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Bloor-Yorkville Cultural Heritage Resource Assessment

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Bloor-Yorkville CHRA Study Area

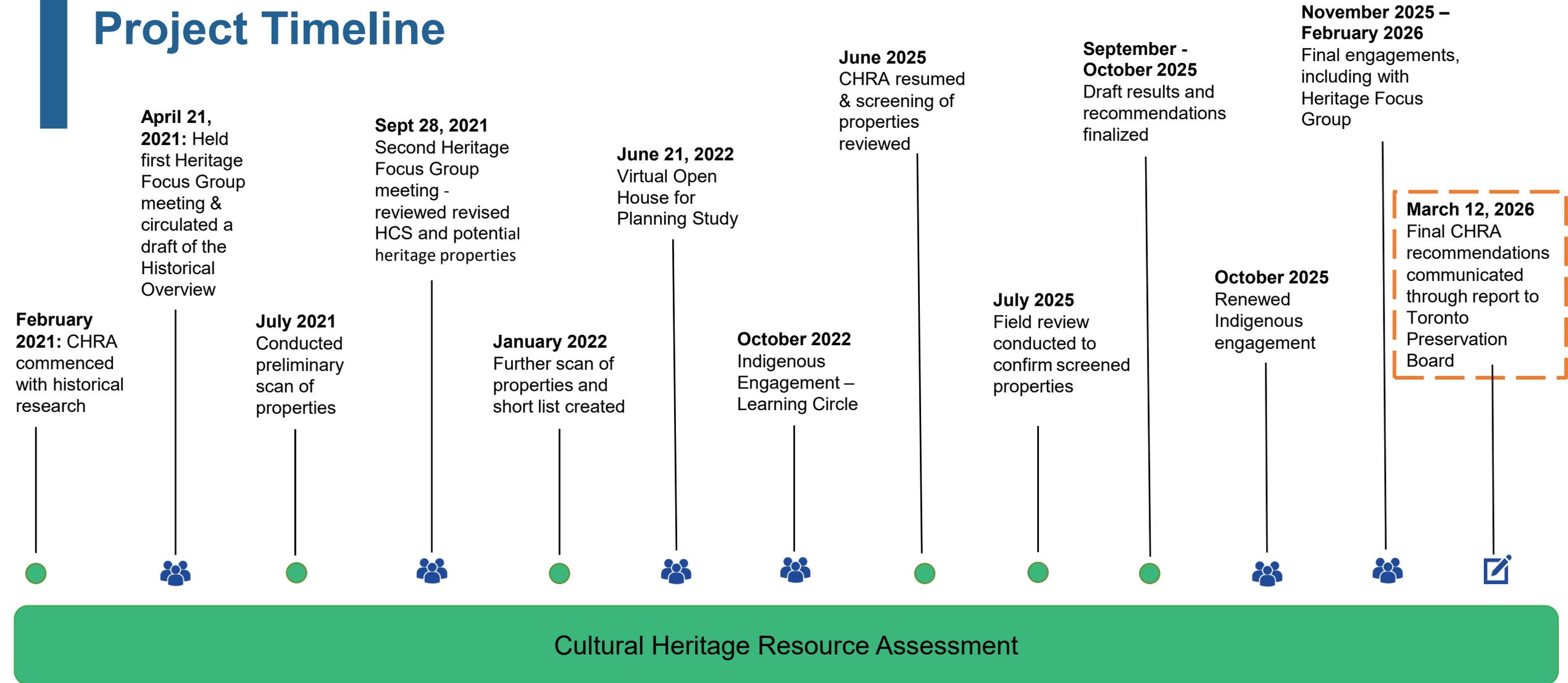


MAP 1: BLOOR-YORKVILLE CHRA BOUNDARIES

 CHRA Area

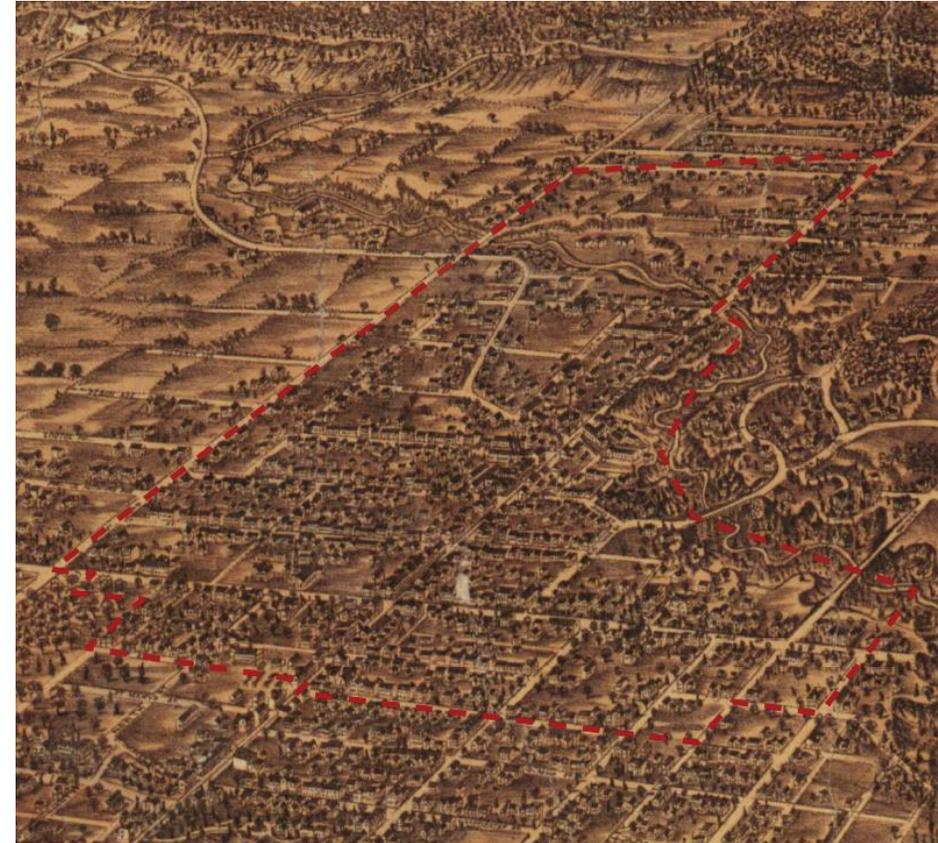
 Secondary Plan Study Area

Project Timeline



What is a Cultural Heritage Resource Assessment (CHRA)?

