. The police responded with several arrests and then with a paddy wagon parked at the corner of Hazelton and Yorkville avenues on the weekends to enforce a 10 pm curfew for those under 18. The following summer the Vagabonds motorcycle gang became more prominent - selling drugs and providing enforcement. Finally widespread press reports of an apparent hepatitis epidemic led to vaccine stations being set up along Yorkville Avenue.

By the end of 1967, Yorkville’s counterculture found itself bumping up against an increasingly sceptical city hall and uncomfortable public. At the same time developers were buying properties and in some ways using the existing counterculture as a rationale for development. In early 1969, developer Harry Jordan organised a public meeting about his proposed 21 apartment hotel at the corner of Yorkville and Hazelton avenues. Reporting on the meeting, the *Toronto Star* noted Jordan’s pitch that “the hotel offered the ‘best chance’ to correct the village’s chronic problems,” adding “presumably hippies.”<sup>42</sup> Other developers, such as Ian Richard Wookey bought so many properties that it essentially blocked large-scale and high-density development along Yorkville Avenue, Cumberland Street and Hazelton Avenue. His role in transforming Yorkville from a counterculture hub to a high-end retail and residential neighbourhood earned Wookey the moniker of the ‘squire of Yorkville.’<sup>43</sup>

42 “Developer seeks OK for Yorkville Hotel,” *Toronto Star*, January 24, 1969, p. 29.

43 Tara Deschamps, “Ian Wookey, “the squire of Yorkville,” dead at 85,” *Toronto Star*, 17 July 2014.

**Summary of Existing Built Form and Related Themes: 1940s to 1960s**

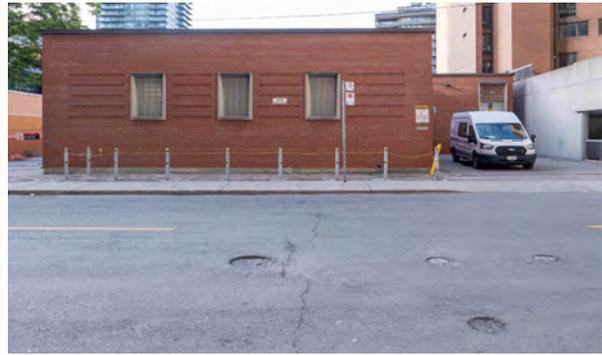
**Description of Existing Built Form:** The Yonge subway (1954) and Bloor-Danforth subway (1966) are evident in the above ground portions of the Rosedale and Bay stations, the substation on Asquith Avenue and the removal of houses along Cumberland Street which provided space for the current Village of Yorkville Park.

**Theme:** Transportation and Infrastructure

**Sub theme(s):** Commuter Transit and Road Networks



Bay Station subway entrance at 1240 Bay St. (CBCollective 2022).



TTC Substation building at 30 Asquith Ave. (CBCollective 2021).

**Description of Existing Built Form:** The extension of Mount Pleasant Road (1950) required a new bridge over Bloor Street East at the intersection of Huntley and Jarvis streets and created the current Y-shaped configuration of the roads.

**Theme:** Transportation and Infrastructure

**Sub theme(s):** Commuter Transit and Road Networks



Looking north at the Mount Pleasant subway under Bloor St. E. (Placeholder image: Google 2021).

**Summary of Existing Built Form and Related Themes: 1940s to 1960s**

**Description of Existing Built Form:** Conversion of residential buildings into commercial or mixed use for the retail and service industries along Davenport Avenue, Yorkville Avenue and Cumberland Street.

**Theme:** Commercial Development

**Sub theme(s):** Retail and service industries



Residential buildings converted to commercial uses at 180-182 Davenport Rd. (CBCollective 2021).



Residential buildings converted to a restaurant at 98-100 Cumberland St. (CBCollective 2021).

**Existing Built Form:** Large-scale office buildings east of Yonge Street including the Crown Life building (1953), the Traders Building (1956) and the expansion of the Manufacturer's Life complex (1968).

**Theme:** Commercial Development

**Sub theme(s):** Financial industries



The Trader's Building at 625 Church St. (CBCollective 2021).



The Crown Life Building at 120 Bloor St. E. (CBCollective 2021).

**Summary of Existing Built Form and Related Themes: 1940s to 1960s**

**Existing Built Form:** Unique Yorkville commercial complexes, often named as squares or courts. This term refers to the type of the development that occurred in the Yorkville core during this period, generally characterized by contextually-sensitive architect-designed interventions providing commercial or mixed uses. Yorkville Complexes typically utilized contemporary design to respond to and enhance the existing urban fabric, through thoughtful use of scale, massing and setbacks; integration of historic structures; and improvement of pedestrian and public realm connectivity (Figures 42 & 43). Projects reflecting this development approach include Old York Lane (1963, 115 Yorkville Ave.), Lothian Mews (1964; demolished 1984), and York Square (1968, demolished 2022). Development of the type continued into the 1970s with Cumberland Court (1972, 99 Yorkville Ave.), Hazelton Lanes (1973, 55 Avenue Rd.) and 101 Yorkville Avenue (1978). The term refers as much to a development approach as a specific style or building type.

**Theme:** Commercial Development

**Sub theme(s):** Service & retail industries



Former Hazelton Lanes at 55 Avenue Rd. (CBCollective 2025).



Cumberland Court at 99 Yorkville Ave. (CBCollective 2025).

**4.7 1970s - PRESENT**

*Period Synopsis*

This period saw the continued development of high rise towers particularly along Bloor Street, for both residential and commercial purposes as well as the continued draw of Bloor-Yorkville as a tourist destination (Figure 44). Today, Bloor-Yorkville is one of Canada’s most exclusive and expensive shopping districts, in particular the ‘Mink Mile’ along Bloor West between Avenue Road and Yonge Street.

The following themes and sub-themes were significant in shaping the CHRA study area during the 1970s - present period of development:

- **Commercial Development**
  - Retail Industry
  - Financial Industry
- **Residential Development**
  - Infill Development
- **Civic Government and Institutions**
  - Education
- **Community**
  - Community Organisations

#### 4.7.1 COMMERCIAL DEVELOPMENT

During this period, commercial development in the CHRA study area was typified by two trends. The first was high-rise buildings along Bloor Street West accommodating the financial and retail industries and second, the continued adaptation of the existing built form within Yorkville village for retail businesses.

Along Bloor Street, high-rise buildings were constructed at 60 Bloor Street (1970; Craig, Zeidler and Strong architect; extant), 80 Bloor Street (1973; Bregman and Hamann architect; extant), 101 Bloor Street (1970; John H. Daniels architect; extant) and the landmark Manulife Centre at 55 Bloor Street and 44 Charles Street (1972 and 1974; Clifford & Lawrie and Moriyama and Teshima Architects; extant). An exception to the high rise construction was the new Holt Renfrew Centre (1978; Crang & Boake architect; extant). In Yorkville village, the architectural firm of WZMH designed the Cumberland Court shopping centre (1972; extant) and Hazelton Lanes (1976; extant) a mixed use commercial/residential project.<sup>44</sup>

#### 4.7.2 RESIDENTIAL DEVELOPMENT

Generally, residential development during this period took the form of towers - either as dedicated residential buildings such as the tower at 235 Bloor East (1979; Edward I. Richmond architect; extant) or combined with commercial functions like the Marriott Hotel / Plaza Apartments at 90 Bloor East (1975; Crang & Boake architect; extant). The McMurrich neighbourhood, bounded by Yonge Street, Davenport Road and Belmont Street, is a notable example of residential development during this time period with a combination of low, mid and high-rise buildings constructed.

#### 4.7.3 CIVIC GOVERNMENT AND INSTITUTIONS

A major initiative in the area was the construction of the Toronto Reference Library at 789 Yonge Street (1977; Raymond Moriyama Architects; extant). The origins of the proj-

<sup>44</sup> Cumberland Court won a Canadian Architect Award of Excellence in 1972.

ect date to 1968 when the Metropolitan Toronto Library Board decided that the original reference library, constructed in 1909 at St. George and College Street (Wickson & Gregg and A.H. Chapman; extant) could no longer meet the demands of an expanding metropolitan area. In 1971, the Board hired Raymond Moriyama Architects to report on a location for the new library based on two criteria. First, that it be within walking distance of Yonge Street and the subway and second, that it should be located between Queen Street and St. Clair Avenue.<sup>45</sup>

While Moriyama reported back on three options, the Yonge Street location at the junction of two subway lines was an obvious choice. Although the original design went through many iterations, including the replacement of mirrored glass with brick for the exterior cladding, the building is well-used and known today. It combines research functions on the upper floors with a public gathering space on the ground floor.

#### 4.7.4 COMMUNITY

##### *Community Organisations*

The Bloor-Yorkville Business Improvement Area (BIA) was founded in 1985 and continues to spearhead infrastructure projects and promote events and tourism in the area. In 1990, the Greater Yorkville Residents Association (GYRA) was formed when the Renaissance Plaza Board of Directors invited neighbouring condominium boards to meet and discuss matters of common interest. Nine condominium buildings responded and became the founding members of GYRA. In 2003, the Bloor Street East Neighbourhood Association (BENA), was organised and then incorporated in 2010. The BENA includes the portion of the CHRA study area east of Yonge Street with the exception of Asquith Avenue and Collier Street. Since this area does not include a BIA, the BENA includes businesses, individuals, churches, rental buildings and condominium corporations.

In 1994, the Village of Yorkville Park was completed after years of lobbying by Budd Sugarman to transform a parking lot on Cumberland Street into public space. Designed by Oleson Worland Architects, the park is a series of gardens reflecting the diversity of the Canadian landscape.<sup>46</sup>

In 2008 the Bloor-Yorkville BIA and the City of Toronto partnered to update the Bloor Street streetscape between Church Street and Avenue Road. The initiative improved the pedestrian experience with widened sidewalks, trees, flower gardens, modern lighting and public art. The project was completed in 2013.

45 OAA, “Toronto Reference Library,” 19 February 2016.

46 The park has received the American Society of Landscape Architects Award 1997, the International Downtown's Association Award of Merit 1997 and the City of Toronto Urban Design Award of Excellence 1997. In 2012, the American Society of Landscape Architects reviewed the Village of Yorkville Park upon restoration bestowed the Award of Excellence in the Landmark category.

In addition, Heritage Toronto recently created a series of plaques to commemorate the music scene in Yorkville village and on Yonge Street. Within the CHRA study area these are:

- Yorkville’s Music Scene
- Eastern Sound System
- Penny Farthing
- Riverboat
- Purple Onion
- Club Bluenote

Heritage conservation efforts during this period resulted in the Hazelton Avenue Heritage Conservation District Plan in 2002 (outside CHRA study area) and the Historic Yonge Street Heritage Conservation District Plan completed in 2016.

In 2011, Yorkville was home to 9,990 residents with 40% over the age of 55, many of them living on their own. Almost 60% of the housing in Yorkville was in condominiums, well above the city average at the time. In 2011, the top three countries of origin of Yorkville residents were the United Kingdom, United States and the Russian Federation. Of languages spoken at home besides English, the top three were Arabic, Persian (Farsi) and Spanish. The average household income was over \$130,000, making Yorkville one of the wealthiest neighbourhoods in Toronto’s core.<sup>47</sup>

<b>Existing Built Form and Themes: 1970s to present</b>	
<b>Description of Existing Built Form:</b> High-rise buildings along Bloor Street East and West accommodating the retail, service and financial industries. In these developments retail was provided at grade with offices or a hotel above.	
<b>Theme:</b> Commercial Development	
<b>Sub theme:</b> Retail, Service and Financial Industries	
	
Commercial complex at 2 Bloor St. E. (CBCollective 2021).	The Manulife Centre at 55 Bloor St. W. (CBCollective 2021).

47 City of Toronto/City Planning with Canadian Urban Institute. *TOCore Neighbourhood Population Profiles*. July 2016, p. 29.

<b>Existing Built Form and Themes: 1970s to present</b>	
<p><b>Description of Existing Built Form:</b></p> <p>High-rise buildings along Bloor Street East and Yonge Street (south of Ramsden Park), either as dedicated residential buildings or as residential buildings with retail at grade.</p> <p><b>Theme:</b> Residential Development  <b>Sub theme:</b> Infill Development</p>	 <p>Residential tower at 877 Yonge St. (CBCollective 2021).</p>
<p><b>Description of Existing Built Form:</b></p> <p>The Toronto Reference Library occupies the majority of the block bounded by Yonge Street, Collier Street, Church Street and Asquith Avenue.</p> <p><b>Theme:</b> Civic Governance and Institutions  <b>Sub theme:</b> Education</p>	 <p>The Toronto Reference Library at 789 Yonge St. (CBCollective 2021).</p>

## 5.0 BLOOR-YORKVILLE BUILDING TYPES

The following list represents the different building types that were identified within the CHRA study area. The building types are based on those identified in City of Toronto’s West Queen West, Danforth Avenue and King Parliament background planning reports, the West Toronto Junction Historic Context Statement (all completed 2020), the Bloor Street West CHRA and the Mount Dennis CHRA (both completed 2021).

These building types were used as a way to organize properties identified for screening, and where appropriate, were considered as a source of potential cultural heritage value related to O. Reg. Criteria 1.

- **Commercial**
  - Main Street Commercial Row
  - Main Street Commercial Block
  - Retail - Single and Multiple Tenant
  - Commercial Buildings and Towers
  - Bank
  - Commercial Complex<sup>48</sup>
  - Yorkville Complex
- **Residential**
  - Pre-War Apartment
  - Detached
  - Semi-detached
  - Apartment Tower
  - Terrace
  - *\*Converted House-Form*<sup>49</sup>
- **Industrial**
  - Warehouse / Factory
- **Institutional**
  - Place of Worship
  - Healthcare
  - Fire & Police Station
  - Library
- **Transportation and Infrastructure**
  - Substation

48 See ‘Summary of Existing Built Form and Related Themes’ in Section 4.6.

49 Converted House-Form refers to building types that have been modified to permit new commercial uses, and where the original building type form remains legible. Whereas all other building types were considered mutually exclusive, this condition was applied in conjunction with another building type, primarily the Residential types of Detached, Semi-detached or Terrace.

## 6.0 SUMMARY OF HISTORIC CONTEXT OF THE CHRA STUDY AREA

The Bloor-Yorkville Cultural Heritage Resource Assessment (CHRA) area is bounded by the CPR railway corridor (north), Yonge Street, Rosedale Valley Road and Sherbourne Street (east), Charles Street (south) and Avenue Road (west).

Historically, the CHRA study area is composed of parts of Concession 1, Park Lots 5, 6, 7, 8, 9, 10 and 11 as well as Concession 2, Township Lots 18, 19, 20, 21 and 22. The majority of the CHRA study area, however, is composed of Concession 2, Township Lots 20, 21 and 22.

### 6.1 DESCRIPTION OF CHRA STUDY AREA

Geological conditions have shaped the history and evolution of the area, with the ancient Lake Iroquois shoreline and more recent ravine systems playing significant roles. Lake Iroquois was formed about 13,000 years ago by runoff from the melting Laurentide Ice Sheet. The CHRA study area is located below the ancient Lake Iroquois shoreline on the ancient lake bottom which inclines gradually toward its northern limits. The topography is also defined by ravine valleys including Castle Frank Brook cutting east to join the Don River and Valley. These ridges and valleys played an important role in shaping a number of the area's roads and development patterns that defy the conventional survey grid.

Following negotiation of the Toronto Purchase, the British Parliament created Upper Canada which was divided into a series of counties. These were further surveyed into townships, concessions and lots. In the CHRA study area, two east-west concessions were established north of 'the Bay'. Concession 1 was located between Queen and Bloor streets, and Concession 2 between Bloor Street and St. Clair Avenue. Bloor Street was surveyed as the road separating the two concessions. The Township of York was surveyed into park lots (100 acres) between Queen and Bloor streets and township or farm lots (200 acres) north of Bloor Street.

The majority of the CHRA study area developed as part of the Village of Yorkville which was bounded by Bloor Street, Bedford Road, Walker Avenue and Princefield Road and Sherbourne Street. It developed primarily around the Bloor and Yonge intersection with the portion north of Belmont Avenue developing after annexation. The area between Bloor and Charles streets developed as part of the City of Toronto. As a result, the existing built form of the CHRA study area can be understood based on the sub-areas identified as Yorkville Village Core (Scollard Street, Yorkville Avenue and Cumberland Street), South of Bloor Street (Church Street, Hayden, Charles) as well as the major roads of Yonge Street; Bloor Street; Davenport Road; Avenue Road.

### 6.1.1 YORKVILLE VILLAGE CORE

The area identified as Yorkville Village Core comprises Scollard Street, Yorkville Avenue and Cumberland Street between Avenue Road and Bay Street.

By the early 1880s, both sides of Scollard Street were characterised by wood, semi-detached residential structures on narrow lots. Similarly, Cumberland Street had narrow lots and consistent rows of semi-detached wood structures. Yorkville Avenue on the other hand, was characterised by larger, brick, or brick clad residential buildings with only the occasional wood structure. Generally, the lots on Yorkville Avenue were larger than those on Scollard and Cumberland streets with its north side having lots and buildings similar to those on Bloor Street.

The completion of Bay Street in 1922, created a division in the consist residential streetwalls between Hazelton Avenue and Yonge Street. The built form of Yorkville Village Core, however, remained relatively stable until the 1940s when some of the residential structures were replaced by offices and apartment buildings. This is evident on the south side of Scollard Street, and the north and south sides of Yorkville Avenue. The buildings on the south side of Cumberland Street, west of Bellair Street were razed for surface parking.

### 6.1.2 SOUTH OF BLOOR STREET

By the late 1880s, Hayden Street had small, wood residences concentrated between Yonge and Church streets while larger brick residences were evident between Church and Jarvis streets.

Charles Street was inconsistent in character with a concentration of wood houses between the western boundary of the CHRA study area and Yonge Street and then larger, brick houses on substantial lots between Huntley and Church streets. Church Street had modest brick residences that were consistent with those to the south and outside of the CHRA study area.

By the mid-1920s, brick structures started to replace or fill in the larger lots along Charles and Huntley streets. Then in the 1950s, Hayden and Charles streets between Church and Yonge streets lose their predominantly residential character with offices, the Grace Hospital and a postal station replacing the finer grain residential buildings. Charles Street remained residential in character between Yonge Street and University Avenue.

### 6.1.3 YONGE STREET

In 1793, Lieutenant-Governor John Graves Simcoe commissioned the survey of a road (which became known as Yonge Street) from Lake Ontario to Lake Simcoe. By May 1794, the road had opened to Sheppard Avenue. During the War of 1812, Yonge Street was used to transport goods and soldiers and by the late 1820s, although not ideal, the state of the road was such that commercial, passenger and freight coaches operated as far as Holland Landing, just south of Lake Simcoe.

In the CHRA study area, commercial development was concentrated on Yonge Street between Bloor Street and Davenport Road, with mixed use and commercial buildings comprising entire blocks of uninterrupted commercial streetwalls. Another commercial section emerged further north on Yonge Street between Marlborough Avenue and the railway tracks.

Yonge Street continued to be the CHRA study area's major commercial road, following the annexation of the Village of Yorkville in 1883. In particular, the section between Ramsden Park Road and Macpherson Avenue developed mixed use buildings with commercial uses at grade during the 1920s and 1930s.

#### 6.1.4 BLOOR STREET EAST AND WEST

As a road separating Concession 1 and Concession 2, Bloor Street's early structures included toll gates and a block house in the 1830s. It developed as a residential street in the 19th century, with larger detached homes concentrated east of Church Street and a number of churches.

Following the First World War, completion of the Prince Edward Viaduct and extension of Bay Street, Bloor Street transformed from a residential road to support retail, education, hospitality and healthcare uses. At first, residences were repurposed but by the late 1920s dedicated stores and substantial office buildings west of Yonge Street signalled the emergence of a new commercial and service area, as did buildings such as Manufacturer's Life to the east of Yonge Street.

A number of other financial services established major offices and headquarters on Bloor Street East through the 1950s. The conservative companies favoured modern classicist designs, which became a defining feature of Bloor Street East, particularly east of Park Road. More offices and additions were built in the 1960s and 1970s, augmenting the streetscape with brutalist and late-modernist designs.

Bloor Street West continued transforming through the 1950s, 1960s and 1970s, as the expanding subway system attracted higher densities. A number of high-end retail, office, hotel and apartment buildings added a modern layer to the street, reflected by International Style, brutalist and late-modernist works. Some buildings employed sophisticated combinations of at-grade uses and circulation systems with dense towers on their massive sites.

#### 6.1.5 DAVENPORT ROAD

Davenport Road is one of the CHRA study area's earliest roads, dating from the early 1800s at the latest. It is associated with an ancient Indigenous trail along the Lake Iroquois shoreline. Davenport boasted toll booths and development centred around its intersection with Yonge Street in the 1850s, and was densely developed south of Belmont Street by the time Yorkville was annexed in 1883. Between the early 1900s and 1913 the street was completely built out, primarily of semi-detached and terraced residential buildings of brick and frame construction.

In 1931 Church Street was extended north of Bloor Street, curving northwest to meet Davenport Road on the east side of Yonge Street. Through the mid-20th century most of the residential dwellings south of Hillsboro Avenue were gradually replaced with a variety of larger building types, including offices, places of worship, apartments, and industrial facilities. Larger condominiums further transformed the street in the late-20th and early 21st centuries, leaving the north block between Hillsboro Avenue and Avenue Road as Davenport Road’s last large stretch of semi-detached residential buildings.

### 6.1.6 AVENUE ROAD

Avenue Road is shown on historic maps dating to the 1850s as a north-south route between Queen Street and St. Clair Avenue. Between Queen and Bloor streets, it was known as College Avenue and then Avenue Road between Bloor Street and St. Clair Avenue. By the time Yorkville Village was annexed to the City of Toronto in 1884, the east side of Avenue Road within the CHRA study area, contained a number of substantial brick residences between Bloor Street and Davenport Road. In the early 1910s, the properties on the west side of Avenue Road, north of Pears Avenue were constructed. By the mid-1940s, several of the residential buildings on the east side had been replaced by large, commercial and light industrial businesses. These buildings were subsequently replaced by even larger commercial (hotel) and residential (apartment) buildings.

## 6.2 EXISTING BUILDING FORM

The following section describes the prevalent built form and character of: the Yorkville Village Core; south of Bloor Street; Yonge Street; Bloor Street East and West; Davenport Road; and Avenue Road.

### 6.2.1 YORKVILLE VILLAGE CORE

*Description:* Concentration of late-19th and early-20th century residential forms on the north side of Cumberland Street between Old York Lane and Bellair Street; concentration of late-19th and early-20th century residential house forms on Yorkville Avenue and Scollard Street between Avenue Road and Bay Street; Contemporary mid-rise residential throughout.

*Character:* Stretches of consistent historic fabric with most, if not all, being adaptively reused as commercial buildings; new development in the form of Yorkville Complexes and infill residential developments generally reinforce the neighbourhood scale of the area, often integrating porous pedestrian networks.

### 6.2.2 SOUTH OF BLOOR STREET

*Description:* Contemporary residential and office towers with only the occasional low-scale, historic building.

*Character:* Inconsistent character throughout the area. However, there are several, large residential towers dating from the mid-1960s to present.

### 6.2.3 YONGE STREET

*Description:* Concentration of late-19th and early-20th century mixed-use forms on the west side and some on the east side north of Price Street. Contemporary low and mid rise residential and commercial forms on the east side.