- Documents and analyzes how an area has developed over time
- Gathers an understanding of how communities value the cultural heritage of an area
- Identifies properties with potential cultural heritage value or interest to be considered for inclusion on the City's Heritage Register
- Provides recommendations for:
 - Other tools to conserve identified resources
 - Any additional assessments e.g. cultural heritage landscape study
- Informs other components of a planning study to integrate cultural heritage resources into plans for growth



Detail of P.A. Gross Bird's Eye map of Toronto with study boundary in red (University of Toronto; Common Bond).

Historic Context Statement

The production of a Historic Context Statement is the first step of a CHRA.

A Historic Context Statement:

- explains the area's contemporary form and character by identifying important themes and significant periods in its historical evolution
- informs evaluation of properties with an understanding of how properties relate to and support an area's context



Yorkville Avenue, c. 1965 (Toronto Public Library)

Bloor-Yorkville Historic Context Statement

Themes identified in the HCS:

- **Indigenous People and Practices** (Trade and Travel Routes; Treaty 13)
- **Natural Environment** (Topography)
- **Organization of European Settlement** (Townships, Concessions and Lots; Early Settlement)
- **Civic Government & Institutions** (Village of Yorkville; City of Toronto)
- **Transportation** (Road Networks; Commuter Transit)
- **Residential Development** (Urban Subdivision; Initial Neighbourhoods; Infill Development)
- **Commercial Development** (Resource Extraction & Agriculture; Early Industry; Main Streets; Financial, Service and Retail industries)
- **Community** (Community Organizations; Places of Worship)
- **Arts and Culture** (Visual Arts, Music, Interior Design and Antiques, Media)



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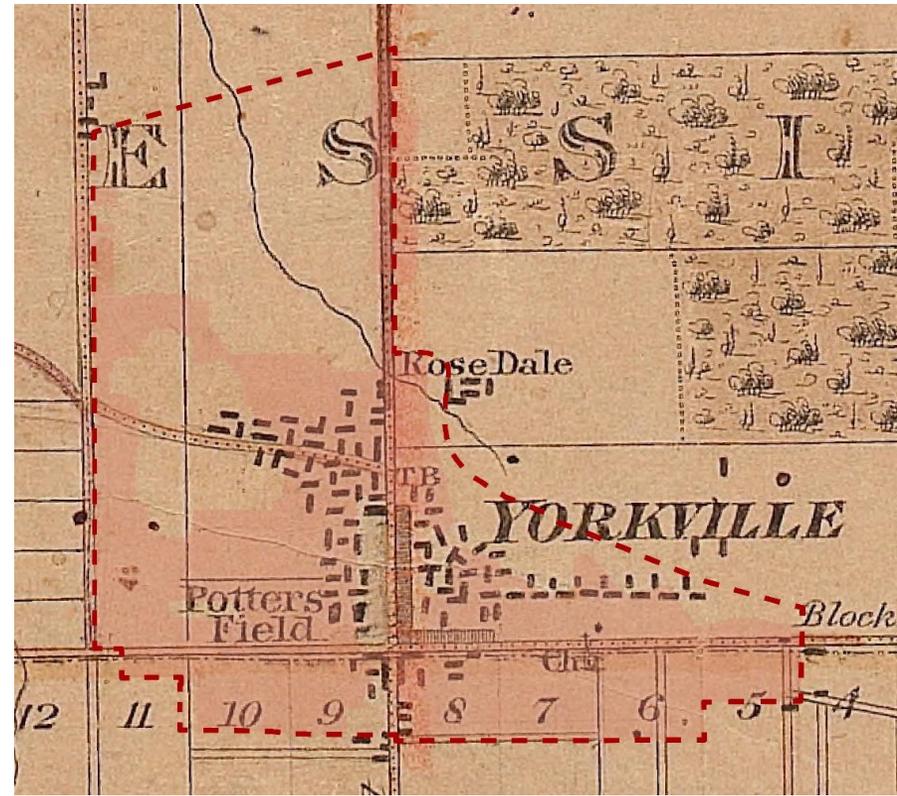
Historic Context Statement – Historic Evolution