*Character:* West side is consistent with historic fabric; character on the east side is a mix of building types, scales, and ages with several blocks largely defined by main street buildings.

### 6.2.4 BLOOR STREET WEST

*Description:* Dense modern highrise streetscape, created by numerous building types including commercial buildings and towers, commercial complexes and apartment towers. High-end retail is common as standalone or at-grade uses.

*Character:* Varied building types employing post-war styles support a prominent retail presence at grade. Large developments and stretches of unbroken streetwall are common.

### 6.2.5 BLOOR STREET EAST

*Description:* Contemporary high-rise commercial and residential forms; concentration of prominent commercial buildings and towers on Bloor Street East, often related to financial or other large companies.

*Character:* Consistent character on both sides with substantial historic buildings on the north side; Modern classicism plays a strong role in defining, supported by brutalist and late modern as well.

### 6.2.6 DAVENPORT ROAD

*Description:* Between Avenue Road and Hillsboro Avenue, there are consistent late-19th and early-20th century residential forms on the north side which have been converted to commercial uses. The south side has consistent contemporary mid-rise residential forms. Between Hillsboro Avenue and Church Street there are a variety of forms including residential, institutional, and places of worship.

*Character:* Overall the character of the area between Avenue Road and Hillsboro Avenue is consistent along the north and south sides despite the differing age of the buildings. Buildings on the north side demonstrate a range of styles and eras that still retain the scale of the original semi-detached and terraced residences.

### 6.2.7 AVENUE ROAD

*Description:* Late 19th and early 20th century residential (both sides) and mixed use forms (west side) and contemporary mid-rise residential (east side).

*Character:* Overall character is inconsistent, displaying a mix of building types and scales from different periods; residential buildings adapted to commercial uses as well as main street buildings.

## 7.0 IDENTIFICATION OF PROPERTIES HAVING POTENTIAL CULTURAL HERITAGE VALUE OR INTEREST

Based on primary and secondary research, field survey, community consultation, analysis and evaluation, this CHRA identifies the following properties as having heritage potential. Each of the properties was screened against the criteria in O. Reg. 9/06 1 (2), taking into consideration the significant time periods and themes identified in the Historic Context Statement (Section 4.0).

### 7.1 PROPERTIES SCREENED TO MEET 2 OR MORE CRITERIA

The following properties met two or more criteria. Further research may determine if a property meets additional criteria. Where this is the case, the screening table in Appendix C indicates ‘tbd’.

- 9 Asquith Ave
- 55 Avenue Rd
- 174 Avenue Rd
- 69 Bloor St E
- 131 Bloor St E
- 250 Bloor St E
- 55 Bloor St W
- 44 Charles St W
- 98 Cumberland St
- 2 Sultan St
- 789 Yonge St
- 1062 Yonge St
- 1064 Yonge St
- 1066 Yonge St
- 1068 Yonge St
- 1070 Yonge St
- 1094 Yonge St
- 1098 Yonge St
- 1100 Yonge St
- 1102 Yonge St
- 1104 Yonge St
- 1106 Yonge St
- 1108 Yonge St
- 1110 Yonge St
- 1112 Yonge St
- 1114 Yonge St
- 1116 Yonge St
- 1118 Yonge St
- 1120 Yonge St
- 75 Yorkville Ave
- 99 Yorkville Ave
- 110 Yorkville Ave
- 112 Yorkville Ave
- 115 Yorkville Ave
- 119 Yorkville Ave
- 121 Yorkville Ave

## 7.2 PROPERTIES SCREENED TO MEET 1 CRITERIA

The following properties met 1 criteria when screened against O. Reg. 9/06. Further research may determine if a property meets additional criteria. Where this is the case, the screening table in Appendix D indicates ‘tbd’.

- 103 Avenue Rd
- 176 Avenue Rd
- 100 Charles St E
- 106 Cumberland St
- 108 Cumberland St
- 116 Cumberland St
- 118 Cumberland St
- 120 Cumberland St
- 122 Cumberland St
- 124 Cumberland St
- 126 Cumberland St
- 140 Cumberland St
- 142 Cumberland St
- 156 Cumberland St
- 158 Cumberland St
- 135 Davenport Rd
- 144 Davenport Rd
- 146 Davenport Rd
- 152 Davenport Rd
- 154 Davenport Rd
- 156 Davenport Rd
- 158 Davenport Rd
- 160 Davenport Rd
- 162 Davenport Rd
- 164 Davenport Rd
- 166 Davenport Rd
- 168 Davenport Rd
- 170 Davenport Rd
- 172 Davenport Rd
- 174 Davenport Rd
- 176 Davenport Rd
- 178/178A Davenport Rd
- 180 Davenport Rd
- 182 Davenport Rd
- 188 Davenport Rd
- 192 Davenport Rd
- 194 Davenport Rd
- 198 Davenport Rd
- 200 Davenport Rd
- 202 Davenport Rd
- 48 Hayden St
- 50 Hayden St
- 85 Scollard St
- 99 Scollard St
- 101 Scollard St
- 105 Scollard St
- 107 Scollard St
- 86 Yorkville Ave
- 88 Yorkville Ave
- 90 Yorkville Ave
- 101 Yorkville Ave
- 111 Yorkville Ave

## 8.0 RECOMMENDATIONS

The following recommendations are provided to conserve, interpret and commemorate the various aspects of cultural heritage identified during the course of this CHRA.

### 8.1 PROPERTIES MERITING INCLUSION ON THE HERITAGE REGISTER

The properties included on the lists in Section 7.1 & 7.2 have been identified as having potential cultural heritage value or interest and merit inclusion on the Heritage Register (Map 4).

### 8.2 PRIORITY PROPERTIES FOR EVALUATION

From the list of properties meriting inclusion on the Heritage Register in Section 7.0, the CHRA has identified four as particularly strong candidates for designation under Part IV of the OHA since they are notable examples of a style or type, are notable works by important Toronto architectural firms, and in some cases are landmarks in the city.

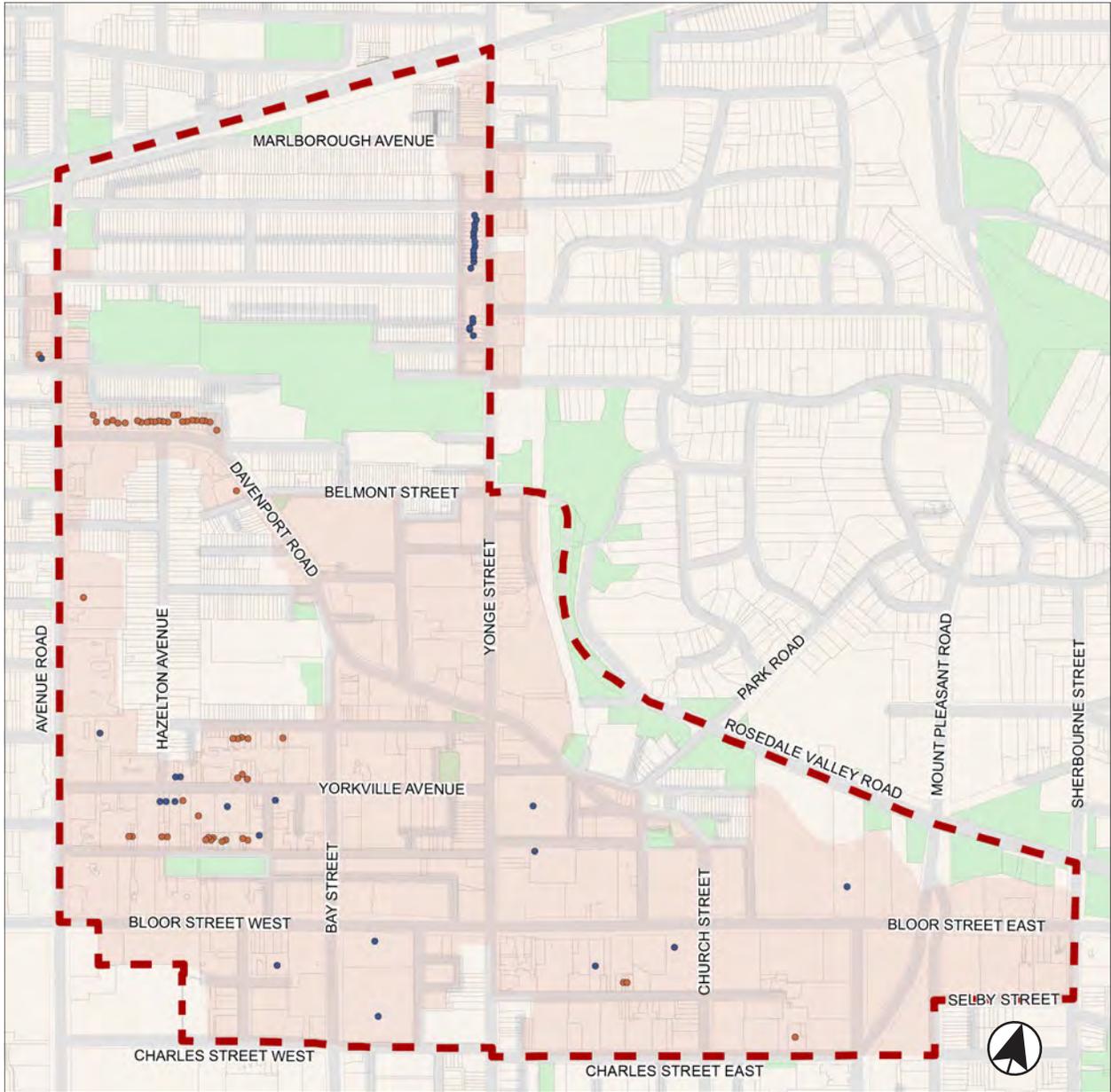
Additionally, the research required to formally evaluate these properties against O. Reg. 9/06 1 (2) provides opportunities to consult with designers or other professionals who were associated with the original projects and/or subsequent additions, and to advance the understanding of certain development types which may inform the heritage values of other properties of potential cultural heritage value or interest. Finally, each property has a high potential of containing interior elements that contribute to its heritage value which was outside the scope of this CHRA to consider.

The properties having potential cultural heritage value or interest identified as priorities for further research are:

- 2 Sultan Avenue (Sultan Apartments; c1925; S.B. Coon & Son)
- 44 Charles Street West (Manulife Centre Phase 1; 1972; Moriyama & Teshima) and 55 Bloor Street West (Manulife Centre Phase 2; 1974; Clifford & Lawrie)
- 99 Yorkville Avenue (Cumberland Court; 1972; Webb Zerafa Menkes Housden)
- 789 Yonge Street (Toronto Reference Library; 1977; Moriyama Teshima Architects)

The Sultan Apartments was designed by Stephen Burwell (S.B.) Coon & Son who completed numerous projects in Toronto including the University Avenue Apartments (8 St. Thomas Street; 1928; Designated Part IV) and Balmoral Apartments (150 Balmoral Avenue; 1929; Designated Part IV).

The Manulife Centre, constructed in two phases between 1969 and 1974, represents the city's desire for high-density, high-rise projects in the Bloor and Yonge area, with the project's scale being unusually large for North American cities at the time. In contrast, the Cumberland Court project inserted a contemporary structure into a historic



### MAP 4: PROPERTIES SCREENED TO MEET CRITERIA

- Screened to meet 2 or more criteria
  - Screened to meet 1 criteria
- CHRA study area
- Secondary Plan Study area

(Map: City of Toronto/CBCollective, 2025)

environment treating the new building as an infill project. In addition to providing retail space and office space across its four floors, the project created pedestrian circulation and public space. The contextually sensitive approach reflected building trends that had developed in the Village of Yorkville through the 1960s and characterized a number of notable projects. Further research for both the Manulife Centre and Cumberland Court should investigate the extent to which the projects were exemplars and their influence on subsequent similar projects.

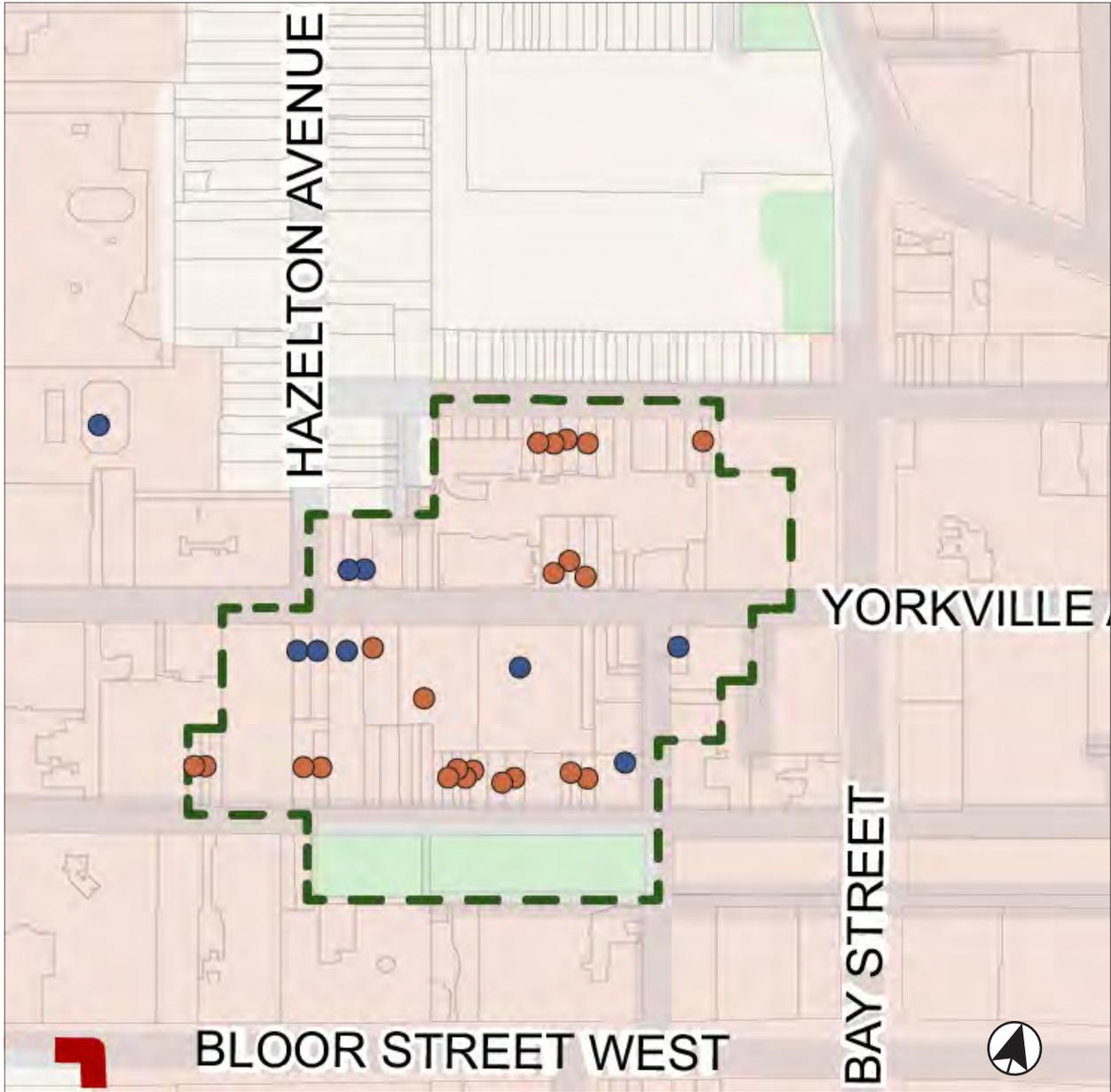
The Toronto Reference Library is a landmark public building located at the intersection of two subway lines. In 1971, Raymond Moriyama was commissioned by the Metropolitan Toronto Reference Library to find a site for a new reference library and then commissioned Moriyama Teshima Architects to design it. Moriyama Teshima Architects designed many iconic buildings in Toronto including the Ontario Science Centre (1969; listed), Scarborough Civic Centre (1973; designated Part IV) and the Bata Shoe Museum (1995; no heritage status). The Toronto Reference Library is Toronto’s largest and most visited library, making it a valuable public resource that requires appropriate conservation as it adapts to increased use and changing technologies.

### **8.3 HERITAGE CONSERVATION DISTRICT (HCD) STUDY**

A Heritage Conservation District (HCD) Study is recommended for the Yorkville Village Core in the area generally bounded by the centre line of Scollard Street, the east side of Bellair Street, Cumberland Street including the Village of Yorkville Park, and the west side of Old York Lane (Map 5). While the HCD study may build upon the findings of this CHRA, it should reach its own determinations in confirming an appropriate boundary, or recommending contributing properties for a potential HCD.

The study should include analysis of pedestrian circulation routes as well as the converted house-form properties along Scollard Street, Yorkville Avenue and Cumberland Street to identify common building modifications such as changes to door and window openings as well as creation of below grade entrances. The study should also include analysis of ‘Yorkville Complex’ type buildings, referring to architect-designed developments within the area characterized by contextually-sensitive interventions, integration of new construction alongside historic fabric, and enhancement of pedestrian connectivity within the area.

In addition to its physical value, the HCD Study should also consider the area’s historical associations, including its role in an important period in Canadian cultural history. The converted house-form properties reflect a range of successive physical alterations supporting changing uses, expressing the area’s history as part of the core of the Village of Yorkville. The conversion of houses to coffee houses, music venues and art galleries was vital to the development of Yorkville as a significant music and counter-culture centre. Heritage Focus Group members expressed interest in recognizing the historic core of the Village of Yorkville, and also emphasized the importance of earlier businesses associated with that period, including music venues and art galleries. The HCD Study should also identify important individuals and organizations associated with the area including developers, property owners and businesses.



**MAP 5: RECOMMENDED HCD STUDY AREA**

- Screened to meet 2 or more criteria
- Screened to meet 1 criteria
- CHRA study area
- HCD study area

(Map: City of Toronto/CBCollective, 2025)

## 8.4 INDIGENOUS HISTORY

Davenport Road’s history as an ancient Indigenous trail was identified as significant by the Heritage Focus Group. Focus Group members expressed interest in ways to engage with the CHRA study area’s Indigenous history, suggesting that the site may have potential as a World Heritage Site for its historic usage as a trail, and that re-naming the street was another potential means to honouring its history. The Moccasin Identified Project was also noted by the Heritage Focus Group as an initiative that could be implemented within the CHRA study area.

It is recommended that the City explore and implement initiatives that identify and celebrate Indigenous connections to the CHRA study area. This study identified the ancient trail associated with Davenport Road, and a burial site at the Sandhill as two Indigenous heritage elements related to the CHRA study area. The City should build on these findings through targeted discussions as part of the ongoing Indigenous Heritage Engagement Project to confirm and expand upon current and historic Indigenous connections to the CHRA study area.

The resulting stories and content should form the basis of initiatives that celebrate the Indigenous heritage of the CHRA study area, including the interpretation of Indigenous heritage through panels, art installations, or other markers in the public realm and on Davenport Road.

Methods of interpretation should be identified in consultation with Indigenous communities to ensure they reflect Indigenous values. The design and content of any interpretive markers should be created by or in strong collaboration with Indigenous elders, knowledge keepers, or artists. This is to ensure they reflect Indigenous concepts of heritage, and articulate their values within this understanding.

An important candidate public realm area is that related to Davenport Road, a considerable portion of which continues west of the CHRA study area along the base of the former shoreline. Interpretation related to this historic feature should consider the entire length of the road when confirming correlation to the historic Indigenous trail and identifying appropriate locations for markers or interventions.

## 9.0 FIGURES

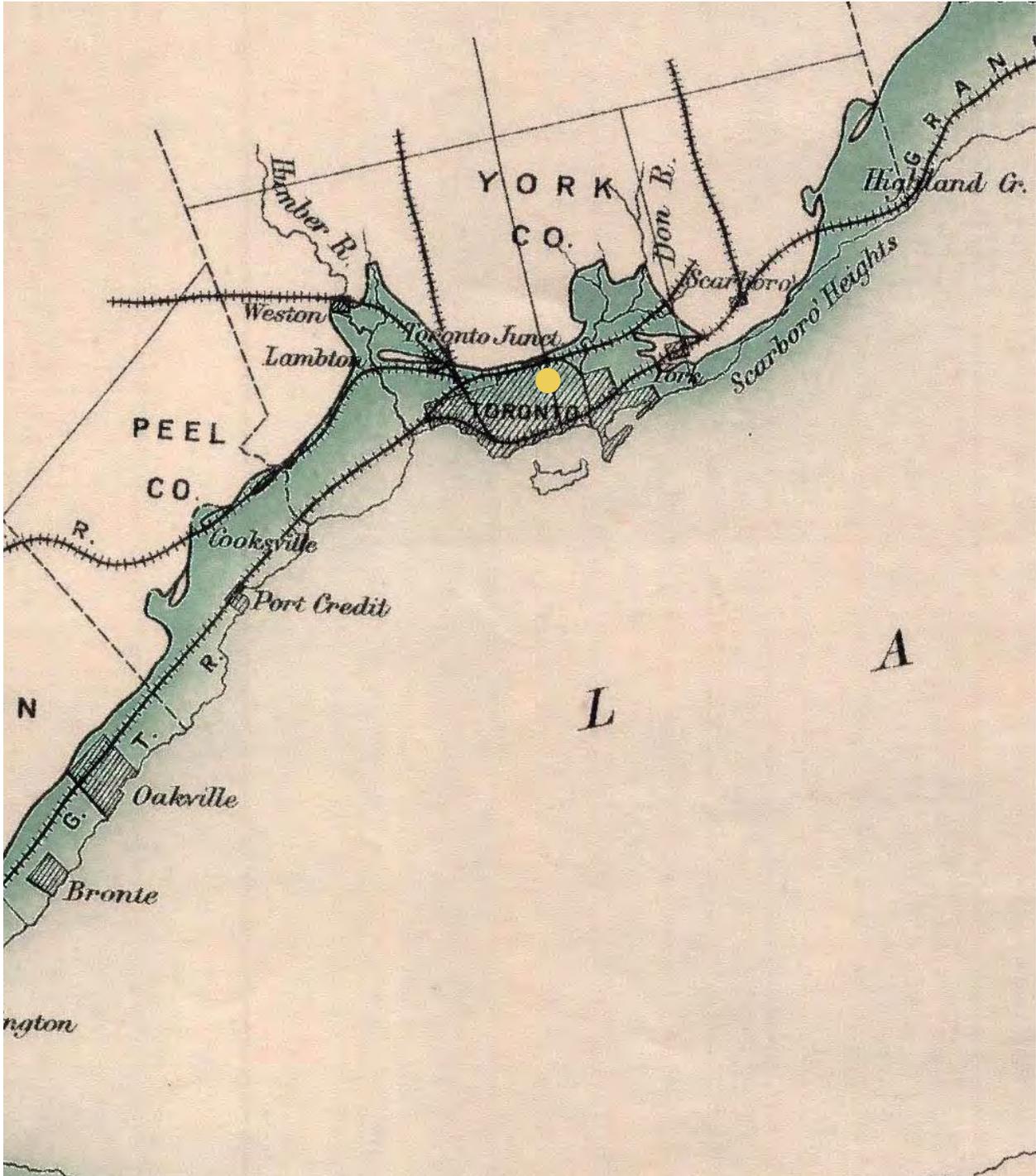


Figure 1: Detail of 1904 map showing the historic extent of the Lake Iroquois shoreline in teal, relative to the 20th century shoreline. A yellow circle approximates the centre of the study area (*University of Toronto Map & Data Library*).