Indigenous Peoples / 18th Century and Earlier



1797 Aitken Map of York Township, Archives of Ontario.

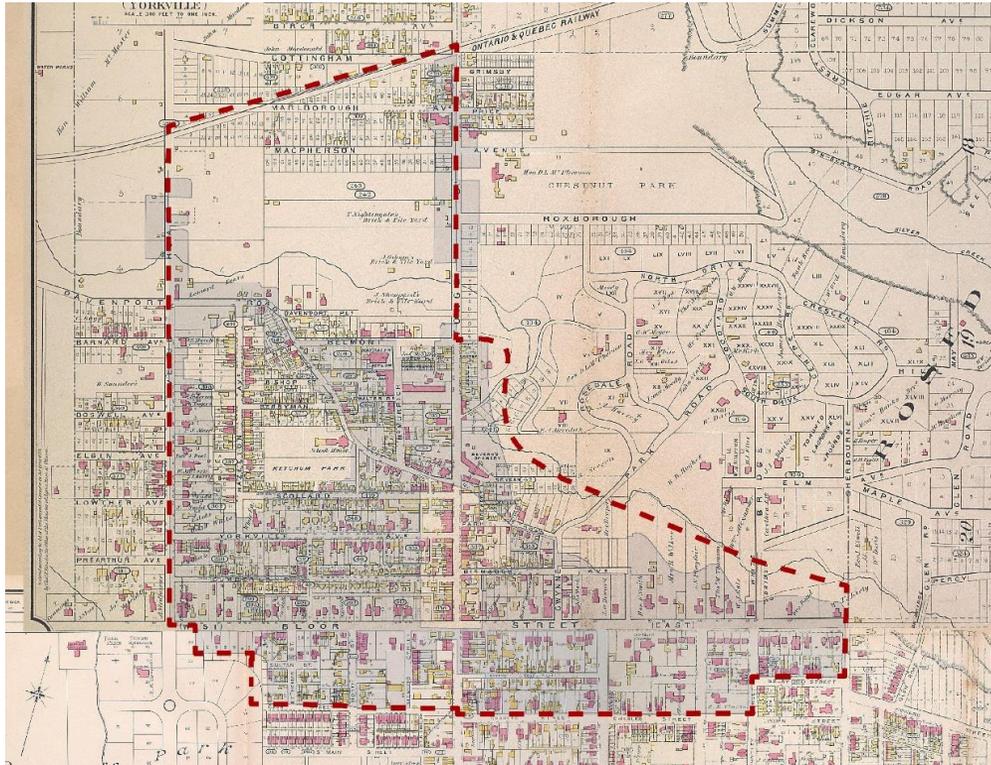
1800s – 1850s



1851 JO Browne Map of the Township of York. City of Toronto Archives: Series 443, File 40.

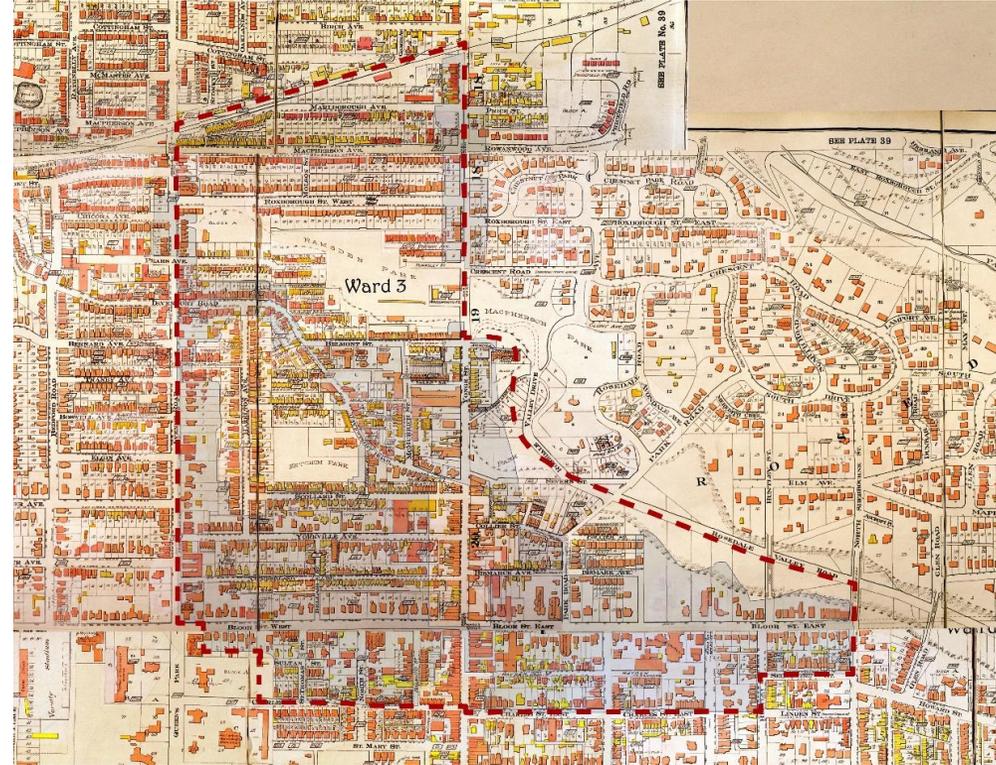
Historic Context Statement – Historic Evolution

1850s – 1882



1884 Fire Insurance Plan with CHRA Area outlined in red. UoT/CBCollective.

1883 – 1930s



1913 Fire Insurance Plan with CHRA Area outlined in red. UoT/CBCollective.

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Historic Context Statement – Historic Evolution

1940s-1960s



1960 aerial photograph with CHRA Study Area outlined in red.
COTA/CBCollective.

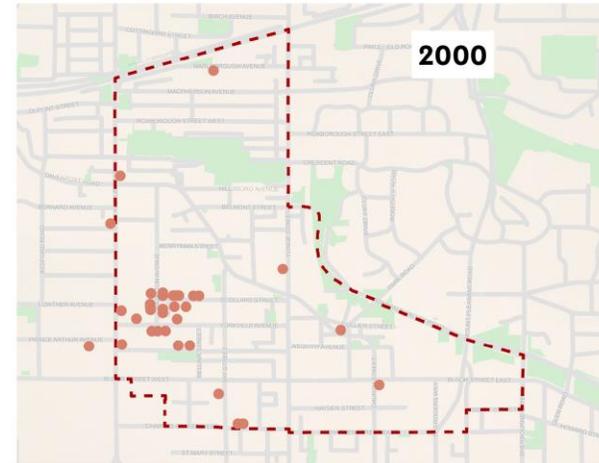
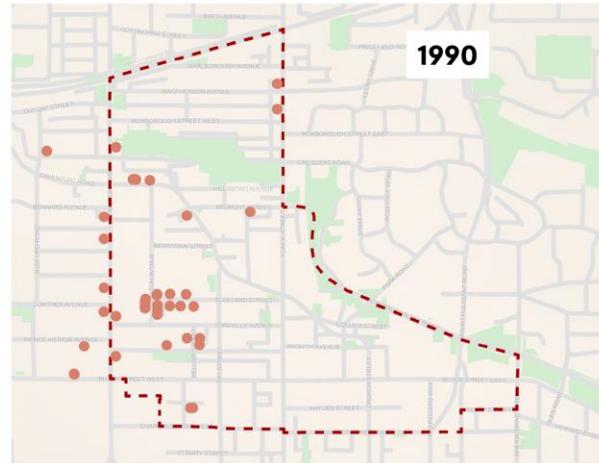
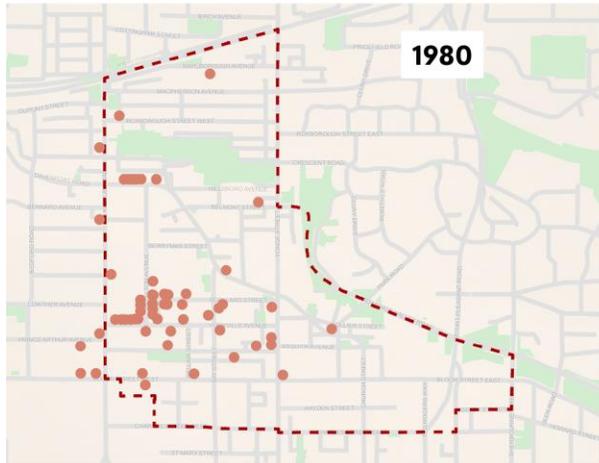
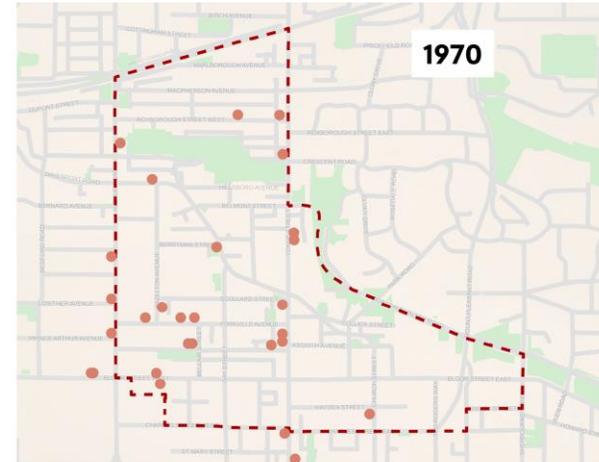
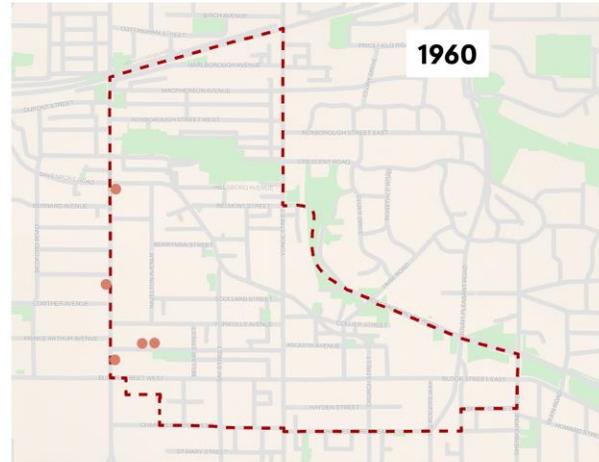
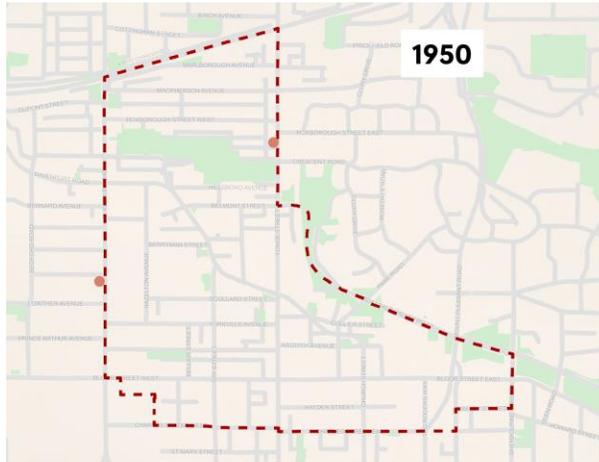
1970s-present



1981 aerial photograph with CHRA Study Area outlined in red.
COTA/CBCollective.

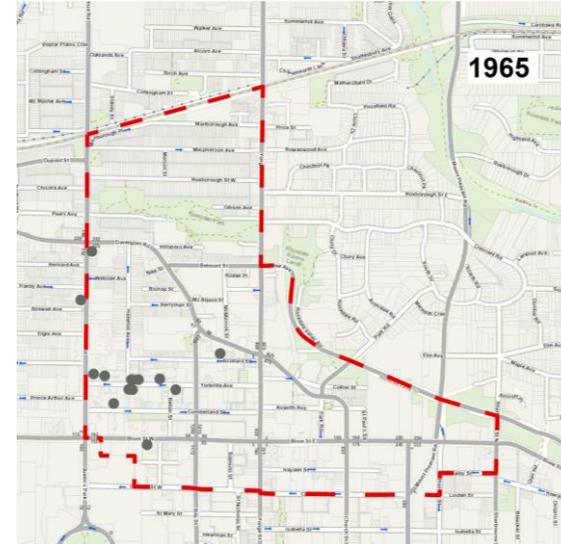
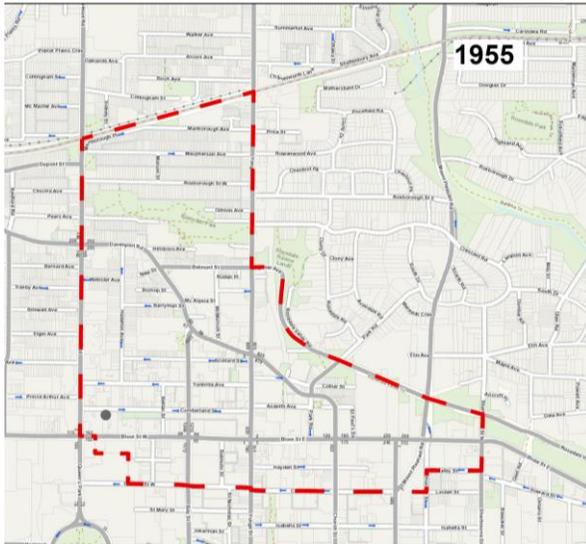
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Historic Context Statement - Art Galleries & Dealers 1950-2000