Figure 2: c.1797 map Copy of a c.1797 Aitken survey plan of the Township of York. A purple arrow indicates the location of a dashed line believed to be Indigenous trail, located south of the bluff and traveling through the study area shaded in blue (Archives of Ontario).

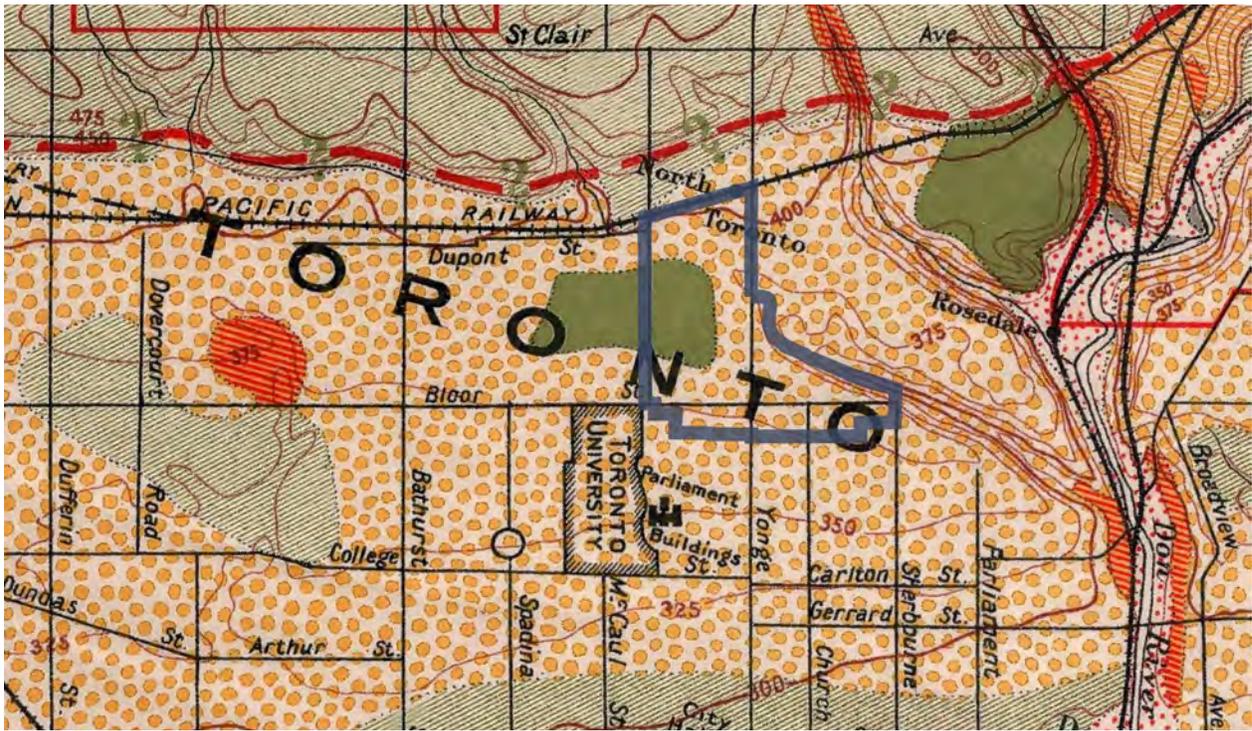


Figure 3: Detail of an 1891 plan showing the study area and CHRA areas outlined in blue. The yellow dots indicate sand and the dark green areas identify clay deposits (University of Toronto Map & Data Library).

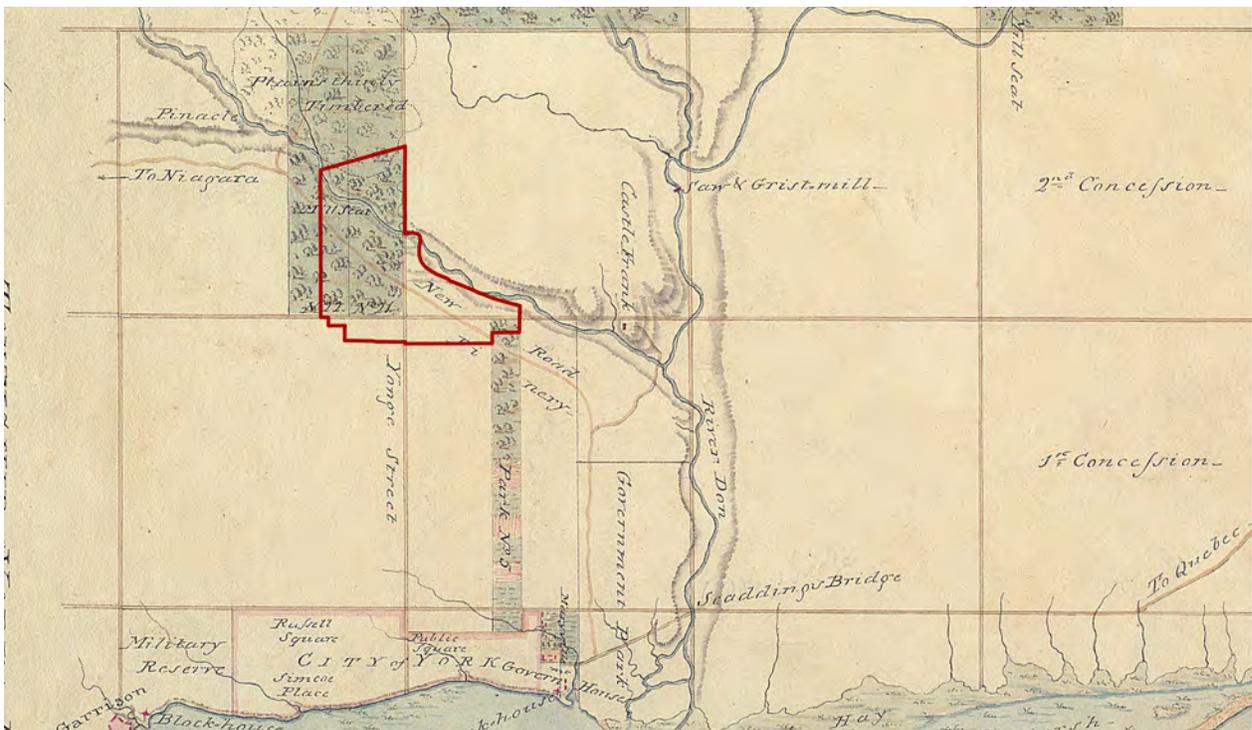


Figure 4: Detail of an 1802 Chewett plan showing the survey grid, with Yonge Street and Bloor Street intersecting at the bottom of the study area (in red). Davenport Road is shown crossing diagonally, connecting Niagara with York, and is referred to as "New Road" (Toronto Public Library).



Figure 5: Photograph of the Yonge Street toll gate in 1870, when it was located north of Marlborough Avenue (*Toronto Public Library*).

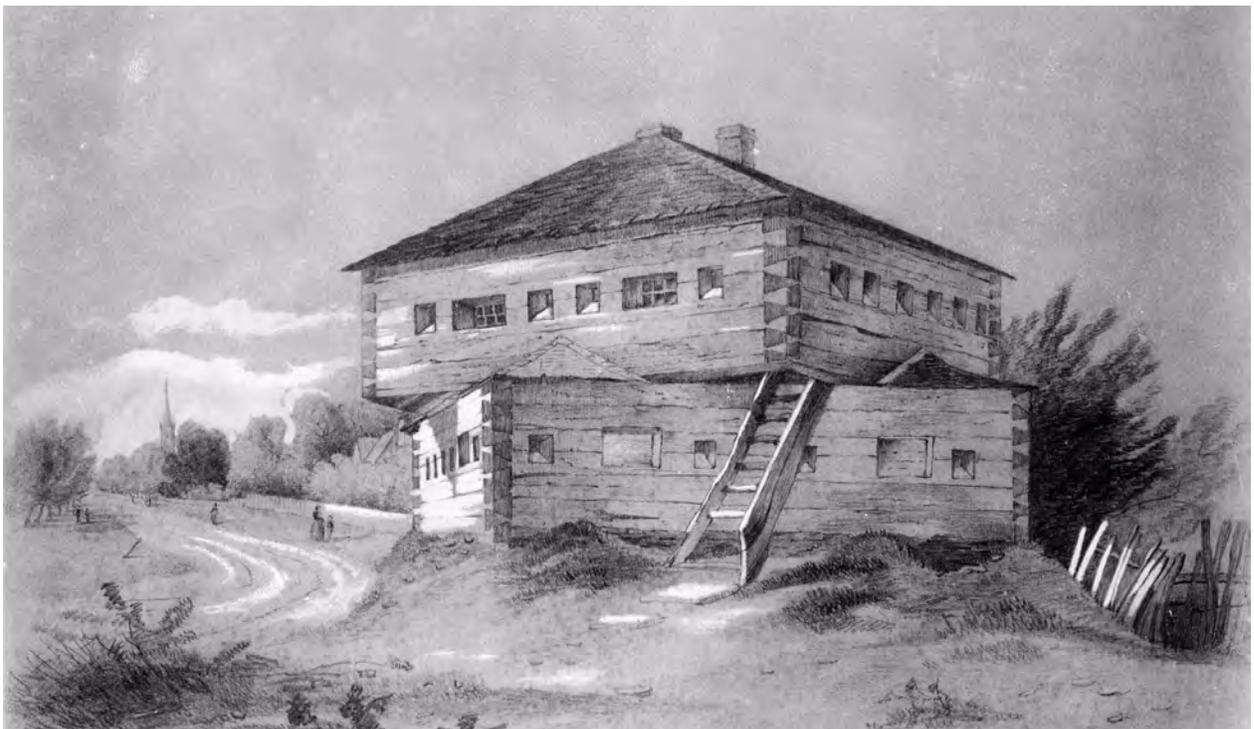


Figure 6: 1862 drawing looking east at the Sherbourne Street blockhouse, built following the 1837 Upper Canada Rebellion (*Toronto Public Library*).



Figure 7: 1886 photograph of the Red Lion Inn on the east side of Yonge Street north of Bloor, two years before its demolition (*Toronto Public Library*).

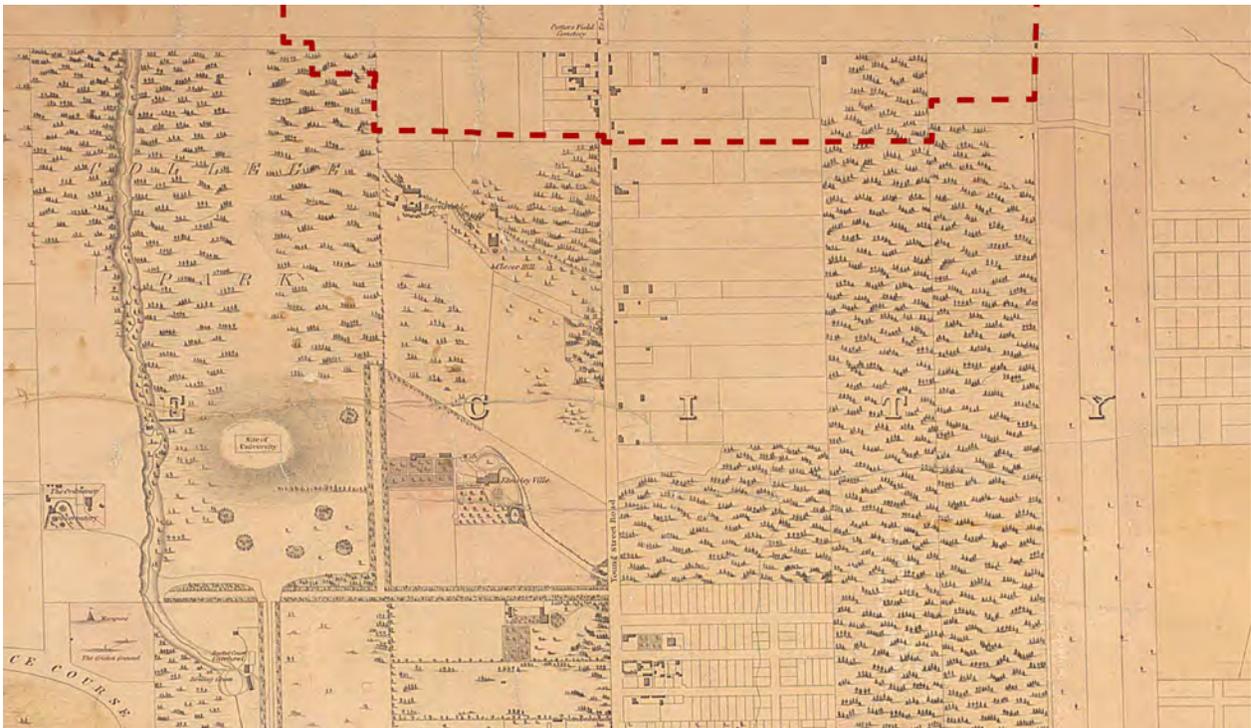


Figure 8: Detail of the 1842 Cane map with the Bloor and Yonge intersection at top centre. Yonge Street is seen as the major road north from York, and development becomes denser closer to Yorkville (*Toronto Public Library*).



Figure 9: 1865 painting by Richard Baigent of Bloor's Brewery, by this time known as Castle Frank Brewery. The Sherbourne blockhouse is visible at top right (*Toronto Public Library*).



Figure 10: Watercolour of the first St. Paul's church on Bloor Street in 1848 (*Toronto Public Library*).

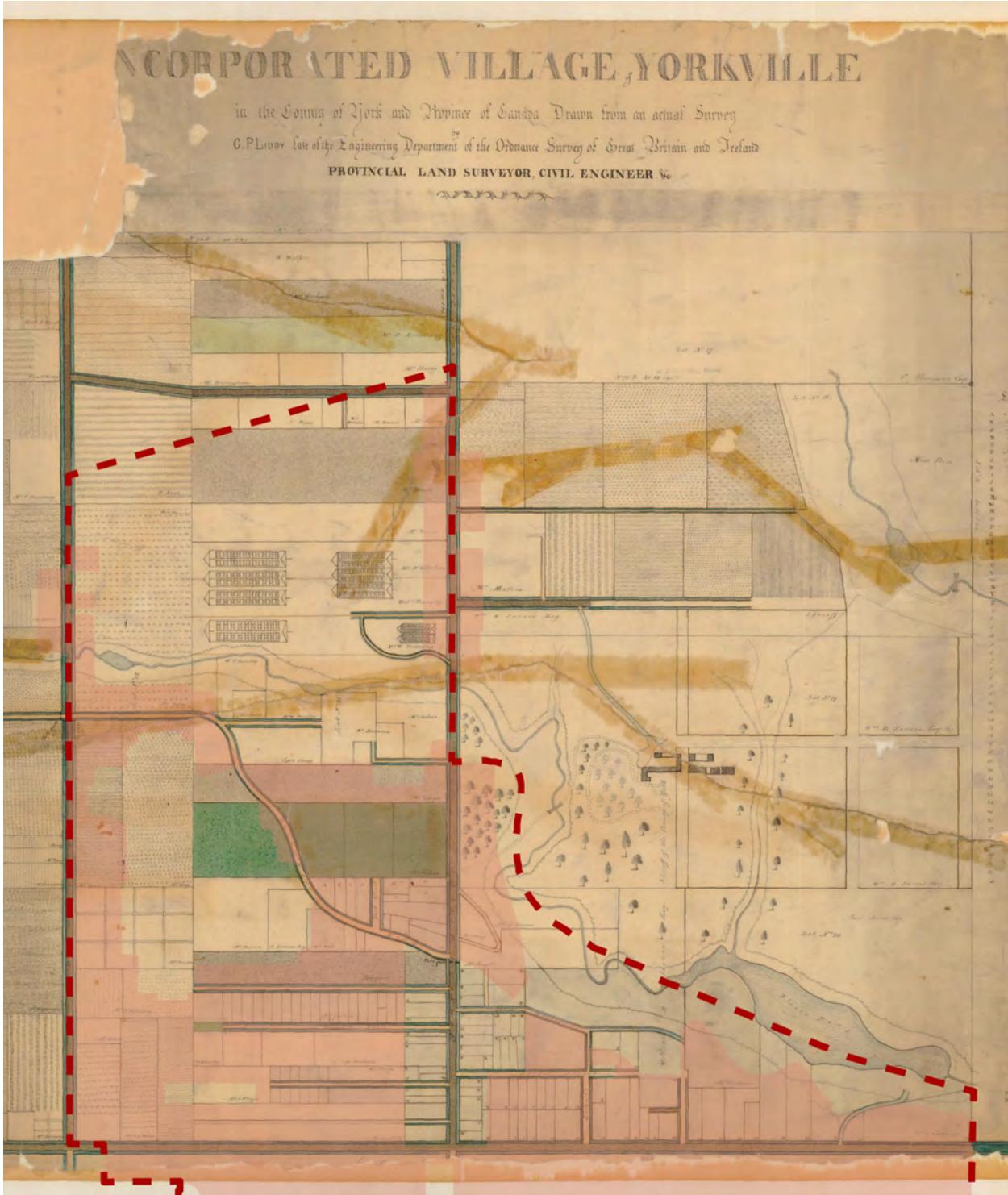


Figure 11: Detail of the 1852 Liddy map of the incorporated Village of Yorkville. This rich map shows geographic features, roads, property lines, farms and the brickyards. The roads and property lines between Davenport and Bloor probably represent the early subdivision plans (*Ontario Ministry of Natural Resources, Office of the Surveyor General*).

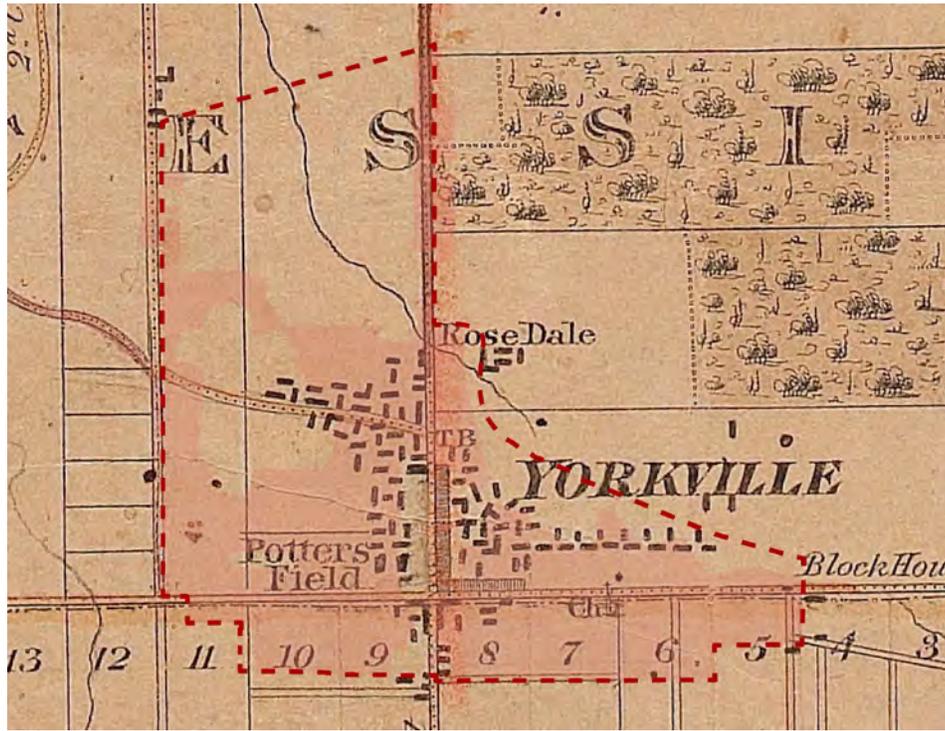


Figure 12: Detail of J.O. Browne's 1851 York Township map with the study area and CHRA areas overlaid. The map approximates the contemporary built extents along Davenport, Yonge and Bloor streets (City of Toronto Archives).

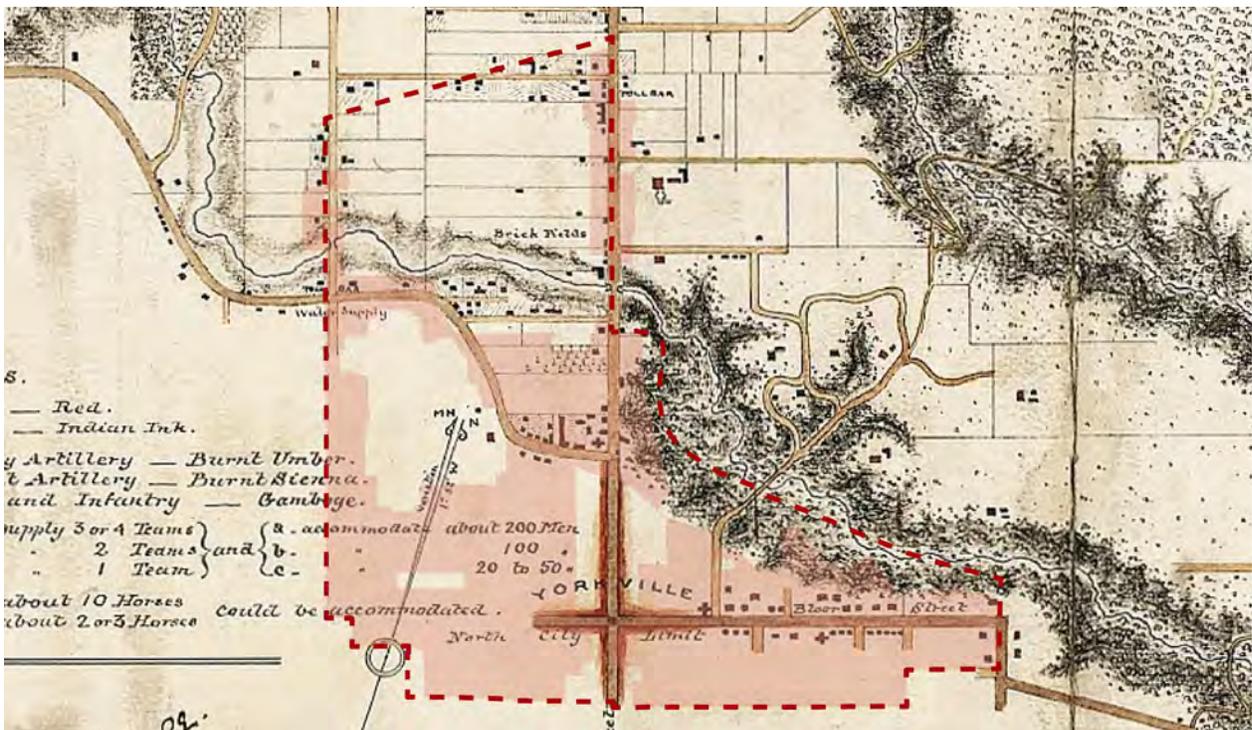


Figure 13: Detail of the 1868 Fawkes and Hassard military reconnaissance plan with the study area and CHRA areas overlaid. The map also approximates the contemporary built extents along Davenport, Yonge and Bloor streets (Library and Archives Canada).

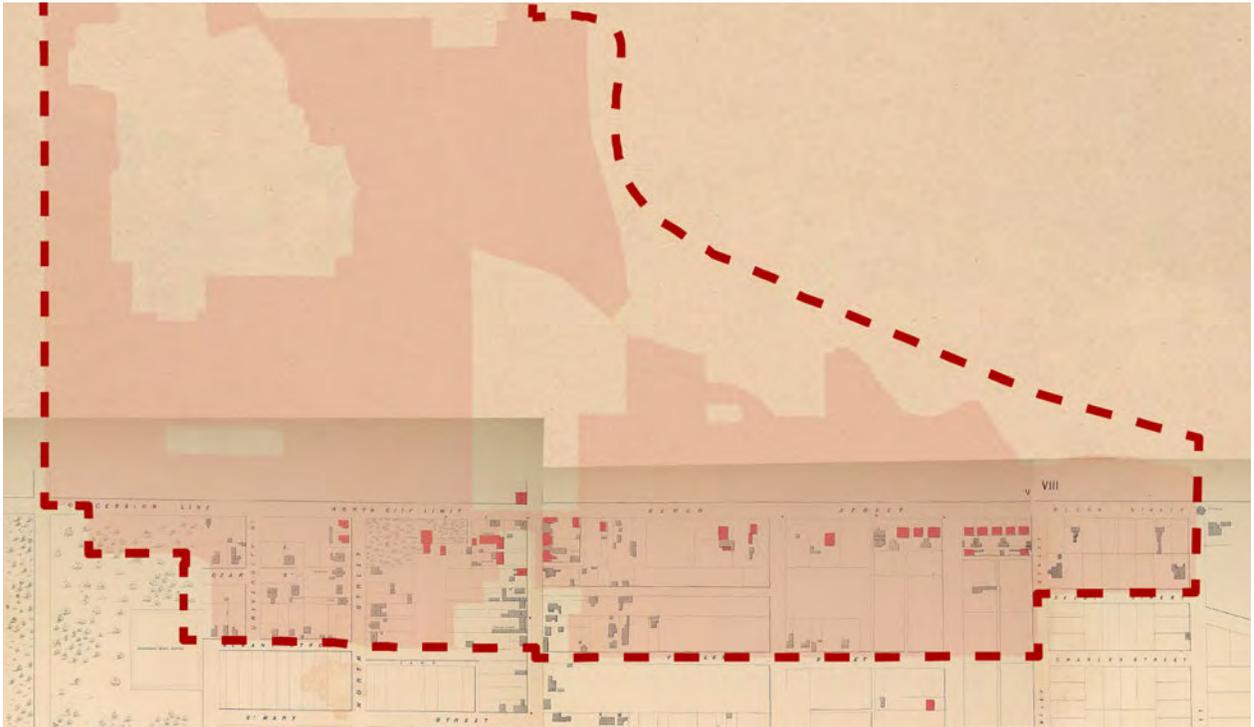


Figure 14: Composite of plates from the 1858 Boulton Atlas, showing development within Toronto's liberties. Development is heaviest on Yonge and Bloor streets, with the latter tending toward brick residences and greater setbacks (*Toronto Public Library*).



Figure 15: 1861 photograph looking north up Yonge past Cumberland Street to the Yorkville Town Hall (with tower still to be built). The image conveys the commercial character of Yonge Street even by the mid-19th century (*Toronto Public Library*).

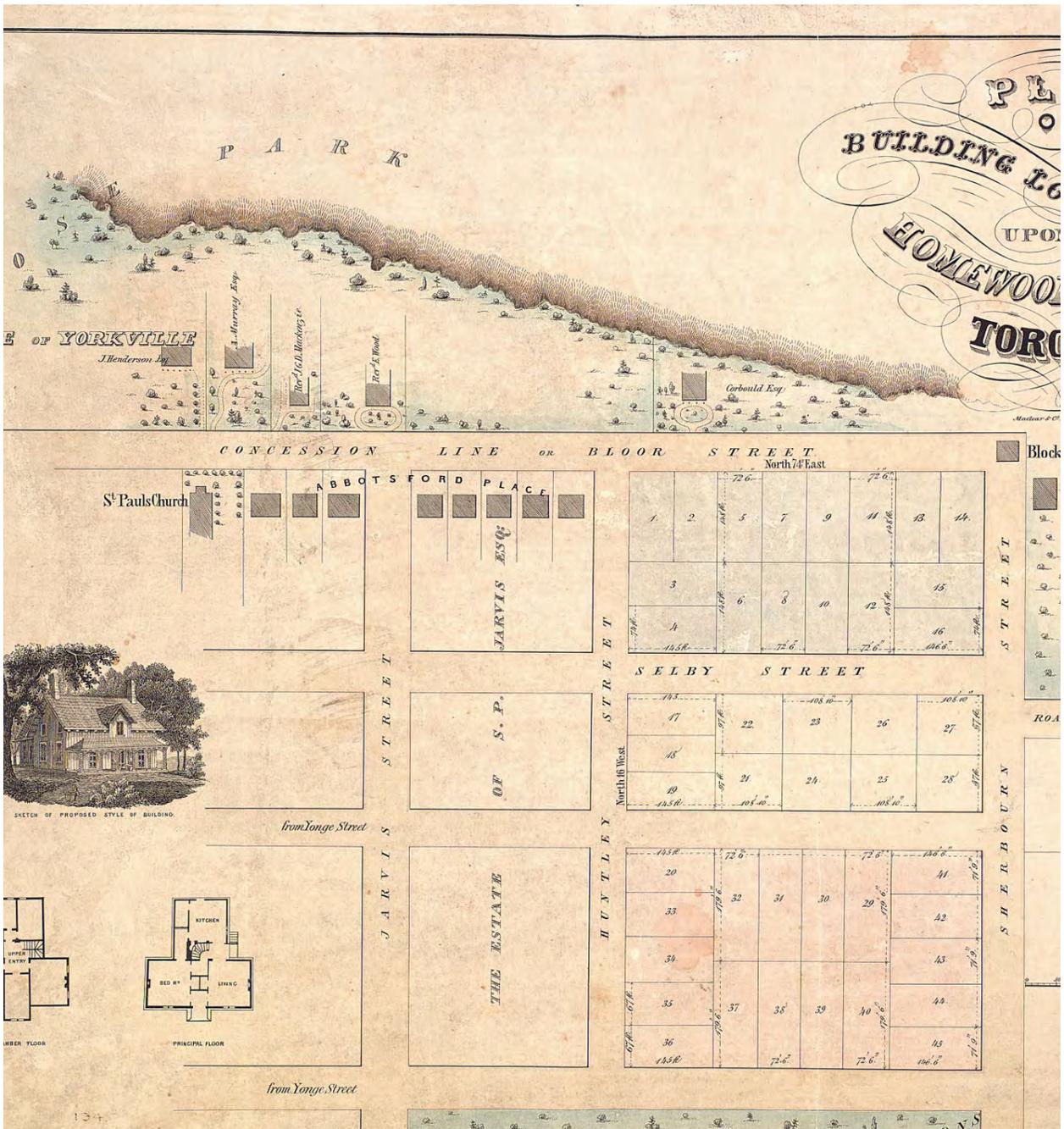


Figure 16: Detail of an 1855 promotional subdivision plan for the Homewood Estate, showing the residential nature of Bloor Street at the time. The blockhouse is visible at right (Toronto Public Library).



Figure 17: Detail of P.A. Gross Bird's 1876 Bird's Eye map of Toronto. It conveys the built extents of the study area, various building types, as well as the topography of the ravine valley and former Lake Iroquois shoreline to the north (*University of Toronto Map & Data Library*).

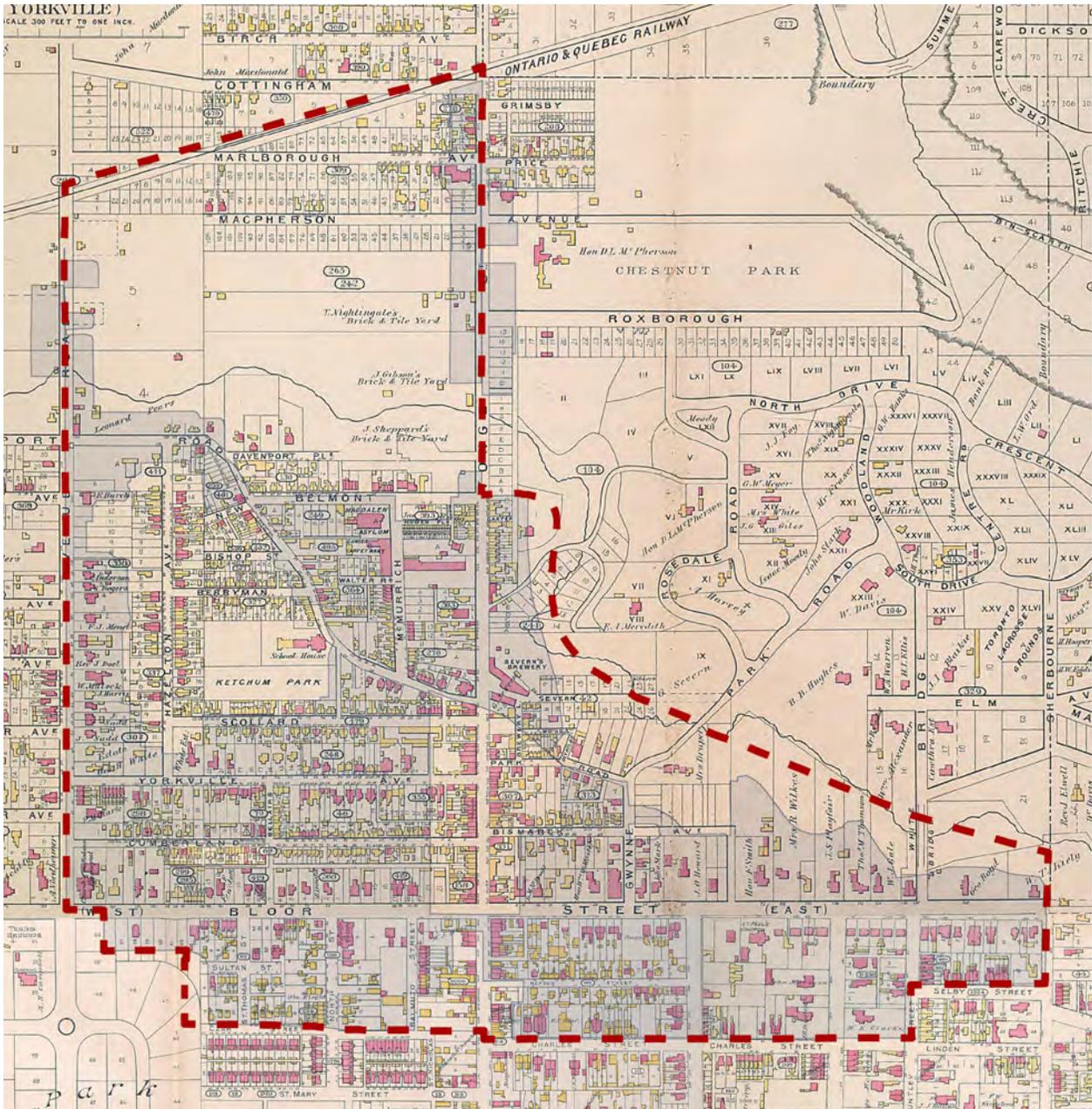


Figure 18: Composite of plates from the 1884 Goad's Fire Insurance Atlas showing the built extents of the study area at that time (University of Toronto Map & Data Library).



Figure 20: 20th century photograph of houses between 25 and 33 Lowther Avenue. The houses are typical of the former Village of Yorkville according to Eric Arthur. They are located west of the study area (*No Mean City*, p.70).

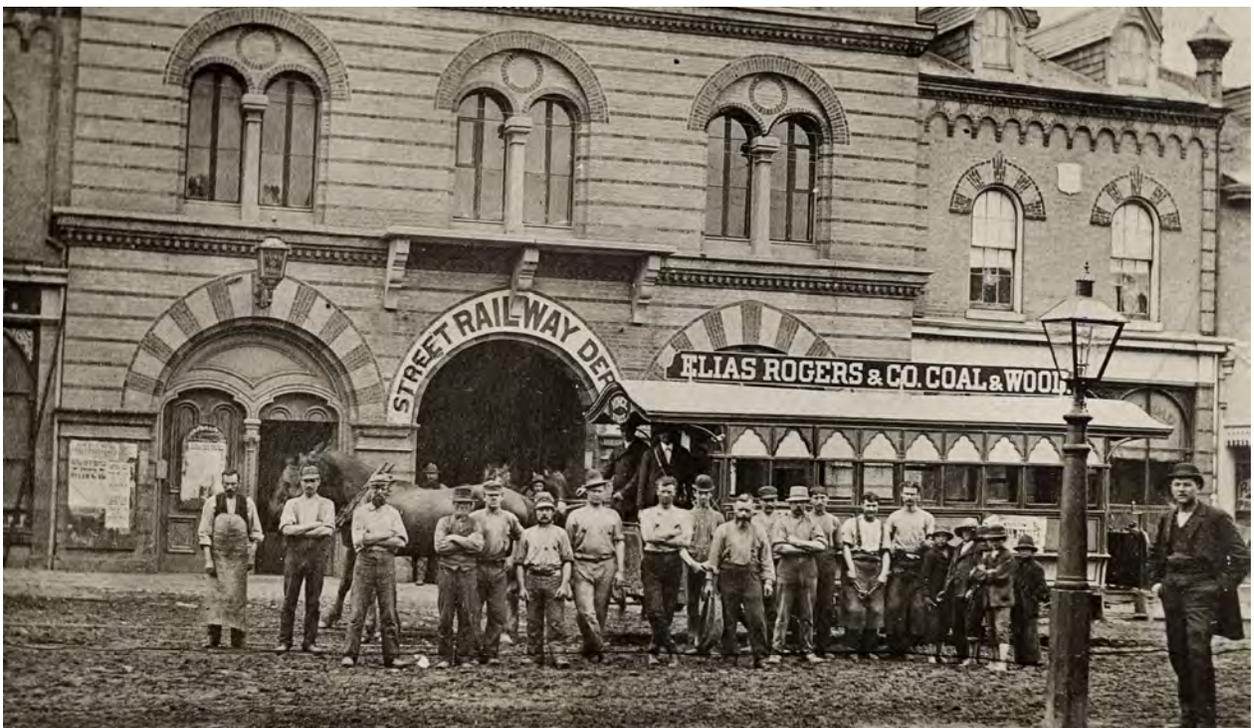


Figure 19: 1870 photograph showing a street railway car in front of the Town Hall. The entrance to the TSR's stable was via the central arch of the building (*Toronto Public Library*).

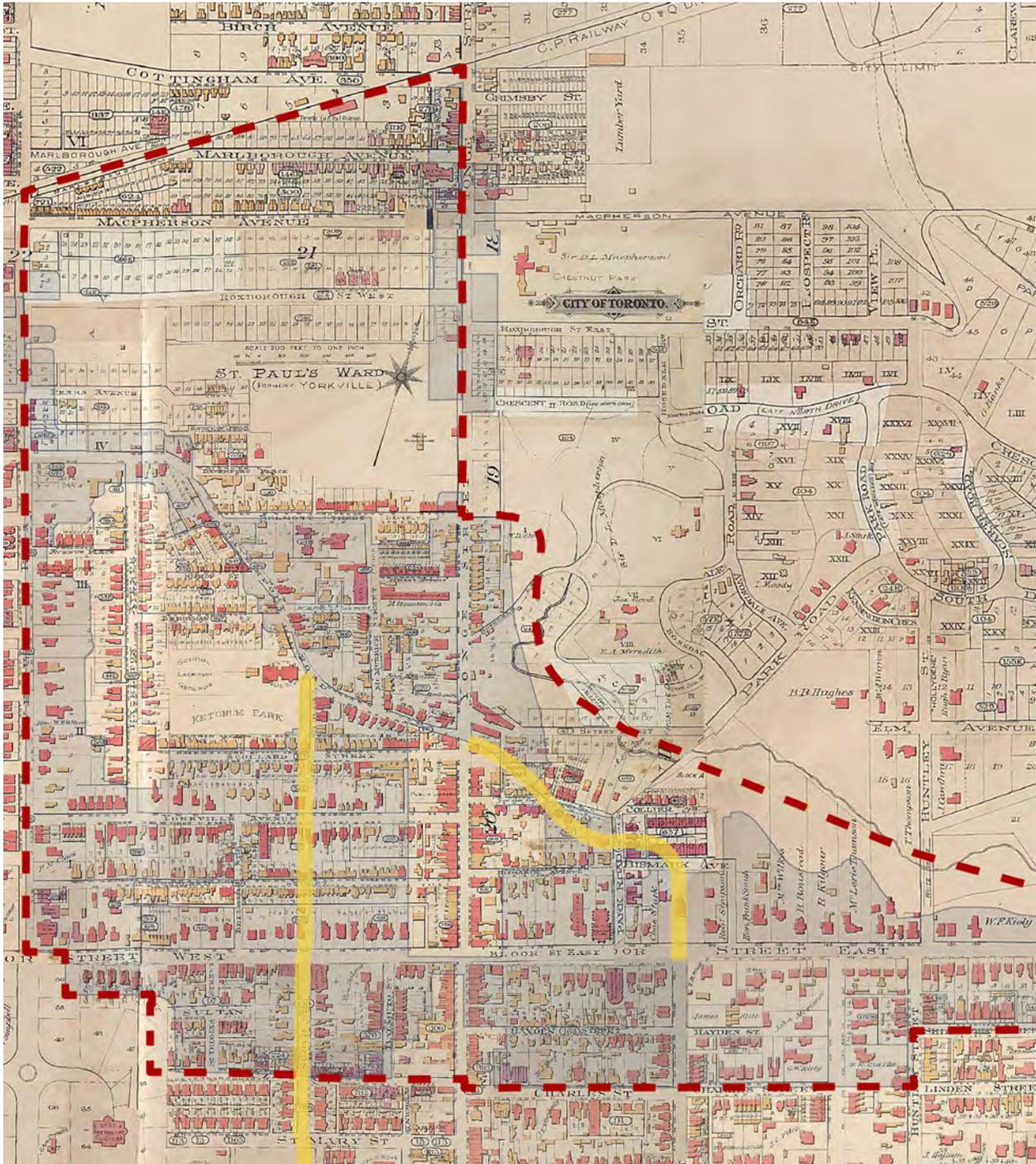


Figure 21: 1899 Fire Insurance Plan with the future Bay and Church street extensions outlined in yellow. The plan conveys the degree to which the projects impacted the historic fabric and layout of the former village core (University of Toronto Map & Data Library and CBCollective 2021).



City of Toronto Archives, Fonds 1244, Item 7230

Figure 22: c.1907 archival photograph looking east at the termination of Bloor Street East at Sherbourne Street (*City of Toronto Archives*).



City of Toronto Archives, Series 372 s0372\_ss0010\_it3012

Figure 23: 1915 archival photograph looking northeast to Bloor and Sherbourne streets, with the Toronto Dominion Bank building in the background. In the foreground an embankment is being build-out over the Rosedale Ravine to support the extension of Bloor Street East (*City of Toronto Archives*).

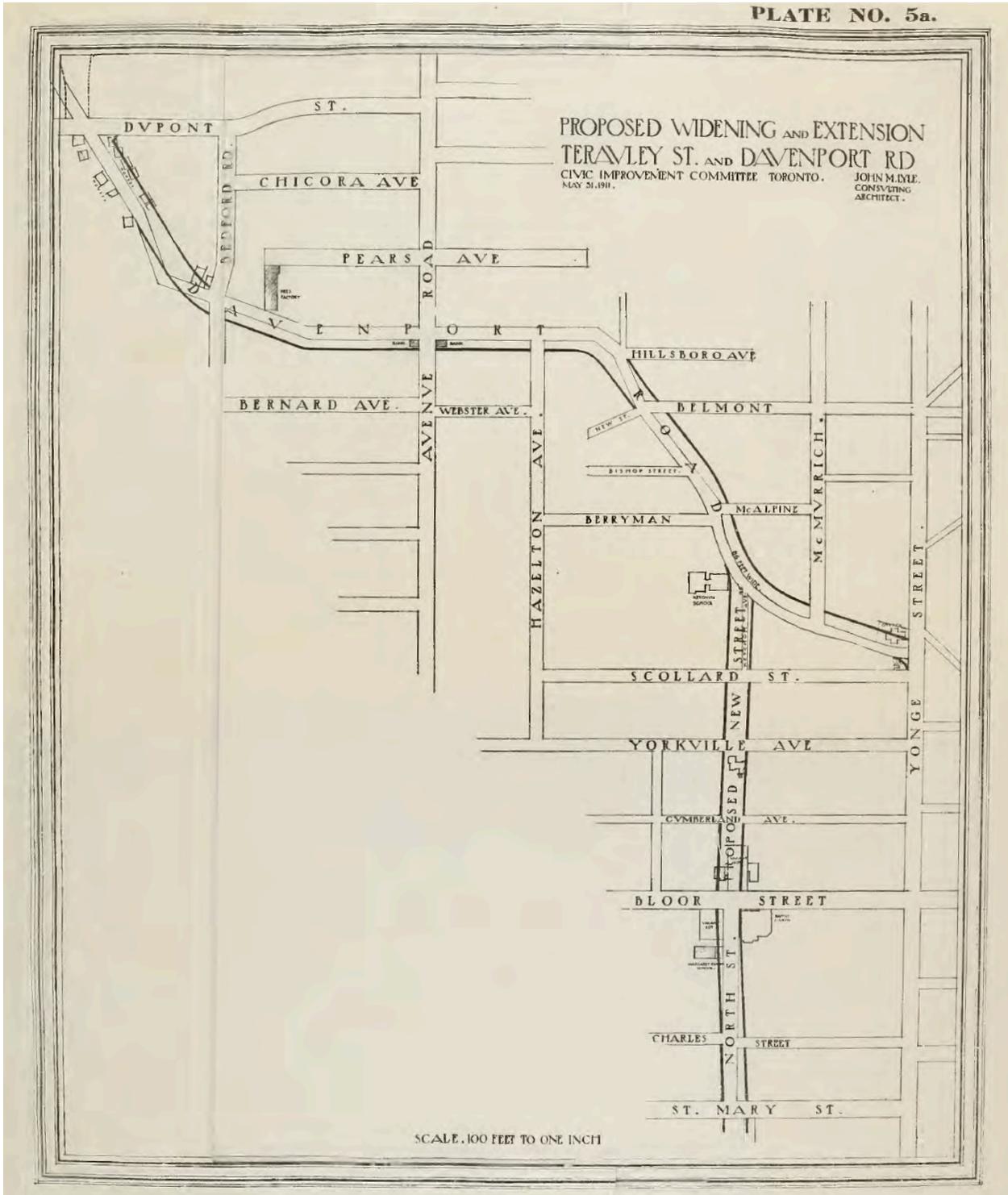


Figure 24: 1911 plan showing the proposed route of the Terauley Street extension north of Bloor to Davenport Road. The plan also outlines the intended widening of Davenport Road (1911 Civic Transportation Committee Report).