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Historic Context Statement – Music Venues 1955-1970



Summary of Findings: Typologies

Commercial

- Main Street Commercial Row
- Main Street Commercial Block
- Commercial Buildings and Towers
- Commercial Complex
- Yorkville Complex

Residential

- Pre-War Apartment
- Detached
- Semi-Detached
- Apartment Tower
- Terrace
- Converted House-Form

Institutional

- Place of Worship
- Library
- Healthcare
- Fire & Police Stations

Industrial

- Warehouse / Factory

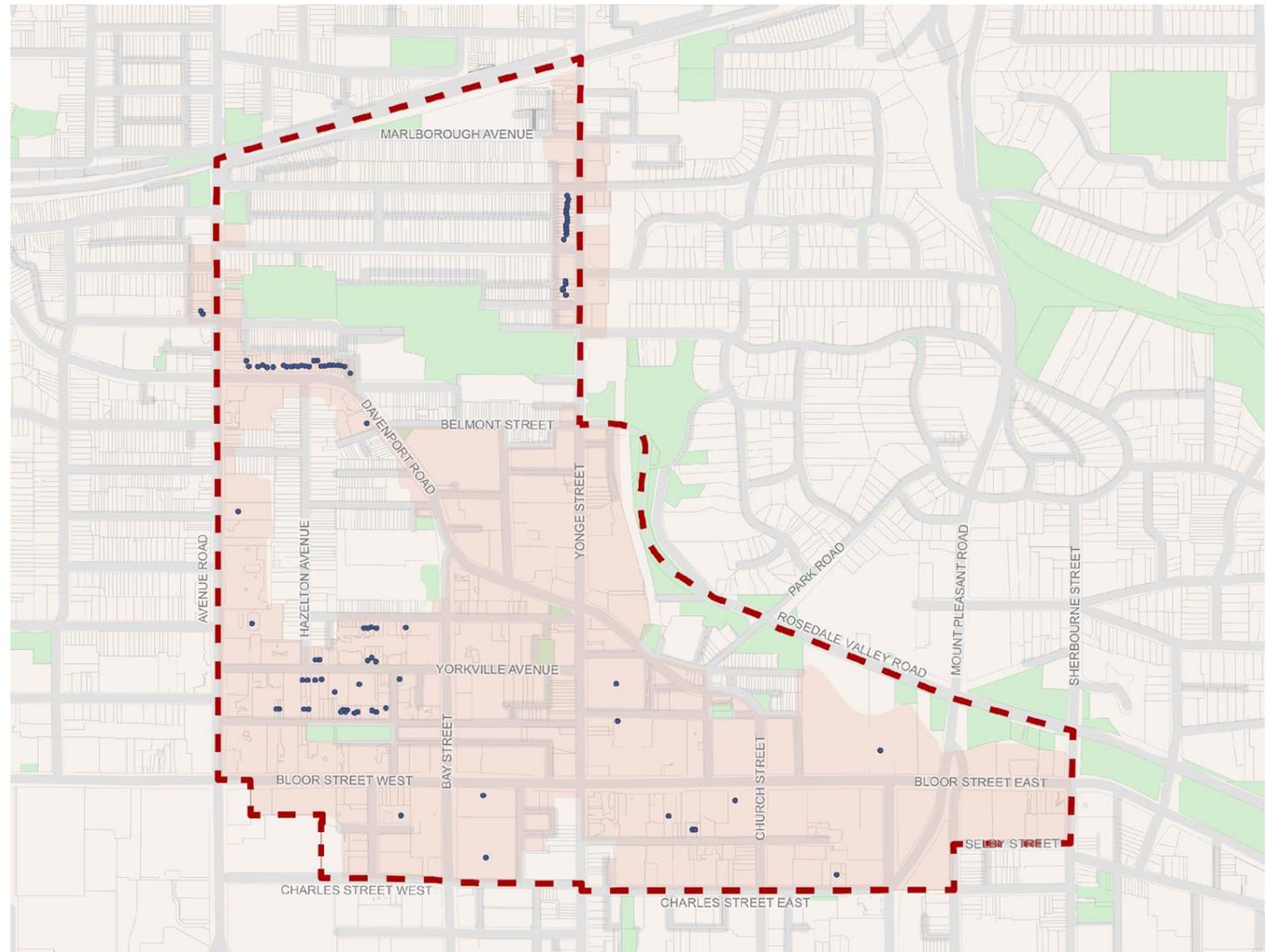
Transportation & Infrastructure

- Substation

Heritage Survey Findings

Eighty-eight properties are being recommended as having potential cultural heritage value or interest. They are organized by the following building types:

- Commercial (29)
- Residential (56)
- Institutional (3)



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Commercial Buildings and Towers; Complexes