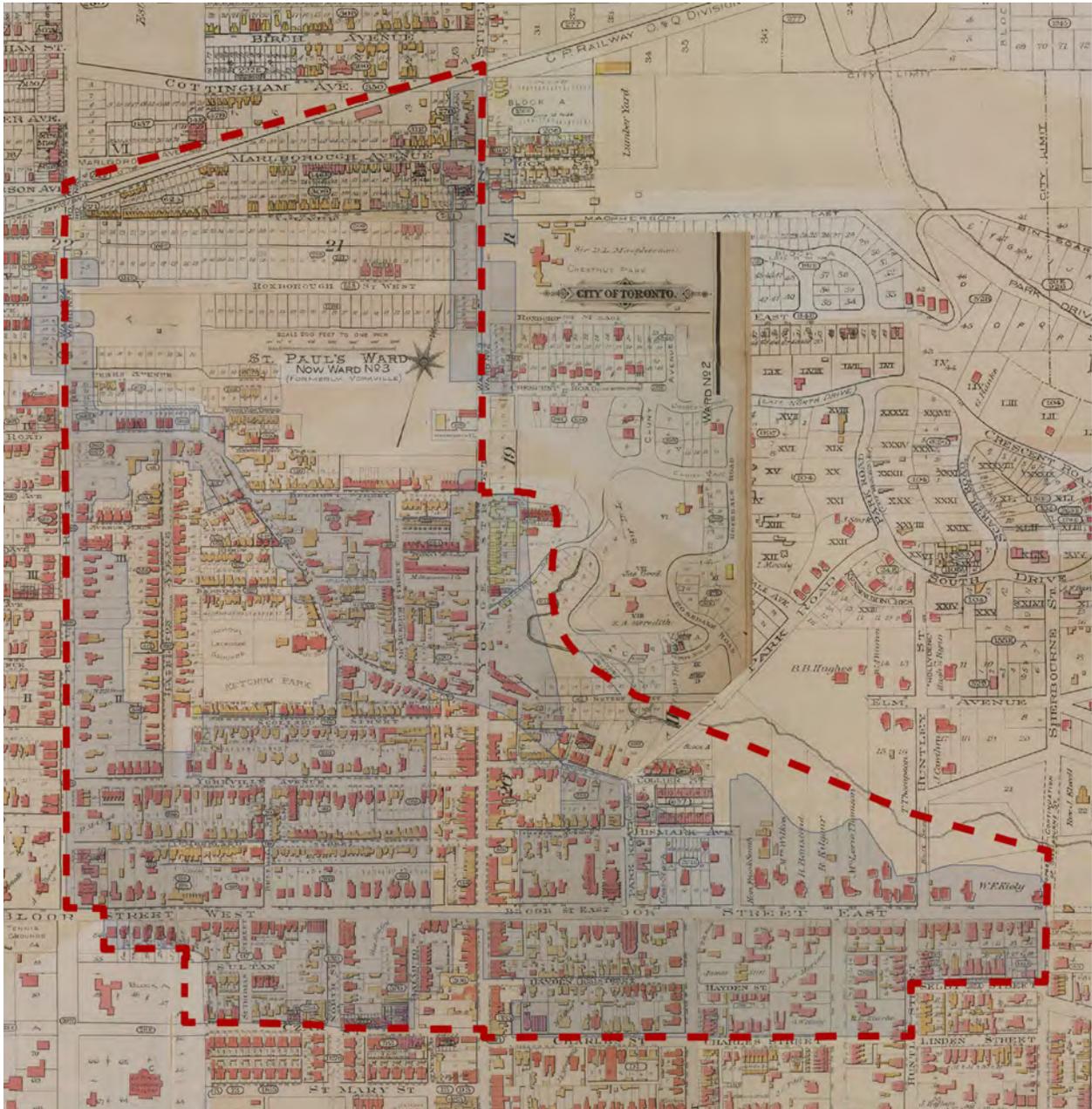


Figure 25: Composite of plates from the 1903 Goad's Fire Insurance Atlas showing the built extents of the study area at that time (University of Toronto Map & Data Library).

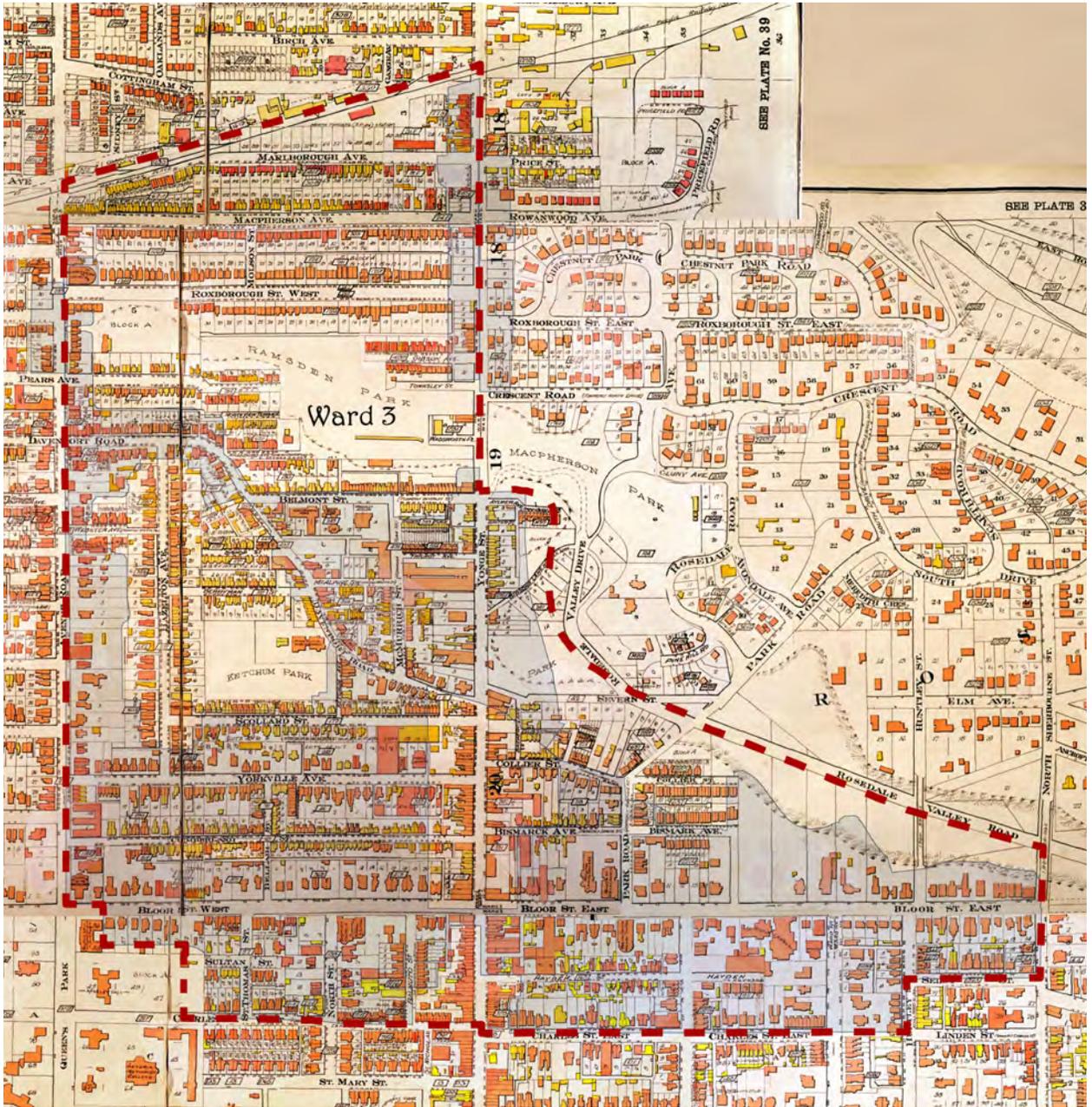


Figure 26: Composite of plates from the 1913 Goad's Fire Insurance Atlas showing a notable increased in buildings since 1889 (University of Toronto Map & Data Library).

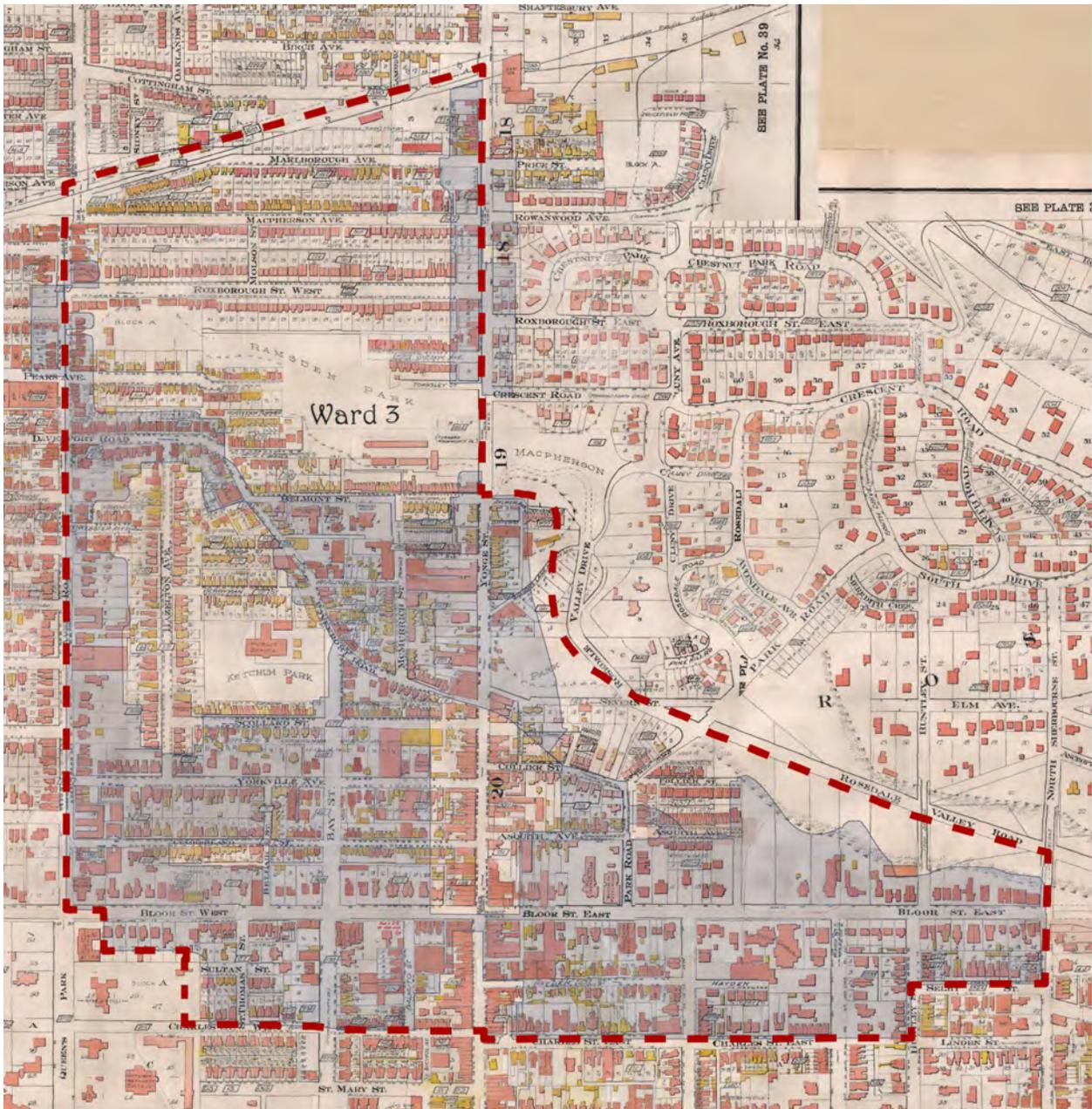


Figure 27: Composite of plates from the 1923 Goad's Fire Insurance Atlas showing the completely built-out study area and Bay Street Extension (University of Toronto Map & Data Library).



Figure 28: 1971 photograph of the Canadian Bank of Commerce (Darling and Pearson architects) at the northeast corner of Yonge and Bloor. The size and ornate execution of the Art Nouveau building speak to the early importance of that particular intersection (*Toronto Public Library*).



Figure 29: c.1890 photograph showing a butcher on Davenport Road. The business was likely a conversion from the original residential form, and is located on a street corner as was often the case (*Toronto Public Library*).



Figure 30: Detail of a classified occupancy map from 1915, with the study area at centre. Yellow corresponds to residential uses, black to commercial, and red to industrial (*University of Toronto Map & Data Library*).



Figure 31: 1924 photograph of 83-85 Bloor Street West, an example of a former residence using a commercial addition to support new uses (*City of Toronto Archives*).



Figure 32: 1924 photograph of the Toronto Orthopedic Hospital located in a former detached dwelling at 199 Bloor Street West (*City of Toronto Archives*).



Figure 33: 1929 Photograph of Bloor Street looking west from Park Road. The large detached houses contrast with the towers in the distance to convey the street's changing character (*City of Toronto Archives*).



Figure 34: 1926 photograph of the 6-storey Bloor Building still under construction at the southeast corner of Bay and Bloor streets (*City of Toronto Archives*).



Figure 35: 1983 photograph of the Physicians and Surgeons Building at 86 Bloor Street West. The eastern bay of 96 Bloor Street West is seen at the left (*City of Toronto Archives*).



Figure 36: 1963 aerial photograph showing construction of the Bloor-Danforth subway between Yonge Street and Avenue Road where houses on the south side of Cumberland Street were demolished (*City of Toronto Archives*).



Figure 37: 1950 aerial photograph showing Mount Pleasant Road under construction where it connects to Jarvis Street (*City of Toronto Archives*).



Figure 38: Holt Renfrew's new store at 144 Bloor Street West, constructed 1955 and demolished c1970 (RAIC, Vol. 35, No. 12, December 1958, p. 474).



Figure 39: The crowded patio at the Penny Farthing coffee house at 110-2 Yorkville Avenue, 1963 (*Toronto Public Library*).



Figure 40: Gordon Lightfoot and Harry Belafonte speaking at the Riverboat, 1967 (*York University, Toronto Telegram Fonds, ASC00607*).

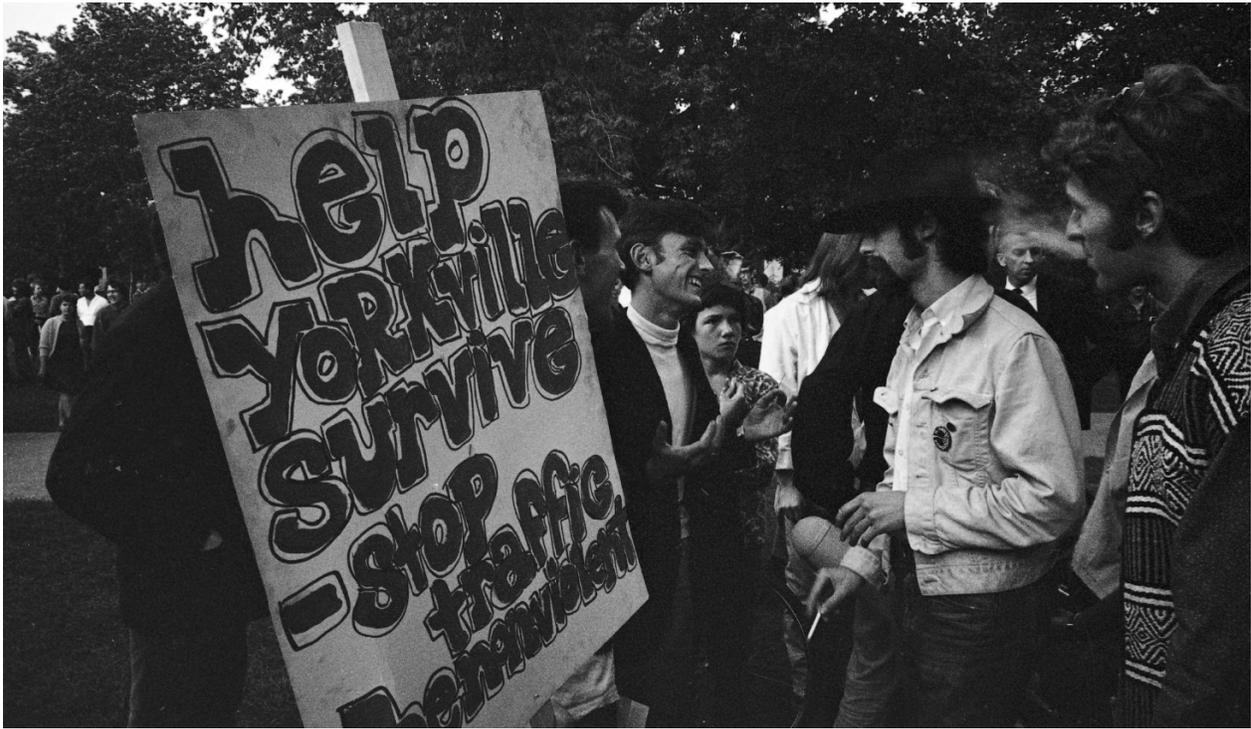


Figure 41: The August 1967 protest to stop the traffic in Yorkville caused in part by 'gawkers' driving through the area clogging the streets (York University, Toronto Telegram Fonds, ASC00615).

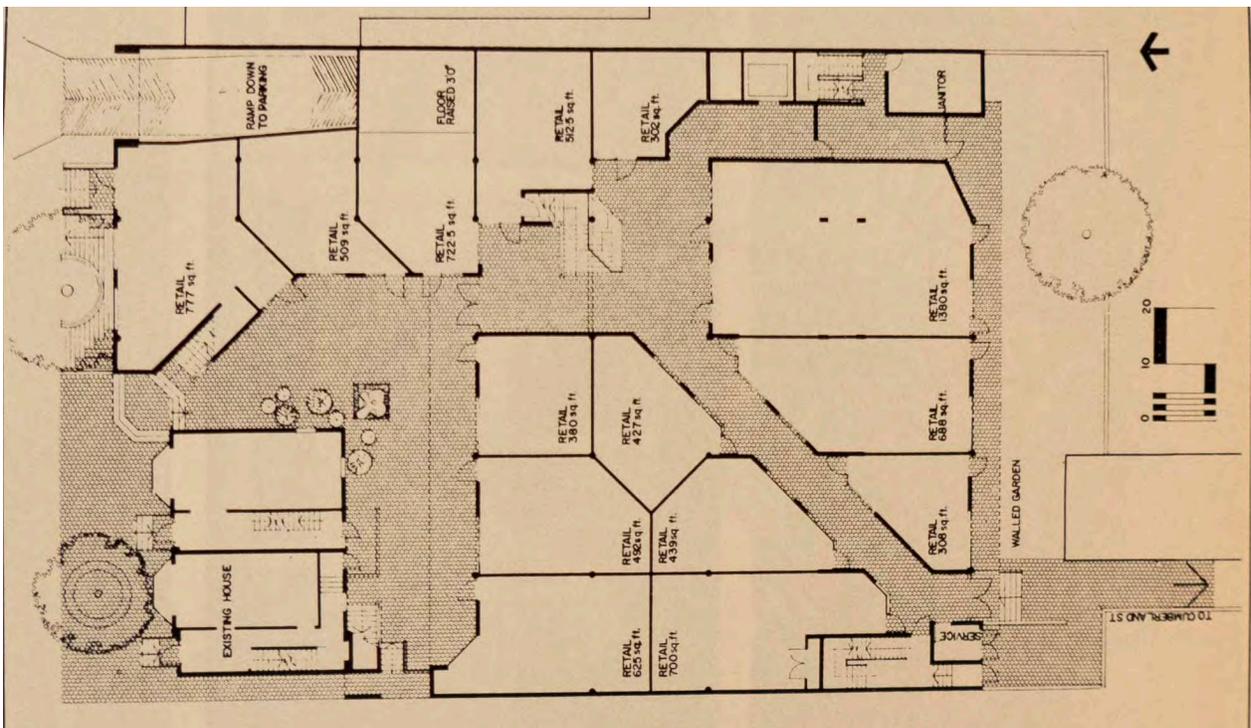


Figure 42: 99 Yorkville Avenue (Cumberland Court) ground floor plan. The grey area indicates the project's public realm and pedestrian areas, which provide a mid-block connection between Cumberland Street and Yorkville Avenue (*The Canadian Architect*, Yearbook/December 1972, p. 73).

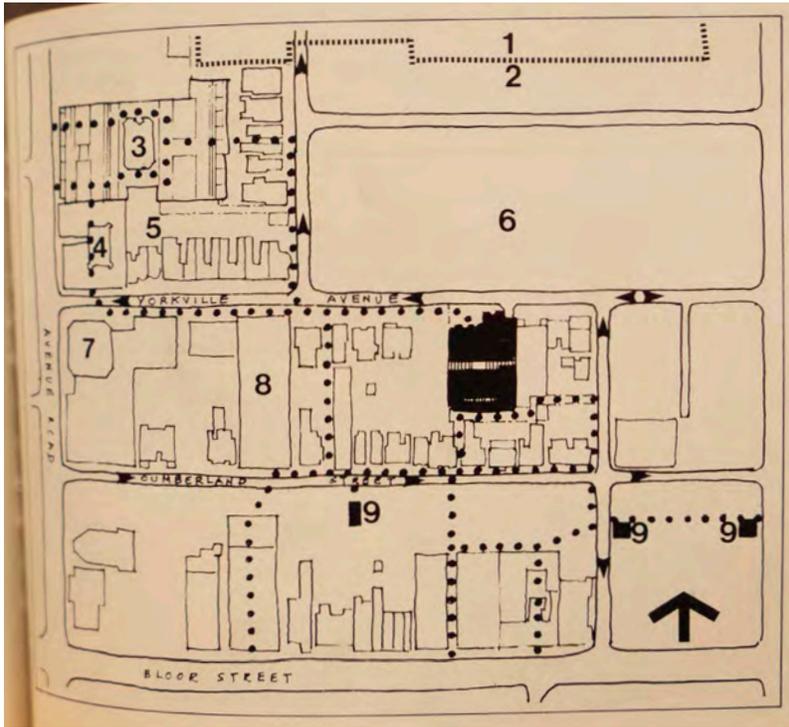


Figure 43: Plan for the Yorkville village core area, with dotted paths showing the network of mid-block connections and their related development (*The Canadian Architect*, May 1974, p. 37).

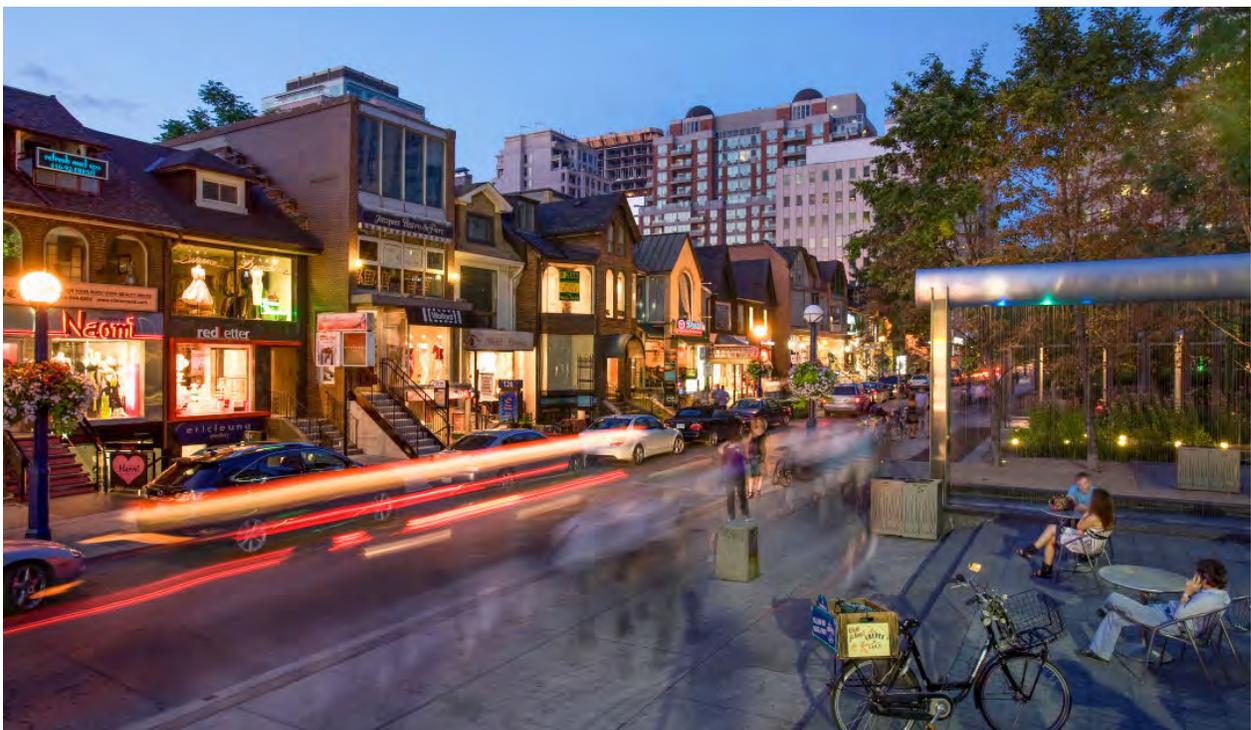


Figure 44: Cumberland Street in 2010 with businesses lining the north side and the Village of Yorkville Park on the south (*City of Toronto Archives, Fonds 589, Item 205*).