9 ASQUITH AVE



69 BLOOR ST E



250 BLOOR ST E



55 BLOOR ST W & 44 CHARLES ST W

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Yorkville Complexes



55 AVENUE RD



99 YORKVILLE AVE



101 YORKVILLE AVE



115 YORKVILLE AVE

Main Street Commercial Blocks & Rows



174 AVENUE RD



176 AVENUE RD



1062 YONGE ST



1064 YONGE ST



1066 YONGE ST



1068 YONGE ST



1070 YONGE ST



1118 YONGE ST



1120 YONGE ST

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Main Street Commercial Blocks & Rows



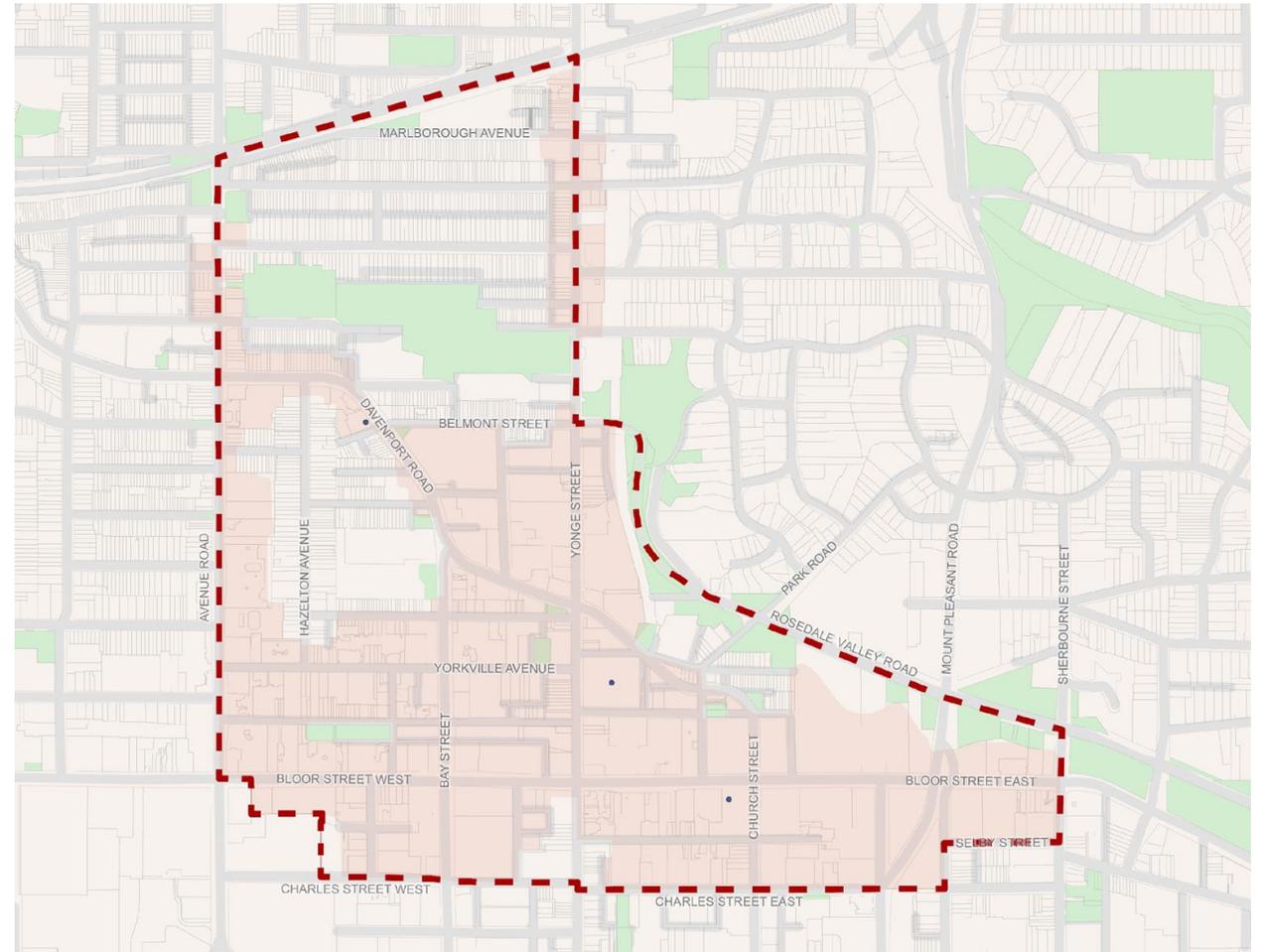
1094 – 1116 YONGE ST

Institutional Buildings

Institutional buildings are places purpose-built for the benefit of a community, by both governments and private groups.

In Bloor-Yorkville, institutional properties identified with potential cultural heritage value or interest take the form of:

- Library
- Healthcare
- Emergency Stations



Institutional properties with potential cultural heritage value or interest

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Emergency Stations, Healthcare & Libraries