## 10.0 BIBLIOGRAPHY

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**Abstract Book 365A1** Concession 2 From the Bay, Township Lot to 21; Block 4 to 13

**Abstract Book 365A2** Concession 2; Road Allowance between Lot 16 to 20; Lot 21

**Abstract Book 362** Concession 2 From the Bay; Township Lot to 20

**Abstract Book 492-1** Concession 1 From the Bay, Concession 2 From the Bay

**Abstract Book 492-2** Concession 2 From the Bay; Lot 19 and 20; Plan 134, 253, 254, 257; Page 158 To 402

**Abstract Book 549** Concession 2 From the Bay; Township Lot 1 to 20

**Abstract Book 549** Township Lot 2 to 20; Concession 2 From the Bay

**Abstract Book 600** PLAN D1; PLAN D2; PAGE 1 TO 306

**Abstract Book 644** PLAN D239

**Abstract Book 647** PLAN D279

### AERIAL PHOTOGRAPHS

<i>1942 Aerial Photographs of Valley Lands (East of Yonge Only) File 13, 5; File 14, 3.</i>		
<i>1947, Sheet 18c, 18g</i>	<i>1950 Sheet 18c, 18g</i>	<i>1953 Sheet 173, 153</i>
<i>1956 Sheet 173, 153, 152</i>	<i>1957 Sheet 123, 138, 122</i>	<i>1959 Sheet 38, 25, 39</i>
<i>1960 Sheet 58</i>	<i>1961 Sheet 65; 66</i>	<i>1962 Sheet 67; sheet 66</i>
<i>1963 Sheet 68, 69</i>	<i>1964 Sheet 68</i>	<i>1965 Sheet 85, 86;</i> <i>1966 Sheet 65, 66</i>
<i>1967 Sheet 66, 67</i>	<i>1968 Sheet 67, 48</i>	<i>1969 Sheet 67, 68</i>
<i>1970 Sheet 68</i>	<i>1971 Sheet 68, 69</i>	<i>1973 Sheet 81, 82</i>
<i>1975 Sheet 51, 73, 52</i>	<i>1977 Sheet 33, 34</i>	<i>1981 Sheet 19</i>
<i>1983 Sheet 50J, 51J</i>	<i>1985 Sheet 50J, 51J</i>	<i>1987 Sheet 50J, 51J</i>
<i>1989 Sheet 50J, 51J</i>	<i>1991 50J, 51J</i>	<i>1992 Sheet 50J, 51J</i>

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Fonds 200, Series 372, Subseries 9: Photographs from the widening of Bloor Street in both directions, from 345 Bloor St. West to 209 Bloor St. East taken 1923-1924.

Fonds 200, Series 372, Subseries 3, Items 895 - 1030: Assessment photographs from 1930 documenting existing conditions along Davenport Road and Church Street in advance of the latter's extension and the former's widening.

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Type	Year/Rev.	Coverage	Volume: Sheet No's
Boulton Atlas	1858	S. Bloor	6, 7, 8
Fire Insurance Atlas	1880	S. Bloor	52, 53
Fire Insurance Atlas	1884	Full	26, 27, 31
Fire Insurance Plan	1880/1889	S. Bloor	52, 53, 82; 52, 53, 79, 79i, 82
Fire Insurance Atlas	1890	Full	26, 27, 33, 34, 36
Fire Insurance Plan	1892	S. Bloor	52, 53, 79, 79i, 82
Fire Insurance Atlas	1893	Full	26, 27, 33, 34, 36
Fire Insurance Atlas	1899	Full	26, 27, 33, 34, 36
Fire Insurance Atlas	1902	Full	26, 27, 33, 34, 36
Fire Insurance Atlas	1903	Full	26, 27, 33, 34, 36
Fire Insurance Plan	1890/1904	N. Bloor	383, 385, 389, 390, 391 392, 393, 394, 395, 396, 398, 399, 400
Fire Insurance Plan	1909	S. Bloor (Centre)	52, 53
Fire Insurance Atlas	1910	Full	26, 27, 33, 34, 38
Fire Insurance Atlas	1913	Full	26, 27, 33, 34, 38
Fire Insurance Plan	1910/1914	S. Bloor (West)	176, 177

Type	Year/Rev.	Coverage	Volume: Sheet No's
Fire Insurance Plan	1911/1914	S. Bloor (East)	182, 183
Fire Insurance Plan	1907/1914	N. Bloor	383, 385, 389, 390, 391, 392, 393, 394, 395, 396, 398, 399, 400, 409
Fire Insurance Plan	1918	S. Bloor (Centre)	52, 53
Fire Insurance Atlas	1923	Full	26, 27, 33, 34, 38
Fire Insurance Atlas	1924	Full	26, 27, 33, 34, 38
Fire Insurance Plan	1965	N. Bloor	Vol. 5
Fire Insurance Plan	1954	S. Bloor (Centre)	Vol. 1
Fire Insurance Plan	1930/1945	S. Bloor (West)	Vol. 2
Fire Insurance Plan	1931/1951	S. Bloor (East)	Vol. 3

## MAPS

Numerous maps were identified and used during the course of the project to understand and illustrate the historic evolution of the CHRA study area.

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**1818** Lieut. Phillpotts, Royal Engineers. *Plan of York.*

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**1842** Cane, James. *Topographical Plan of the City and Liberties of Toronto, In the Province of Canada, Surveyed Drawn and Published by James Cane Topogr Engr 1842 / Dedicated by special permission To His Excellency The Right Hon. Sir Charles Bagot, G.C.B. Gov'r Gen'l of British N. America by his very obedient, humble & devoted servant James Cane.*

**1851** *Map of the Township of York in the County of York Upper Canada. 1851. Compiled and Drawn by J.O. Browne FSA. Civil Engineer & D.P. Surveyor. Toronto. Engraved and Printed by Jno Ellis, 8, King St.*

**1851** Fleming, Sanford A. *Topographical Plan Of The City Of Toronto, In The Province Of Canada, From actual Survey, by J. Stoughton Dennis, Provin'l. Land Surveyor. Drawn and Compiled by Sanford A. Fleming, Provin'l. Land Surveyor. 1851.*

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**1868** F.C. Hassard and H.J.W. Gehle. *Sketch Sheets of a Winter Reconnaissance of the Country W. of Toronto to the Humber River, and North to the Davenport Road.* 1868.

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**1874** *City of Toronto Compiled from Surveys made to the present date 1874.* Toronto: Hart & Rawlinson, 1874.

**1876** P.A. Gross. *Bird's Eye View of Toronto.* 1876.

**1877** Browne, J.O. *Plan of part of Rosedale in the Township of York the property of E.J. Jarvis Esq.*

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“South West Part of York”

“South East Part of York”

“York - North”

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*Plan 3. Plan showing the Built-Up Area of Toronto at different periods and topographical barriers affecting same.*

*Plan 4. Population dot Maps, each dot representing 100 persons, at various periods, from 1879 to 1914.*

*Plan 5. Isometric projection showing density of population per acre per block, within present city limits.*

*Plan 6. Present Classified Occupancy in the Built-up Area in and surrounding the City.*

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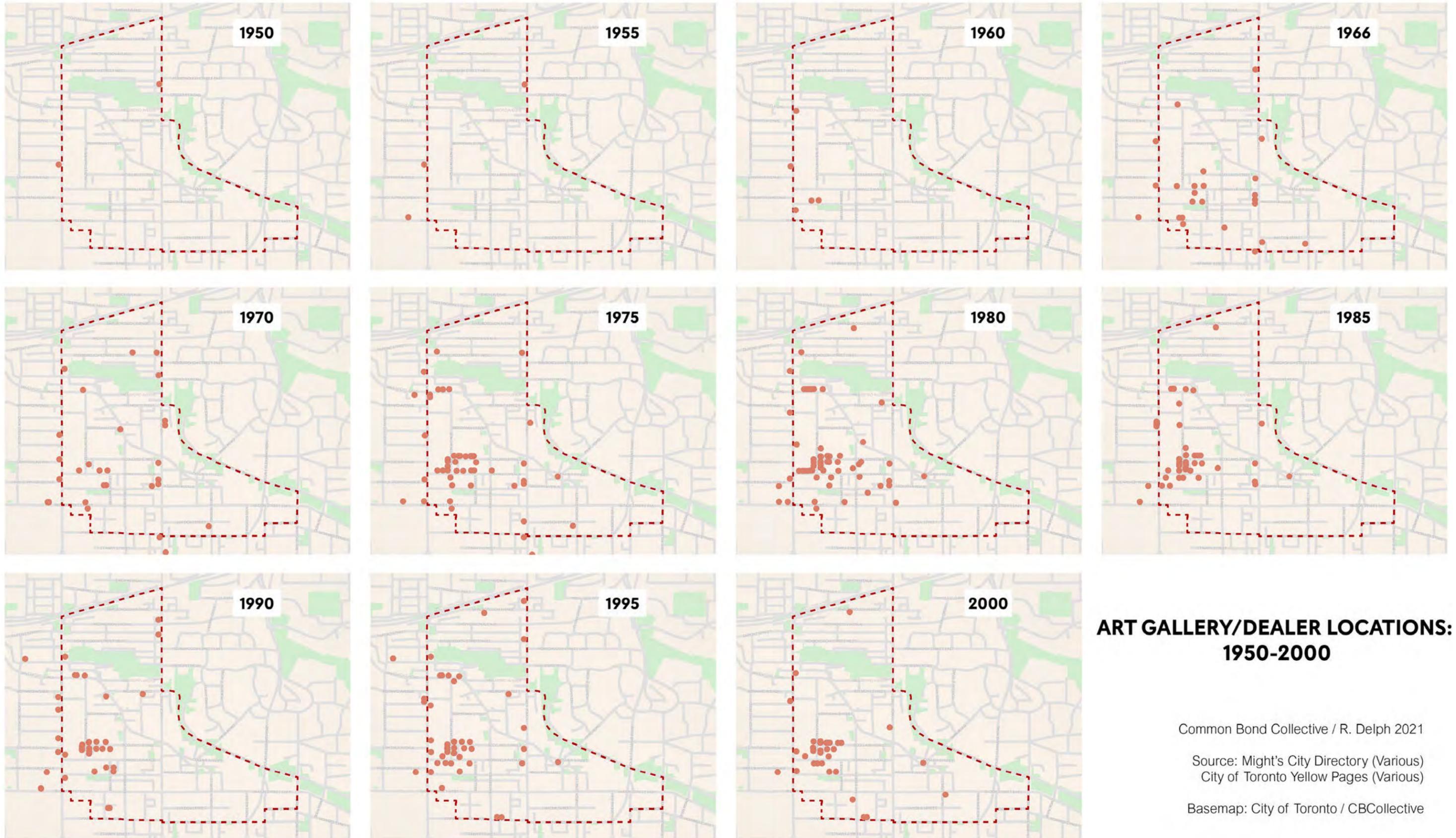
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## APPENDIX A: TABLE OF CROWN PATENTEES

Concession	Lot N°	Patentee	Patent Date
1st Conc. from the Bay	Park Lot 11	Rev. Thomas Raddish	July 18, 1797
1st Conc. from the Bay	Park Lot 10	Hon. John Elmsley	March 6, 1798
1st Conc. from the Bay	Park Lot 9	Dr. James Macaulay	September 1, 1797
1st Conc. from the Bay	Park Lot 8	George Playter	August 24, 1796
1st Conc. from the Bay	Park Lot 7	John McGill	July 2, 1809
1st Conc. from the Bay	Park Lot 6	William Jarvis	November 1, 1811
1st Conc. from the Bay	Park Lot 5	David William Smith	March 6, 1798
2nd Conc. from the Bay	Township Lot 21	David William Smith	<i>tbd</i>
2nd Conc. from the Bay	Township Lot 22	Rectory of St. James	<i>tbd</i>
2nd Conc. from the Bay	Township Lot 23	George Playter	August 14, 1796
2nd Conc. from the Bay	Township Lot 24	Abraham Larroway	May 10, 1797
2nd Conc. from the Bay	Township Lot 25	Isaiah & Aaron Skinner	<i>tbd</i>

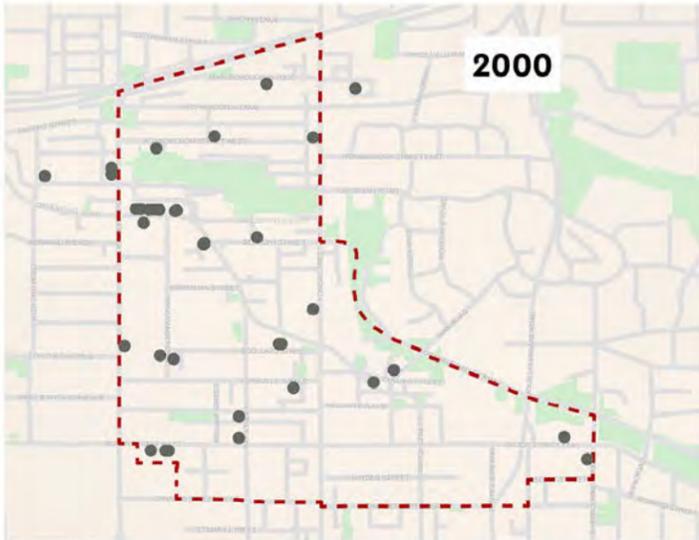
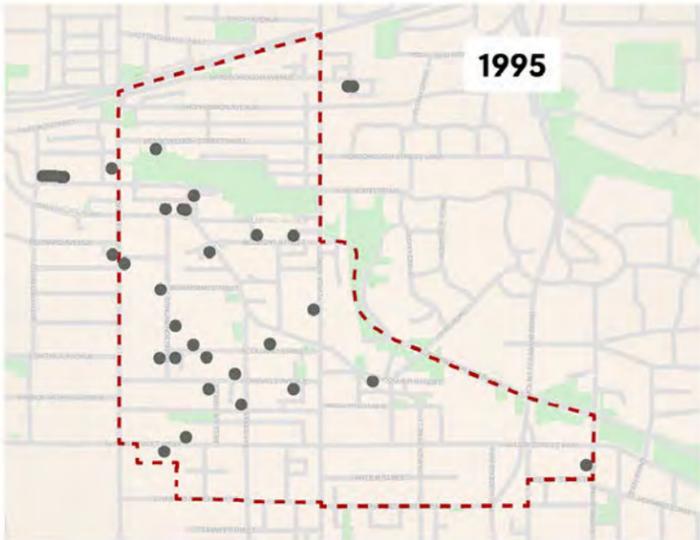
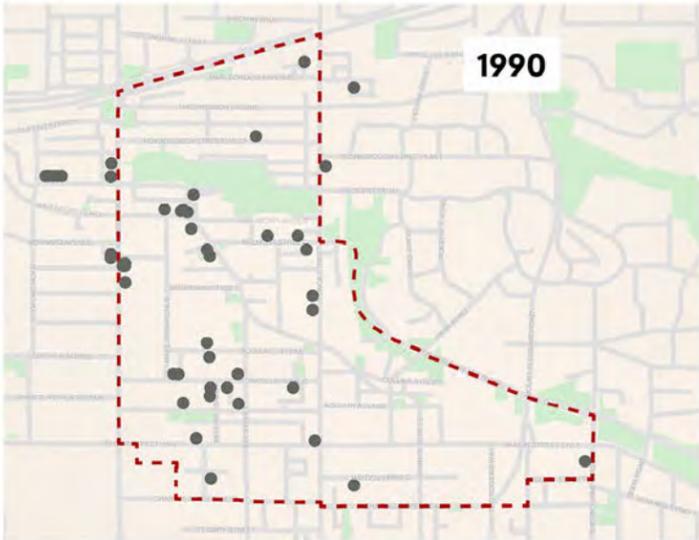
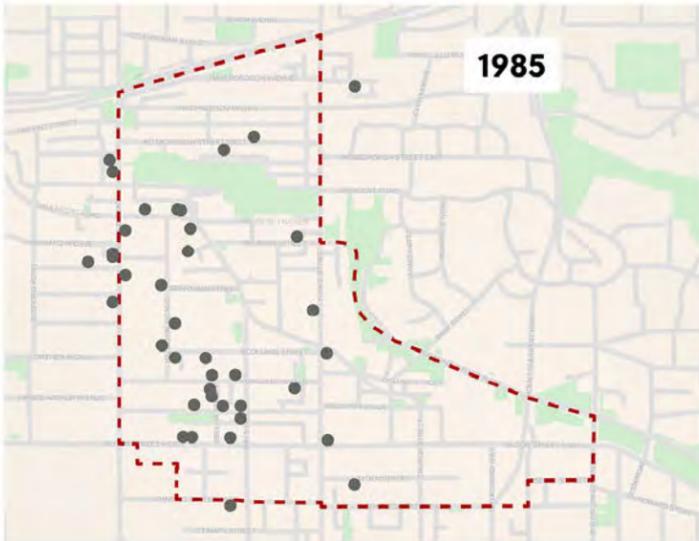
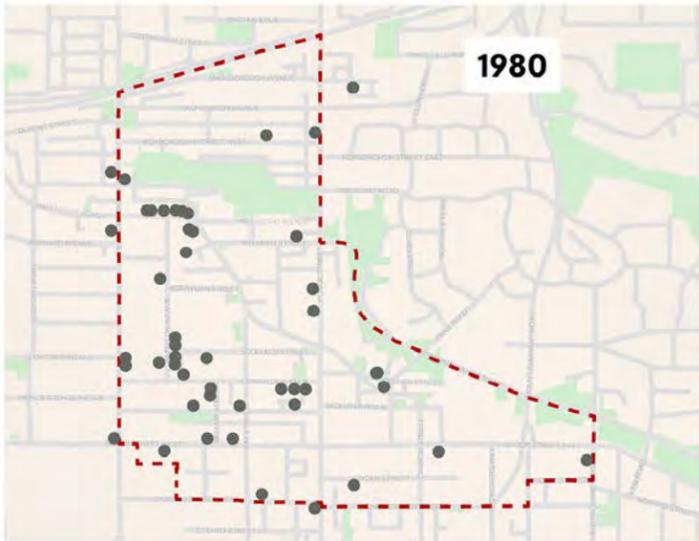
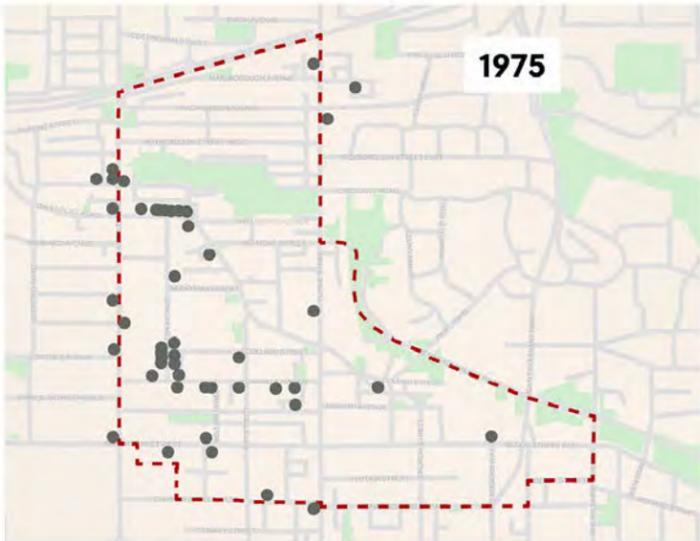
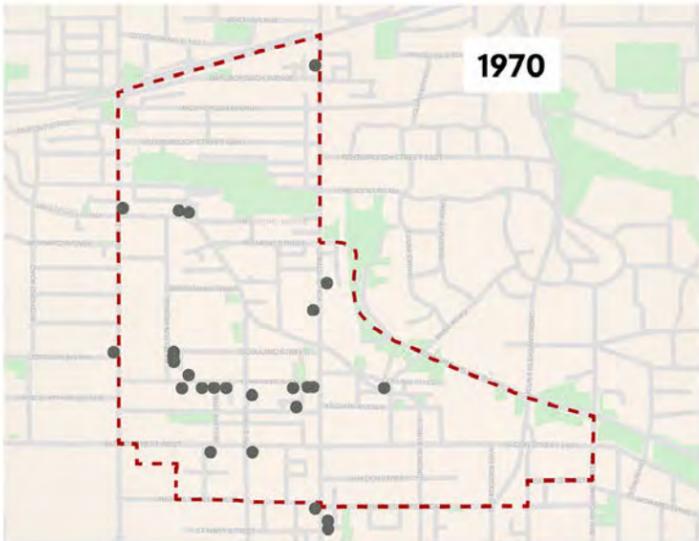
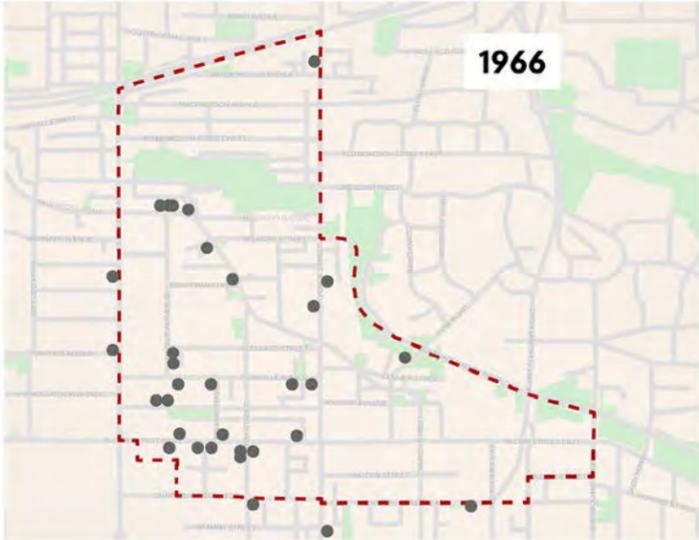
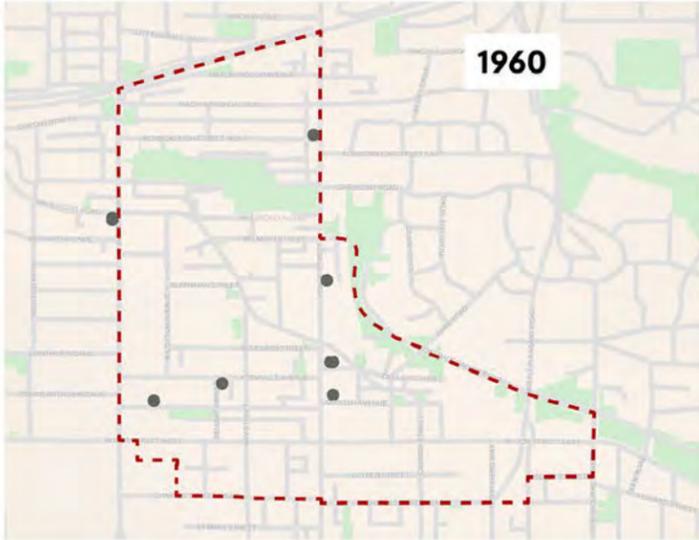
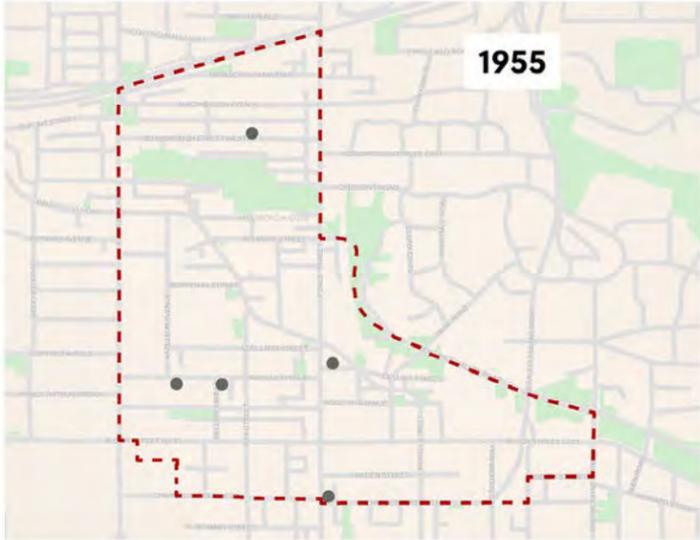
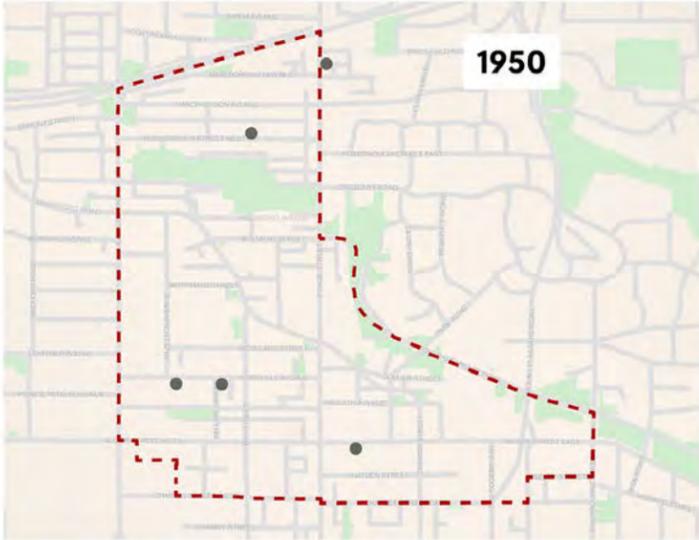
# APPENDIX B: ART GALLERY, INTERIOR DESIGN, AND ANTIQUE STORE MAPS



Common Bond Collective / R. Delph 2021

Source: Might's City Directory (Various)  
City of Toronto Yellow Pages (Various)

Basemap: City of Toronto / CBCollective

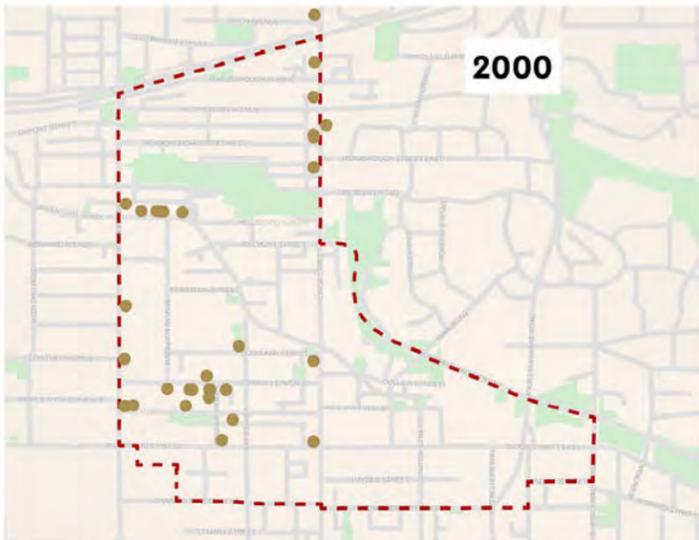
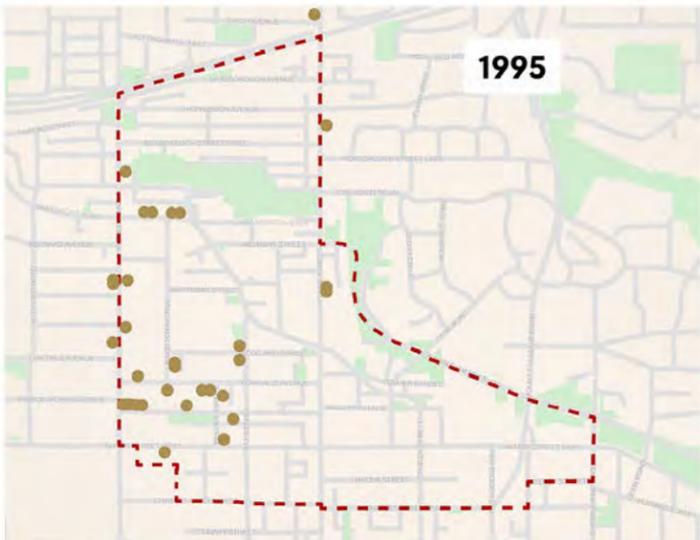
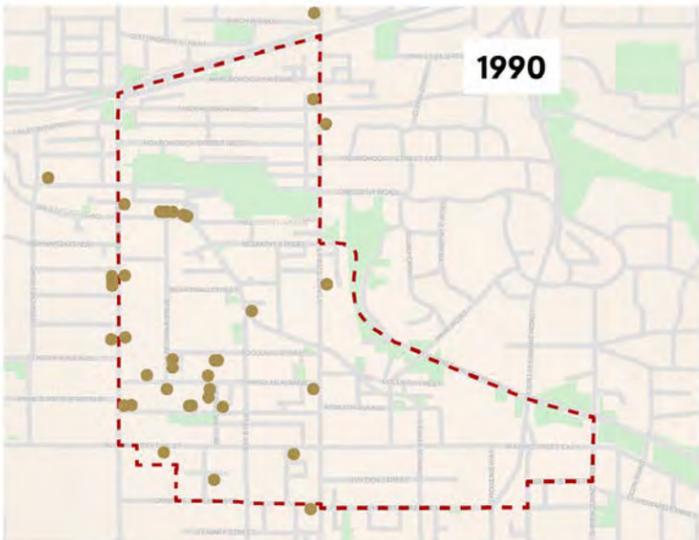
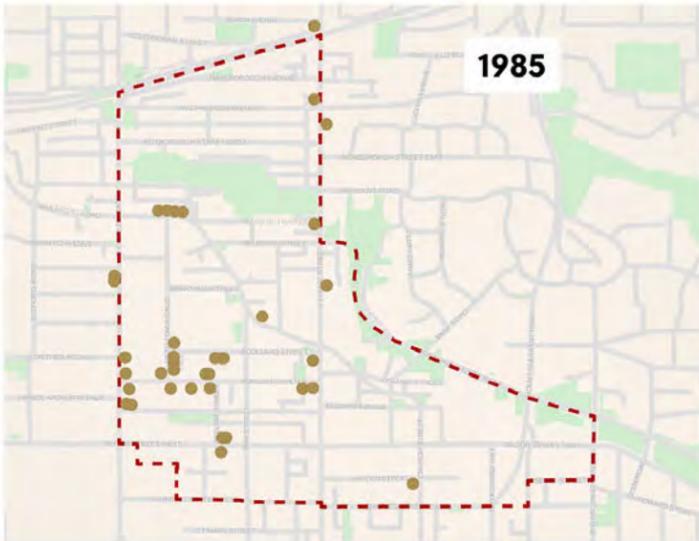
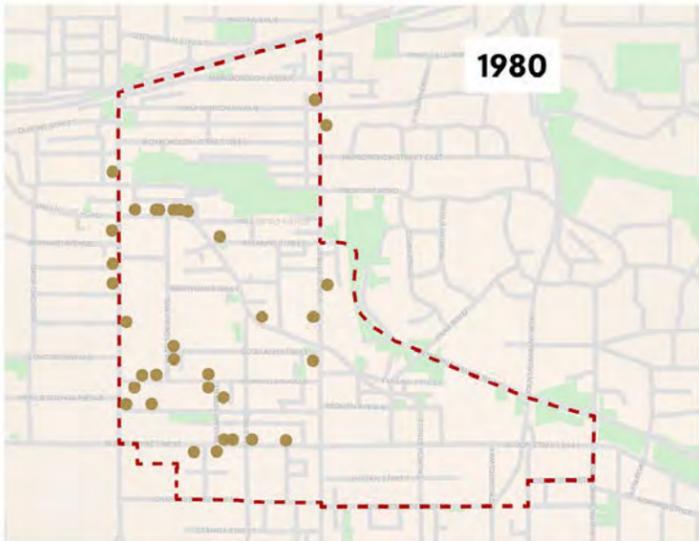
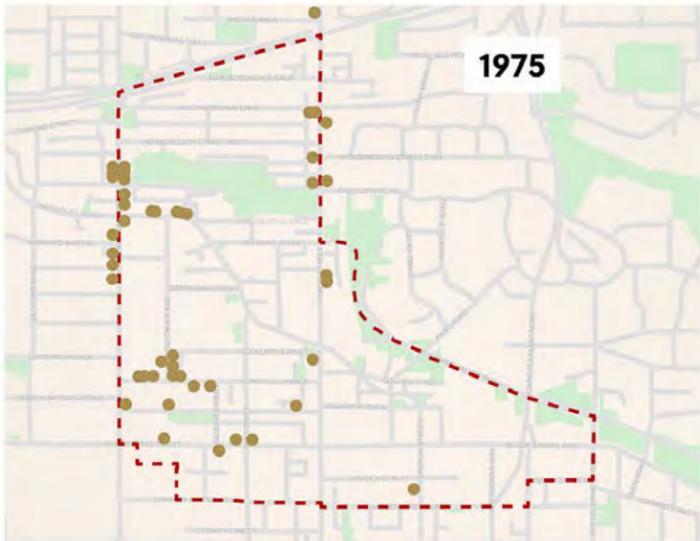
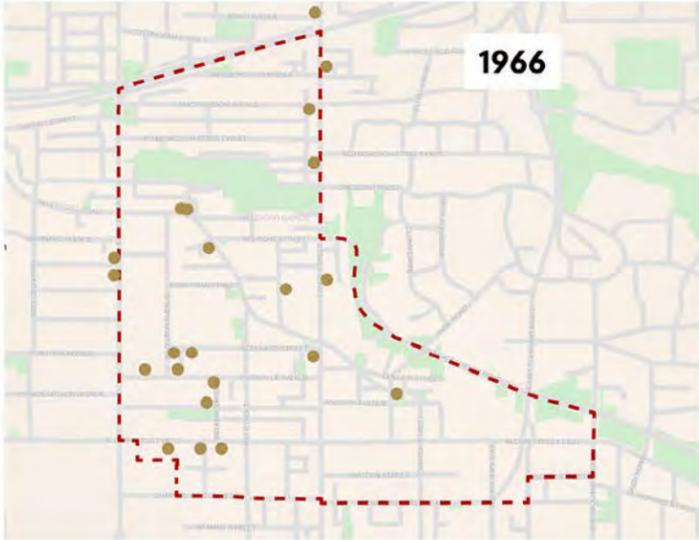
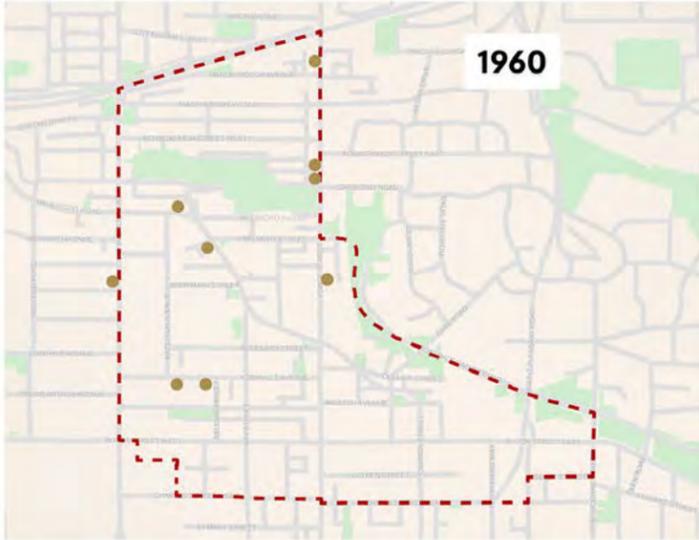
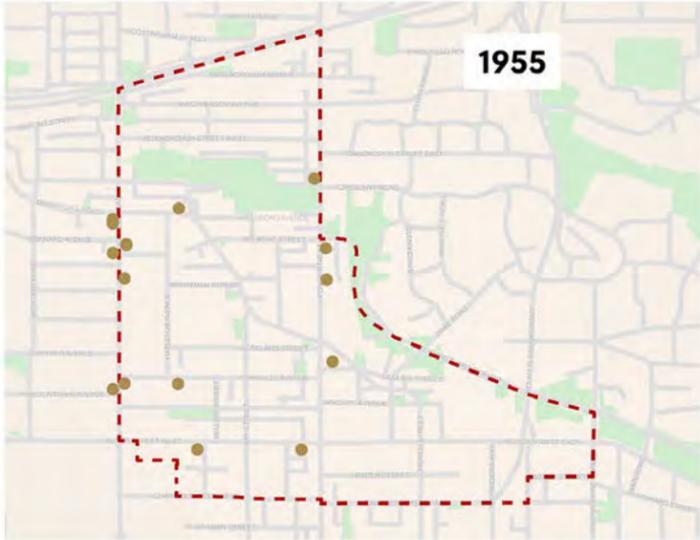
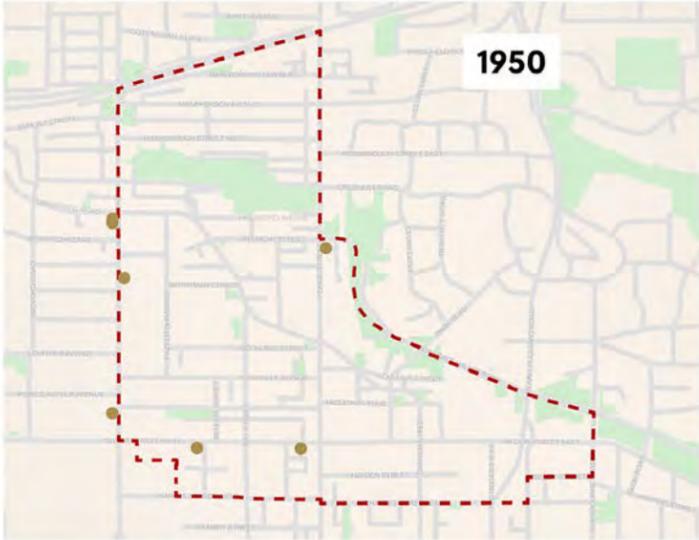


**INTERIOR DECOR/DESIGN  
LOCATIONS: 1950-2000**

Common Bond Collective / R. Delph 2021

Source: Might's City Directory (Various)  
City of Toronto Yellow Pages (Various)

Basemap: City of Toronto / CBCollective



**ANTIQUe STORE LOCATIONS:  
1950-2000**

Common Bond Collective / R. Delph 2021

Source: Might's City Directory (Various)  
City of Toronto Yellow Pages (Various)

Basemap: City of Toronto / CBCollective

# APPENDIX C: PROPERTIES SCREENED TO MEET 2 OR MORE CRITERIA

9 ASQUITH AVE		
	1	Yes
	2	No
	3	No
	4	tbd
	5	No
	6	Yes
	7	No
	8	No
	9	No
<p><b>Date of Construction:</b> 1925  <b>Architect:</b> William John Carmichael; Addition by Mathers and Haldenby</p>		

55 AVENUE RD		
	1	Yes
	2	No
	3	No
	4	No
	5	No
	6	Yes
	7	No
	8	tbd
	9	No
<p><b>Date of Construction:</b> 1976  <b>Architect:</b> Webb Zerafa Menkes Housden</p>		

174 AVENUE RD		
	1	Yes
	2	No
	3	No
	4	Yes
	5	Yes
	6	Yes
	7	No
	8	No
	9	No
<p><b>Date of Construction:</b> c1913  <b>Architect:</b></p>		

69 BLOOR ST E		
	1	No
	2	No
	3	No
	4	Yes
	5	No
	6	Yes
	7	No
	8	No
	9	No
<p><b>Date of Construction:</b> 1954  <b>Architect:</b> Charles B. Dolpin; addition by WZMH Architects</p>		

131 BLOOR ST E		
	1	Yes
	2	tbd
	3	No
	4	Yes
	5	No
	6	tbd
	7	No
	8	No
	9	No
<p><b>Date of Construction:</b> c1959  <b>Architect:</b> Govan Ferguson Lindsay Kaminker Langley Keeleyside</p>		

250 BLOOR ST E		
	1	Yes
	2	tbd
	3	No
	4	tbd
	5	No
	6	Yes
	7	No
	8	Yes
	9	No
<p><b>Date of Construction:</b> 1968  <b>Architect:</b> Marani Rounthwaite &amp; Dick</p>		

55 BLOOR ST W		
	1	Yes
	2	tbd
	3	tbd
	4	Yes
	5	No
	6	Yes
	7	Yes
	8	No
	9	No
<p><b>Date of Construction:</b> 1974  <b>Architect:</b> Clifford &amp; Lawrie</p>		

44 CHARLES ST W		
	1	Yes
	2	tbd
	3	tbd
	4	Yes
	5	No
	6	Yes
	7	No
	8	No
	9	No
<p><b>Date of Construction:</b> 1972  <b>Architect:</b> Moriyama &amp; Teshima Architects [and Clifford &amp; Lawrie]</p>		

98 CUMBERLAND ST		
	1	No
	2	No
	3	No
	4	tbd
	5	No
	6	No
	7	Yes
	8	No
	9	Yes
<p><b>Date of Construction:</b> c1884  <b>Architect:</b></p>		

2 SULTAN ST		
	1	Yes
	2	No
	3	No
	4	tbd
	5	No
	6	Yes
	7	Yes
	8	No
	9	No
Date of Construction: c1925 Architect:		

789 YONGE ST		
	1	Yes
	2	tbd
	3	tbd
	4	Yes
	5	No
	6	Yes
	7	No
	8	No
	9	Yes
Date of Construction: 1977 Architect: Moriyama & Teshima Architects [& son]		

1062 YONGE ST		
	1	Yes
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

1064 YONGE ST		
	1	Yes
	2	Yes
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

1066 YONGE ST		
	1	Yes
	2	Yes
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

1068 YONGE ST		
	1	Yes
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

1070 YONGE ST		
	1	Yes
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

1094 YONGE ST		
	1	Yes
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1925 Architect:		

1098 YONGE ST		
	1	Yes
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1925 Architect:		

**1100 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1102 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1104 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1106 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1108 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1110 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1112 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1114 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1116 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1925  
Architect:

**1118 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**1120 YONGE ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**75 YORKVILLE AVE**



1	Yes
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1883  
Architect:

**99 YORKVILLE AVE**



1	Yes
2	No
3	No
4	Yes
5	No
6	Yes
7	Yes
8	Yes
9	tbd

Date of Construction: 1972  
Architect: Webb Zerafa Menkes Housden

**110 YORKVILLE AVE**



1	No
2	No
3	No
4	Yes
5	Yes
6	No
7	Yes
8	No
9	Yes

Date of Construction: c1903  
Architect:

**112 YORKVILLE AVE**



1	No
2	No
3	No
4	Yes
5	Yes
6	No
7	Yes
8	No
9	Yes

Date of Construction: c1903  
Architect:

**115 YORKVILLE AVE**



1	Yes
2	No
3	No
4	Yes
5	No
6	Yes
7	Yes
8	Yes
9	tbd

Date of Construction: c1884  
Architect:

**119 YORKVILLE AVE**



1	Yes
2	No
3	No
4	Yes
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1884  
Architect:

**121 YORKVILLE AVE**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1884  
Architect:

# APPENDIX D: PROPERTIES SCREENED TO MEET 1 CRITERIA

103 AVENUE RD		
	1	No
	2	No
	3	No
	4	Yes
	5	No
	6	tbd
	7	No
	8	No
	9	No
Date of Construction: c1956 Architect: Harry B. Kohl		

176 AVENUE RD		
	1	Yes
	2	No
	3	No
	4	No
	5	No
	6	No
	7	No
	8	No
	9	No
Date of Construction: c1913 Architect:		

100 CHARLES ST E		
	1	Yes
	2	No
	3	No
	4	tbd
	5	No
	6	No
	7	No
	8	No
	9	No
Date of Construction: 1900 Architect:		

106 CUMBERLAND ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

108 CUMBERLAND ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

116 CUMBERLAND ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1890 Architect:		

118 CUMBERLAND ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1890 Architect:		

120 CUMBERLAND ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1890 Architect:		

122 CUMBERLAND ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1890 Architect:		

**124 CUMBERLAND ST**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1890  
Architect:

**126 CUMBERLAND ST**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1884  
Architect:

**140 CUMBERLAND ST**



1	No
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1884  
Architect:

**142 CUMBERLAND ST**



1	No
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1884  
Architect:

**156 CUMBERLAND ST**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**158 CUMBERLAND ST**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**135 DAVENPORT RD**



1	Yes
2	tbd
3	No
4	tbd
5	No
6	tbd
7	No
8	No
9	No

Date of Construction: c1924  
Architect:

**144 DAVENPORT RD**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1890  
Architect:

**146 DAVENPORT RD**



1	No
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**152 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**154 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**156 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**158 DAVENPORT RD**



1	No
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**160 DAVENPORT RD**



1	No
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**162 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**164 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**166 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: 1905  
Architect:

**168 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1903  
Architect:

**170 DAVENPORT RD**



1	No
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1903  
Architect:

**172 DAVENPORT RD**



1	No
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1903  
Architect:

**174 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1903  
Architect:

**176 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**178/178A DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**180 DAVENPORT RD**



1	No
2	No
3	No
4	tbd
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1903  
Architect:

**182 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1903  
Architect:

**188 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1903  
Architect:

**192 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1903  
Architect:

**194 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**198 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**200 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**202 DAVENPORT RD**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**48 HAYDEN ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	No
8	No
9	No

Date of Construction: c1890  
Architect:

**50 HAYDEN ST**



1	Yes
2	No
3	No
4	No
5	No
6	No
7	No
8	No
9	No

Date of Construction: c1890  
Architect:

**85 SCOLLARD ST**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: c1913  
Architect:

**99 SCOLLARD ST**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: 2006  
Architect: Drew Mandel & Blackwell Bowick

**101 SCOLLARD ST**



1	No
2	No
3	No
4	No
5	No
6	No
7	Yes
8	No
9	No

Date of Construction: 1874  
Architect:

105 SCOLLARD ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: 1872 Architect:		

107 SCOLLARD ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

86 YORKVILLE AVE		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

88 YORKVILLE AVE		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

90 YORKVILLE AVE		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1913 Architect:		

101 YORKVILLE AVE		
	1	tbd
	2	No
	3	No
	4	No
	5	No
	6	tbd
	7	Yes
	8	No
	9	No
Date of Construction: 2002 Architect:		

111 YORKVILLE AVE		
	1	No
	2	No
	3	No
	4	tbd
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: c1890 Architect:		

# **APPENDIX E: HERITAGE FOCUS GROUP MEETING SUMMARIES**

**HERITAGE FOCUS GROUP MEETING #1: APRIL 21, 2021**

**HERITAGE FOCUS GROUP MEETING #2: SEPTEMBER 28, 2021**

**HERITAGE FOCUS GROUP MEETING #3: NOVEMBER 6, 2025**

# **Bloor-Yorkville Cultural Heritage Resource Assessment**

## **Heritage Focus Group Meeting #1**

Wednesday, April 21<sup>st</sup>, 2021

Cisco Webex

6:30 – 8:00 pm

### **Meeting Summary**

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#### **Attendance**

Phillip Cote (Artist, Activist, Historian and Traditional Wisdom Keeper); Paul Farrelly (Toronto Preservation Board); Nicholas Jennings (Author); Briar de Lange (Bloor-Yorkville BIA); Alan Baker (GYRA); Corinne Barr (ABCRA); Mary-Helen Spence (ABCRA); Linda Brett (Bloor East Neighbourhood Association); Paul Smith (Bloor East Neighbourhood Association); Jonathan Demers (Toronto Public Library); Zoe Johnstone (Toronto Public Library)

**Regrets:** Gee Chung (Bloor-Yorkville Heritage Conservationist)

**City Planning Project Team:** Shelby Blundell (Project Team Lead, Heritage Planning); Gary Miedema (Heritage Planning); Zoi de la Peña (Heritage Planning); Dan Dibartolo (Heritage Planning); David Driedger (Community Planning); Corinna Prior (Community Planning)

**Common Bond Collective:** Ellen Kowalchuk; David Deo

**City Council:** Councillor Mike Layton; Aviva Coopersmith (Constituency Assistant)

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#### **Meeting Purpose**

Heritage Focus Groups are advisory in nature. This meeting was the first of two meetings to inform an understanding of the historical development of the Cultural Heritage Resource Assessment (CHRA) study area, including its social and community values. The focus of this meeting was on reviewing the Historical Overview.

#### **Timeline**

HFG members began logging in shortly before 6:30pm.

The meeting started at 6:30pm.

Shelby Blundell welcomed participants and explained meeting procedures, and opened the meeting with a Land Acknowledgement.

After a round of introductions, Shelby introduced the purpose of the meeting, the agenda, and the roles & responsibilities of the Heritage Focus Group.

Shelby and Gary provided an overview of what a Cultural Heritage Resource Assessment (CHRA) is and how it is related to Community Planning's planning studies. Gary explained what a Historical Overview is and how this informs the survey of properties that will take place in the second phase of this project.

Corinna provided an overview of the Bloor-Yorkville Secondary Plan. This included an overview of the process and timelines for this study as well as how Community Planning and Heritage Planning's projects work together.

Ellen Kowalchuk, Common Bond, then reviewed the Historical Overview for the study area, including the periods of development and draft themes that helped shape the study area.

Gary facilitated a discussion (summarized below).

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### **Discussion Questions and Comments from HFG Members**

**1) What specific themes or aspects of the Study Area's history do you think are important to understand as part of the Cultural Heritage Resource Assessment?**

- Many members noted that the music scene was an important part of Yorkville's history but the art and gallery scene was an important aspect as well that should be included in the Historical Overview further. Some participants noted that this gallery history stretched over to Yonge Street and includes Roberts Gallery.
- The literary history of the area was also highlighted as being important as was the film and festival history associated with the Toronto International Film Festival in Yorkville.
- The grouping of an interior design community in remaining historic buildings along Davenport and Avenue Roads and Hillsboro Avenue.
- One member cited the TV headquarters of CBC being in the study area (Jarvis Street; and were also at Marlborough and Yonge for quite a number of years and this was where Front Page Challenge was developed) and CTV at one point were here.

**2) What people, organizations, communities, or events in the Study Area's history do you think are important to understand as part of the Cultural Heritage Resource Assessment?**

- A member offered to provide a contact within the art gallery community in Yorkville that could provide some context for the history of art galleries in the study area.

### **3) What buildings, areas, or features of the Study Area do you think have heritage value in relation to the neighbourhood's history?**

- Participants during and following the meeting noted the significance of former burial grounds in the area and their importance to settler and indigenous communities, mainly Potter's Field and Sandhill. The project team will be researching these areas further.
- It was also noted that the site is also a depository site of the ice field the materials of which were used to construct a lot of buildings in downtown Toronto. The south side of the ridge is where people were hunting for hundreds of years. That whole ridge is edge of what was Lake Iroquois shoreline.
- The Yorkville branch of the Toronto Public Library was noted by one participant for having historical value and being a cultural centre for over a century.

### **4) What else should we know about the Study Area as we complete a heritage survey?**

- Members noted they may have more information and feedback following the meeting that they could provide to the project team.

### **5) General Feedback**

- Some members commented that the Historical Overview is only focusing on historic Yorkville and not other places in the study area such as Bloor east. It was emphasized that the Historical Overview must provide an understanding of the entire study area, and not just focus on the core of the old Village of Yorkville which is widely known and popular. The project team acknowledged that more work needs to be done in this regard.
- Some members expressed an interest in having Ramsden Park included in the study area and reviewed as a possible cultural heritage landscape. The project team responded that this may be beyond the scope of this study, but that it could be considered by Heritage Planning. It should also be noted that following this meeting the ABCRA made a submission to have Ramsden Park included in the CHRA and there was a Toronto East York Community Council May 19th decision that requested the Senior Manager, Heritage Planning, Urban Design, City Planning to give consideration to the area of Ramsden Park as part of the CHRA for this area.
- There was a request to show the existing heritage properties in the Neighbourhood areas outside the scope of the CHRA study area to acknowledge

their significance. Staff agreed that all the listed and designated buildings in the areas referenced will be shown and labelled on all maps going forward.

- Comments from participants suggested interest in an HCD for the core of the old Village of Yorkville, on Cumberland and Yorkville avenues.

### **Written Feedback and Submissions**

Some participants followed up after the meeting with further information, feedback, and suggestions for properties to consider.

- One participant provided information and resources about the literary history of the study including the Book Cellar.
- Some participants provided information on properties and periods of history in the CHRA study area for the purposes of the Draft Historical Overview.
- Some participants submitted by email further information pertaining to specific properties and requesting their consideration as heritage potential properties, some of which have been previously communicated to City Planning (this does not include suggested properties that are already on the City's Heritage register):
  - 55 Avenue Road
  - 69 Bloor Street East
  - 89, 89A & 91 Bloor Street West
  - 120 Bloor Street East
  - 638-640 Church Street
  - 642-644 Church Street
  - 8 Cumberland Street
  - 106, 108 & 108A Cumberland Street
  - 115 Cumberland Street
  - 116-118 Cumberland Street
  - 120-126 Cumberland Street
  - 138-142 Cumberland Street
  - 156-158 Cumberland Street
  - 142-202 Davenport Road (Davenport Terrace)
  - 22-30 Scollard Street
  - 32 Scollard Street
  - 116, 122, 124 Scollard Street
  - 83-85 Scollard Street
  - 97-101 Scollard Street
  - 107 Scollard Street
  - 105 Scollard Street
  - 17 Yorkville Avenue
  - 75 Yorkville Avenue
  - 86-90 Yorkville Avenue
  - 101 Yorkville Road
  - 110 Yorkville Avenue
  - 111 Yorkville Avenue
  - 115 Yorkville Avenue
  - 119 Yorkville Avenue

- 121 Yorkville Avenue
- One member and their organization requested the City Council authorized Belmont-Hillsboro Heritage Conservation District (outside of the Bloor-Yorkville CHRA study area) be prioritized.
- Some participants provided background information on their community associations as context for the Historical Overview if appropriate.
- One participant provided information on past institutions in the study area.
- One participant provided information on past music clubs and coffee houses.
- Some participants provided contacts with other people that could be consulted through this process.

# **Bloor-Yorkville Cultural Heritage Resource Assessment**

## **Heritage Focus Group Meeting #2**

Tuesday, September 28<sup>th</sup>, 2021

Cisco Webex

6:00 – 8:00 pm

### **Meeting Summary**

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#### **Attendance**

Phillip Cote (Artist, Activist, Historian and Traditional Wisdom Keeper); Paul Farrelly (Toronto Preservation Board); Nicholas Jennings (Author); Alan Baker (GYRA); Mary-Helen Spence (ABCRA); Linda Brett (Bloor East Neighbourhood Association); Jonathan Demers (Toronto Public Library); Gee Chung (Bloor-Yorkville Heritage Conservationist)

**City Planning Project Team:** Gary Miedema (Heritage Planning); Samantha Giguere (Heritage Planning); Tamara Anson-Cartwright (Heritage Planning); Corinna Prior (Community Planning); David Driedger (Community Planning)

**Common Bond Collective:** Ellen Kowalchuk; David Deo

**City Council:** Councillor Mike Layton; Aviva Coopersmith (Constituency Assistant)

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#### **Meeting Purpose**

Heritage Focus Groups are advisory in nature. This meeting was the second of two meetings to inform an understanding of the historical development of the Cultural Heritage Resource Assessment (CHRA) study area, including its social and community values. The focus of this meeting was on reviewing the updates to the Historic Context Statement and the preliminary results of the heritage survey.

#### **Timeline**

The meeting started at 6:00pm.

Gary Miedema welcomed participants and explained meeting procedures, and opened the meeting with a Land Acknowledgement.

After a round of introductions, Gary introduced the purpose of the meeting, the agenda, and the progress of the Bloor-Yorkville CHRA.

Gary explained what a CHRA is and how the results of the CHRA will be used.

Corinna provided an overview of the Bloor-Yorkville Secondary Plan. This included an overview of the process and timelines for this study as well as how Community Planning and Heritage Planning's projects work together.

Ellen Kowalchuk, Common Bond, then reviewed the Historic Context Statement and the preliminary findings of the heritage survey.

Gary facilitated a discussion (summarized below).

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### **Discussion and Comments from HFG Members**

Properties and Areas of Interest:

- Members discussed properties highlighted during the heritage survey results section of the presentation, as well as other properties and areas that have potential value.
- Members offered to find further information on properties highlighted in the presentation including 101 Yorkville Avenue, 1255 Bay Street.
- One member provided more information on 110-112 Yorkville Avenue as being where the Penny Farthing was for many years – being one of the important music venues in the Yorkville area. It was also noted that 174 Avenue Road has great significance in music history it is the site of the Village Corner club that was one of the first folk music venues in Toronto where people like Gordon Lightfoot got their start. The building at 102 Avenue Road was raised as being the site of the Night Owl coffee house club which featured jazz in the late 1950's. The property 39 Hazelton was the site of the Nimbus 9 recording studios where producer Jack Richardson worked in which the Guess Who and many others recorded there. It was noted that this building should have a heritage plaque. City staff note that 102 Avenue Road and 39 Hazelton Avenue are outside of the CHRA study area.
- One member suggested the CHRA team look into an older industrial building behind Davenport Road, referred to as Davenport Terrace. It may have been one of the original warehouse buildings in this area.
- The importance of Davenport Road was discussed in terms of it being the oldest road in Canada and its potential as a world historic site as a way of engaging people about the first peoples of the land. One member suggested the renaming of this road is something that could be considered.
- Members discussed the importance of creeks within the study area, including past creeks and ponds that are not identified on mapping from 1883. It was suggested by one member that a new map should be created with those missing creeks into the

new modern maps so people can more easily see what it might have looked like here 2000 or even 3000 years ago.

- One member requested further mapping showing development adjacent to the study area and how they all fit in respect to this study area. Lists that correspond to the heritage survey results were also requested.
- One member also requested information on the timeline for the Village of Yorkville Park being reviewed for heritage potential. Staff responded that we (Heritage Planning) have always had communications with the Parks department or these collaborations but we have not identified that as a shared goal in the study program.

#### Processes and Recommendations:

- Some members strongly desired an HCD being created based on the grouping of potential heritage properties, especially the old village of Yorkville.
- Members expressed their previous and ongoing requests to include Ramsden Park as part of this CHRA scope of work. City staff responded that including a fulsome review of Ramsden Park would be outside the scope of work and is not feasible for the consultants to complete as part of this CHRA work.
- One member asked about the process for notifying owners of any future listing of properties on the City's Heritage Register and owner's ability to object to any future listings. City staff responded that owners will be notified and as of July 1<sup>st</sup> owners can object to the listing but Council has the decision.

#### Planning Study:

- Some members had questions on the planning study scope and processes regarding the policy area plan and public realm plan. City staff explained that these components would be completed together by the consultants.
- Members discussed the name of the project being reflective of the study area as not all residents identify as being in Yorkville. City staff noted that while north 'midtown' was once used, it has been found that this is not necessarily the best to use as the Eglinton study also uses 'midtown in focus'.

#### Other Themes/Recommendations:

- One member asked about marker trees within the study area as they important in seeing how the land was used as portage routes, or council gatherings – and based on the age of the tree can tell when that happened.
- Some members noted there are missing creative/artistic themes and information in the materials presented such as the CBC production studio which was located in the pierce arrow building on corner of Yonge and Marlborough. Staff noted that they just brought that report to designate the site – and it is going ahead in advance of this study.

- One member introduced an opportunity for a new theme, Moccasin Identifier Project, to be integrated into this work. The Moccasin Identifier Project was adopted an indigenous element to raise awareness of indigenous culture. It would serve vital role in encapsulating the Indigenous narrative yet to be told. It was requested that the city consider the inclusion of the Moccasin Identifier Project in next steps in the CHRA

#### Written Feedback and Submissions:

Some participants followed up after the meeting with further information, feedback, and suggestions for properties to consider.

- Source materials for the CHRA Historic Context Statement were provided.
- Information was provided about the Route of Heroes along Bloor Street.
- There were follow-up questions regarding the status of adjacent heritage studies around the CHRA area that staff responded to.
- There were further questions about notice to property owners about the listing process and opportunities for owner objections.
- Further properties were recommended for having heritage potential that the CHRA should consider, including 100 Cumberland Street, 75 Yorkville and 55 Avenue Road.
- The desire to have the neighbourhoods included in the larger secondary plan process was noted.
- Further comments were received indicating that Ramsden Park should be a part of this CHRA work and the recommendations of the CHRA should include that Ramsden Park should be assessed.

# Bloor-Yorkville Cultural Heritage Resource Assessment

## Heritage Focus Group Meeting #3

Tuesday, November 6<sup>th</sup>, 2025

7:00 – 8:30 pm

Microsoft Teams

### Meeting Summary

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#### **Attendance**

Paul Bedford (The Greater Yorkville Residents' Association); Mary-Helen Spence (The ABC Residents Association); Linda Brett (Bloor East Neighbourhood Association); Jonathan Demers (Toronto Public Library)

**City Planning Project Team:** Gary Miedema (Project Manager, Heritage Planning); Liz McFarland (Senior Heritage Planner, Heritage Planning); Vibhuti Joshi (Assistant Heritage Planner, Heritage Planning); Chris Pereira (Planner, Community Planning)

**Common Bond Collective:** Ellen Kowalchuk; David Deo

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#### **Meeting Purpose**

Heritage Focus Groups are advisory in nature. Two Heritage Focus Group meetings were held for the Bloor-Yorkville CHRA in 2021, before the project was paused. Re-activated in the summer of 2025, the CHRA conducted a third and final Heritage Focus Group meeting to update members on completed work and to gather input and feedback on refreshed and revised draft final outcomes.

#### **Timeline**

The meeting started at 7:00pm.

Gary Miedema welcomed members and opened the meeting with a Land Acknowledgement. After introductions, the purpose of the meeting and the roles and responsibilities of the Heritage Focus Group (HFG) were reviewed.

Chris Pereira provided an update on the status of the Bloor-Yorkville Secondary Plan Study, which was begun in 2021 to expand upon existing built form and urban design policies and provide additional policy direction on built form, area-specific policies, and the public realm. The Study was placed on hold in late 2022 and has not been reactivated. In the meantime, the Downtown Plan (OPA 406), Site and Area Specific Policies (SASP) 211 and 225 have continued to guide development in the area. Staff noted how the CHRA began in 2021 as a component of the planning study but will now be completed independently.

Focus group members were then reminded of the process and typical results of a Cultural Heritage Resource Assessment, noting that it starts with documenting and analyzing how an area has developed over time. This work is informed through conversations with community members, which helps identify themes and insights that may not be captured through research alone. Evaluation of properties is then conducted using Provincial criteria in O.Reg. 9/06 to identify properties that may have cultural heritage value.

Staff noted that meeting notes from the previous two Heritage Focus Group meetings had been posted online and shared with members ahead of this meeting. Those notes have informed the work of the CHRA to date.

Ellen Kowalchuk, Common Bond walked through the survey methodology and then reviewed the Historic Context Statement along with the preliminary findings of the heritage survey. David Deo, Common Bond, then shared the draft recommendations of their work, including properties considered to have potential cultural heritage value, a recommendation for further Indigenous engagement and commemoration of Indigenous heritage, and a recommendation for portions of the former old village of Yorkville on Cumberland, Yorkville and Scollard avenues to be considered for an HCD study.

Following the presentation, Gary invited any questions or comments on the material presented and facilitated a discussion (summarized below).

As a wrap up, Gary indicated that City staff would send a summary of the meeting notes and a copy of the presentation to all HFG members. HFG members were encouraged to share any additional feedback on the draft HCS or provide comments on the recommendations prior to November 20. The commenting period was later extended to November 27.

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### **Discussion and Comments from HFG Members**

The HFG members expressed appreciation for the work of the CHRA and expressed general support for the properties identified as having potential cultural heritage value

and the recommendations proposed by Common Bond Collective. They also stated that the long pause in the CHRA process, and the continued pause of the Secondary Plan, had left vulnerable the heritage resources within the Secondary Plan area. They noted particular concern for the Yorkville Village core, which will soon face rezoning for increased height and density due to Provincial PMTSA regulations in the absence of the planning and heritage protections that could have been in place earlier. They strongly emphasized the need for the City to act on conserving identified properties quickly now to mitigate the potential impact of study delays.

### **Discussion RE: CHRA Process**

- One member asked how typologies were assigned to properties, and how current use impacted that assignment. Staff confirmed that typologies relate to the original form and use of the property. In the case of 100 Charles Street, now the Gerstein Crisis Centre, it is considered a residential typology.
- One member expressed concern about residential neighbourhoods within the Secondary Plan boundary (e.g., Marlborough and Roxborough) not being included in the CHRA. Staff confirmed that, when the study was initiated, the study area was selected to focus on areas zoned as Mixed-use, where change was expected, and largely excluded areas zoned as Residential.
- One member asked whether the CHRA considered the value of buildings as part of a group, noting that some properties may hold significance collectively rather than individually. Ellen Kowalchuk, Common Bond responded that while the CHRA assesses buildings individually, Provincial criteria do include consideration of how properties may contribute to the broader context of the area, either by supporting the character of their surroundings, acting as landmarks, or helping define the identity of the neighbourhood.
- One member requested clarity about how the list of identified properties had been revised since the pausing of the study in 2021. Staff confirmed that some properties identified as having potential cultural heritage value had been more fully evaluated using O.Reg. 9/06, often due to development applications. Through that process, several properties had been moved to designation or listing, while others did not move forward. Staff further shared an example property- 120 Bloor Street East, which was listed on the Heritage Register in the past year.

### **Discussion RE: Final Report Recommendations:**

- A member expressed interest in sharing a collection of photos of various apartments in the Study Area and offered to give a tour as well.
- Members expressed their previous and ongoing requests to include Village of Yorkville Park and Ramsden Park as part of this CHRA scope of work. Staff responded that Village of Yorkville Park had been included within the boundary of the proposed HCD study area prepared by Common Bond. Staff confirmed that

Ramsden Park remains outside the scope of this study. Members strongly emphasized their desire for Ramsden Park to be assessed as a Cultural Heritage Landscape.

- Members expressed concern about whether Protected Major Transit Station Area (PMTSA) designation could compromise protections under the Ontario Heritage Act (OHA) – with particular interest in Yorkville, Cumberland, and Scollard avenues. Members emphasized the importance of this area, culturally and economically, to the City. Staff confirmed that the Ontario Heritage Act (OHA) is not nullified by PMTSA policies.
- Members asked about the timelines for establishing a Heritage Conservation District (HCD). Staff noted that the consultant’s recommendation would need to be considered by Staff, who would need to review the boundary, and to bring a staff recommended boundary to a community meeting. Following the community meeting, staff would need to recommend the authorization of an HCD study to Council. Should Council authorize an HCD study for the area, the Study would determine whether the area merits a Part IV designation under the Ontario Heritage Act. If determined to merit an HCD, a further study would develop an HCD Plan and recommend it to Council for its consideration. The HCD study typically takes 14 months, and the entire HCD Plan process could take 3-5 years, if the HCD Plan is appealed to the Ontario Lands Tribunal. Concern was expressed that this timeline did not match the urgency felt within the community.
- Members asked about whether other tools could be explored to prevent the loss of identified buildings while an HCD process might be underway. Specific reference was made to an interim control by-law. Staff noted this matter for their review and consideration.
- One member expressed interest in why the properties lining the north side of Davenport Road, east of Avenue Road, were not recommended for an HCD study. Common Bond spoke to how these properties were carefully considered for their potential cultural heritage value. While they were found to potentially meet one criteria, they were not determined to merit consideration as an HCD. Staff further explained that the Davenport Road properties were not found to have significance related to their history and design, in addition to the story of their later alterations, that would be required to meet provincial criteria (O. Reg 9.06) for determining cultural heritage value or interest. The member offered to share more information on the early history of Davenport properties for consideration.

### **Written Feedback and Submissions**

Following the Heritage Focus Group meeting, the ABC Residents Association (ABCRA), the Greater Yorkville Residents Association (GYRA), and the Bloor East Neighbourhood Association (BENA) jointly submitted written comments on the Bloor-Yorkville CHRA presentation. These comments are summarized below:

- Generally, there was support for the recommendation to list the 88 identified properties on the Heritage Register. Members suggested including a complete list of all listed and designated properties within the CHRA area in the final report for clarity.
- With concern about delays to the Bloor-Yorkville Secondary Plan and the impact of provincial directives for development in Major Transit Station Areas (MTSA) and Protected Major Transit Station Areas (PMTSA), the City was asked to expedite a Heritage Conservation District (HCD) study for the Village of Yorkville Core.
- Properties should be prioritized for designation based on redevelopment pressure and risk of loss.
- Ramsden Park should be assessed for Cultural Heritage Landscape designation and Davenport Terrace for potential Heritage Conservation District (HCD) designation due to their importance to the community.

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