135 DAVENPORT RD



131 BLOOR ST E



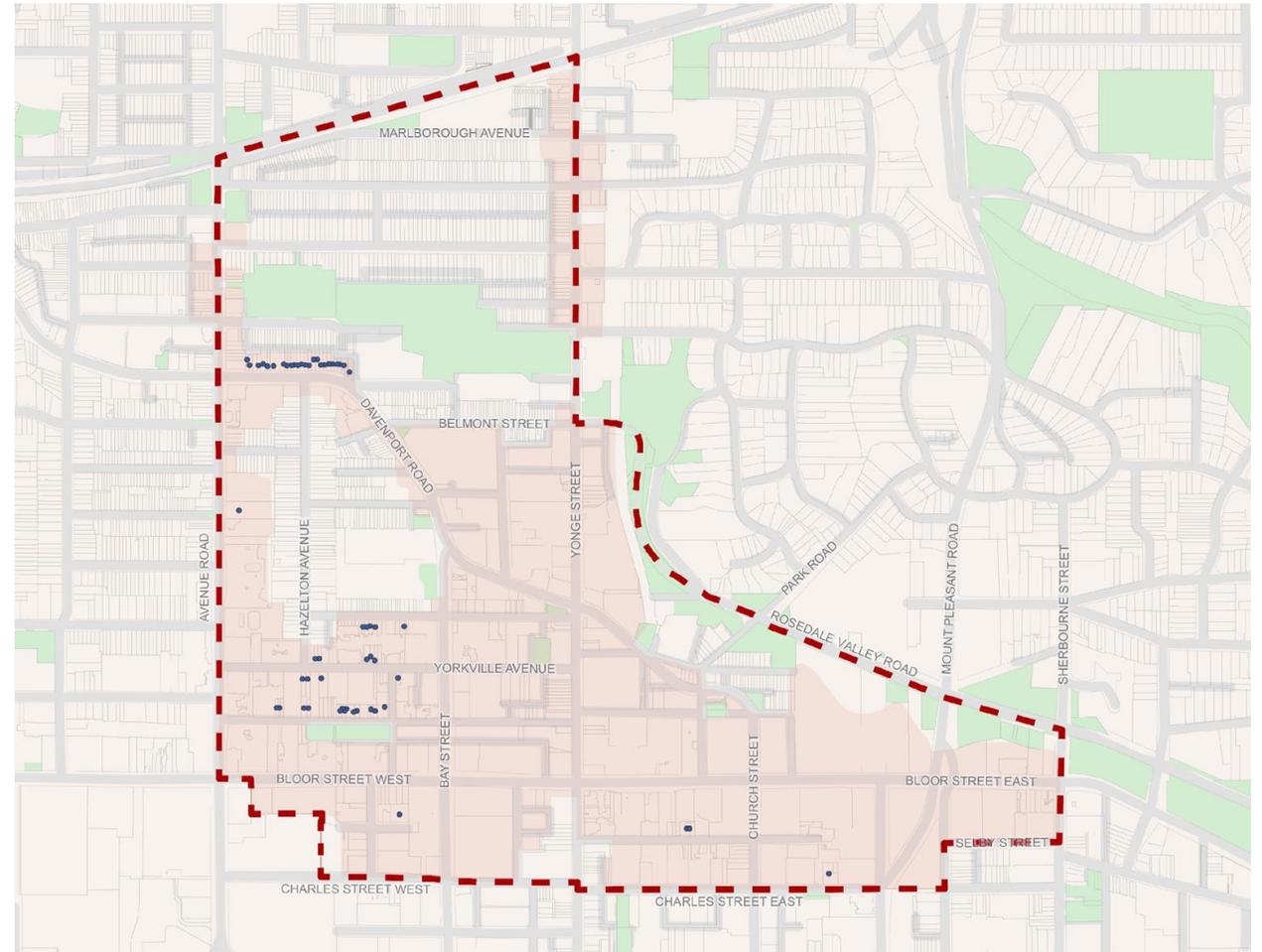
789 YONGE ST

Residential Buildings

Residential buildings are those designed to house people including single and multi-family buildings.

In Bloor-Yorkville, residential properties identified with potential cultural heritage value or interest take the form of:

- Pre-War Apartment
- Apartment Tower
- Semi-Detached House-Form
- Converted House-form



Residential properties with potential cultural heritage value or interest

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Pre-War Apartments, Apartment Towers, Semi-Detached House-Form



2 SULTAN STREET



103 AVENUE ROAD



48-50 HAYDEN RD

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Converted House Form - Davenport Road

144, 146, 156-162, 166,
170-202 DAVENPORT ROAD



ABOVE: DAVENPORT RD LOOKING EAST FROM AVENUE RD; BELOW: LOOKING WEST FROM HILLSBORO AVE

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Converted House-form - Cumberland Street



98 CUMBERLAND ST



108A, 108, 106 CUMBERLAND ST



118 CUMBERLAND ST



116 CUMBERLAND ST



120 CUMBERLAND ST



NORTH SIDE CUMBERLAND STREET LOOKING WEST FROM BELLAIR ST

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Converted House-form - Cumberland Street



124, 122 CUMBERLAND ST



126 CUMBERLAND ST



128.5, 128 CUMBERLAND ST



NORTH SIDE CUMBERLAND ST LOOKING EAST FROM OLD YORK LN



140 CUMBERLAND ST



142 CUMBERLAND ST



158, 156 CUMBERLAND ST

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Converted House Form - Scollard Street



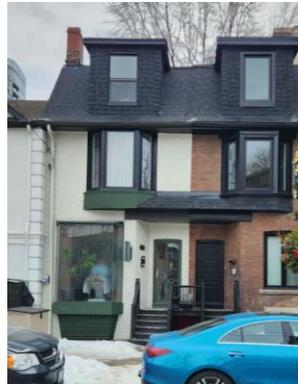
85 SCOLLARD ST



99 -101 SCOLLARD ST



105 SCOLLARD ST



107 SCOLLARD ST



ABOVE: SOUTH SIDE OF SCOLLARD ST LOOKING EAST; BELOW: SOUTH SIDE OF SCOLLARD ST LOOKING WEST

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Converted House Form - Yorkville Avenue



75 YORKVILLE AVE



86 YORKVILLE AVE



88-90 YORKVILLE AVE



SOUTH SIDE YORKVILLE AVE LOOKING EAST FROM HAZELTON



110-112 YORKVILLE AVE



111 YORKVILLE AVE



119-121 YORKVILLE AVE

Consultant's Recommendations

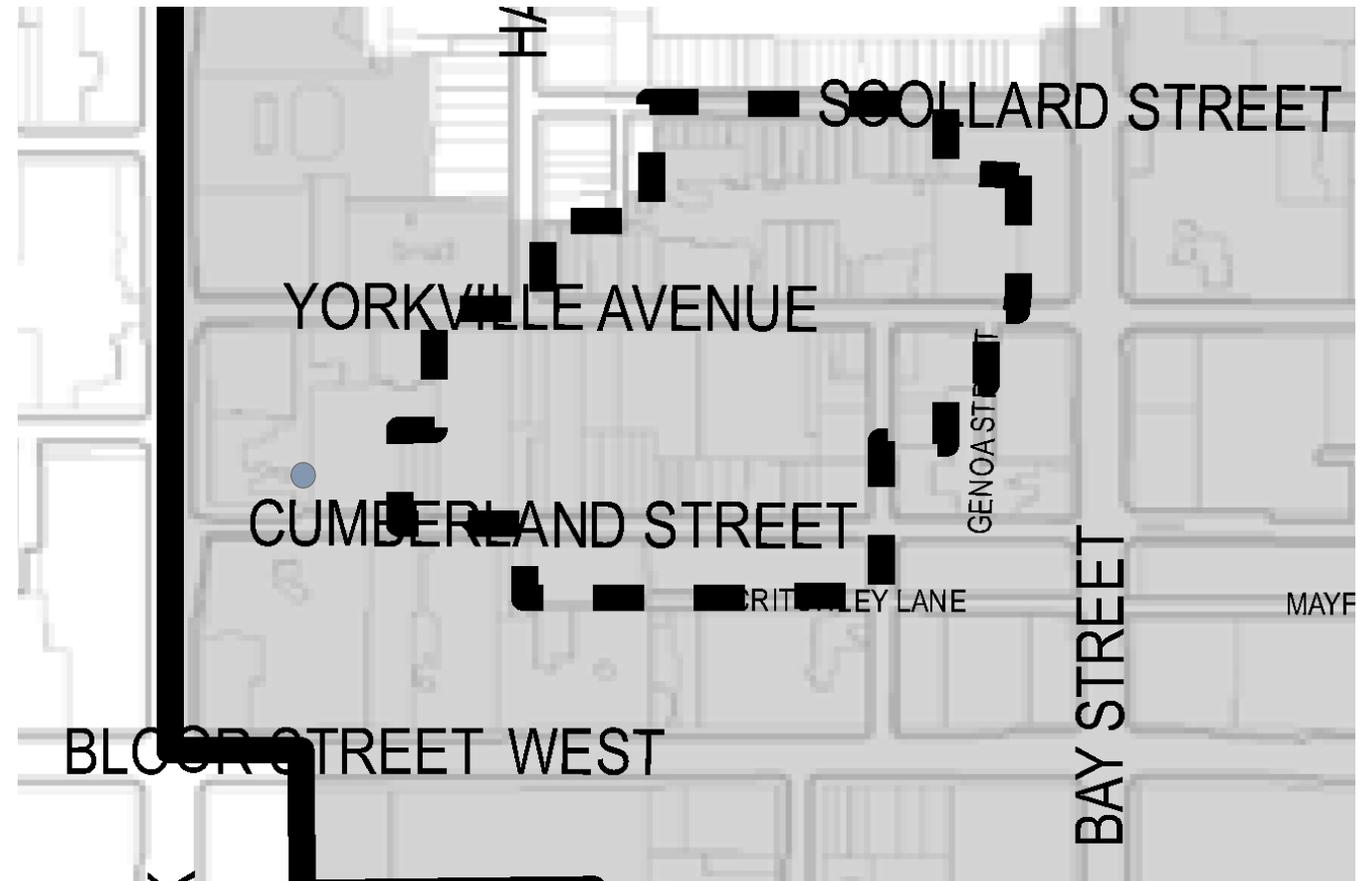
The following recommendations were provided by Common Bond Collective through the Bloor-Yorkville CHRA Final Report.

1. Continue engagement with Indigenous communities through the Indigenous Heritage Engagement Project to identify places and stories that could be interpreted in the public realm.
- 2) The 90 properties identified by the consultant as having potential cultural heritage value or interest should be considered for inclusion on the Heritage Register.
- 3) Four properties were identified as particularly strong candidates for designation under Part IV of the OHA
 - 2 Sultan Avenue (Sultan Apartments, c.1925)
 - 44 Charles Street West and 55 Bloor Street West (Manulife Centre, 1972 and 1974)
 - 99 Yorkville Avenue (Cumberland Court, 1972)
 - 789 Yonge Street (Toronto Reference Library, 1977)
- 4) The Yorkville Village Core should be reviewed by the City Planning Division as a potential Heritage Conservation District Study area

Consultant's Recommendations: Potential HCD Study Area

The area to be reviewed by staff for a potential Heritage Conservation District Study includes:

- Village of Yorkville Park
- Properties on the north side of Cumberland Street
- Properties on both sides of Yorkville Avenue
- Properties on the south side of Scollard Street



The potential HCD Study area shown with a black dashed line.

Staff Recommendations

1. City Council identify the properties listed in Attachment 2 as having potential cultural heritage value or interest, as identified through the Bloor-Yorkville Cultural Heritage Resource Assessment study.
2. City Council direct the Senior Manager, Heritage Planning to undertake all necessary steps, including community consultation, to determine whether the Yorkville Village Core, or a part thereof, merits authorization for study as a potential Heritage Conservation District under Section 40(1) of the Ontario Heritage Act.

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For more information

The Bloor-Yorkville Cultural Heritage Resource Assessment Final Report by Common Bond Collective is available online:

[9595-city-planning-bloor-yorkville-cultural-heritage-resource-assessment.pdf](https://www.toronto.ca/city-planning/9595-city-planning-bloor-yorkville-cultural-heritage-resource-assessment.pdf)

