

Bloor – Yorkville Cultural Heritage Resource Assessment – Final Report

Date: February 25, 2026

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Ward 11 – University Rosedale

SUMMARY

This report summarizes the findings of the Bloor-Yorkville Cultural Heritage Resource Assessment (CHRA). Staff recommend that Council adopt the list of identified properties with potential cultural heritage value or interest in Attachment 2. Staff also recommend that Council direct staff to review a portion of the Yorkville Village Core to determine if the area, or a part thereof, merits Council's authorization of a Heritage Conservation District study under Part V of the Ontario Heritage Act.

In April 2017, Council directed the Director, Community Planning, Toronto and East York District to prepare a new Site and Area Specific Policy for the Bloor-Yorkville Area. In early 2021, City Planning initiated the Bloor-Yorkville Secondary Plan Study, inclusive of a Cultural Heritage Resource Assessment (CHRA). A CHRA documents and analyzes an area's development history to identify properties with potential cultural heritage value and to make heritage conservation recommendations.

A Historic Context Statement (HCS) is produced within the CHRA to explain the area's contemporary form and character. The HCS identifies significant periods of historical evolution, analyzes key themes, studies individual properties in relation to themes and historic periods and considers the relationship of properties to one another and their context, to inform the identification of buildings and landscapes with potential cultural heritage value.

In February 2021, Heritage Planning staff and a consultant team, Common Bond Collective, initiated the CHRA, which included community engagement within the Secondary Plan study and through a Heritage Focus Group. In the fall of 2022, the Secondary Plan study was put on hold, and the related CHRA was paused.

On June 19, 2024, Official Plan Amendment 720 came into effect City-wide, which among other matters, established the requirement for a Cultural Heritage Evaluation Report (CHER) under Schedule 3 of the Official Plan for Official Plan Amendments, Zoning By-law Amendments and Plan of Subdivision applications where a property has

been adopted by City Council through a City-led study as having potential cultural heritage value or interest, but which is not included on the Heritage Register.

As the Provincial Planning Policy (PPS 2024) Policy 4.6.4 (b) encourages planning authorities to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes, Heritage Planning along with its consultants re-activated the CHRA in summer 2025 and completed the final report in December 2025.

This report presents the methodology and results of the City-led Bloor-Yorkville CHRA consultant study and provides staff recommendations, including the identification of 88 properties with potential cultural heritage value and the potential to authorize a study of a portion of the Yorkville Village Core as a potential Heritage Conservation District. The CHRA also identified the need for city staff to continue Indigenous engagement within the study area to identify places that hold cultural heritage value for Indigenous communities.

RECOMMENDATIONS

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

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.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

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

DECISION HISTORY

On July 30, 31, and August 1, 2002, City Council adopted the Yorkville-Hazelton Heritage Conservation District (HCD). The designated area is generally bounded by

Hazeltown Avenue, Scollard Street, Bay Street and Davenport Road, including Webster Avenue. <https://www.toronto.ca/legdocs/bylaws/2002/law0622.pdf>

On April 4, 2017, Toronto and East York Community Council adopted and added to the recommendations in the Preliminary Report dated March 17, 2017, from the Director, Community Planning, Toronto and East York District regarding the preparation and timelines of a new Site and Area Specific Policy for the Bloor-Yorkville Area and corresponding consultation strategy. Community Council's decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.62>

On May 22, 23, and 24, 2018, City Council adopted the Downtown Plan through Official Plan Amendment (OPA 406) and provided direction to undertake a review of Site and Area Specific Policy 211. City Council's decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

At its meeting on May 19, 2021, Toronto and East York Community Council received a status update on the Bloor-Yorkville Secondary Plan Study and directed staff to consider Ramsden Park as part of the Cultural Heritage Resource Assessment for this area. <https://secure.toronto.ca/council/agenda-item.do?item=2021.TE25.18>

On May 22 and 23, 2024, City Council adopted Official Plan Amendment 720 (OPA 720) which amended Section 3.1.6 and Schedule 3 of the Official Plan pertaining to complete application requirements. Among other matters, OPA 720 established Policy 3.1.6.22 and Schedule 3 of the Official Plan requiring a Cultural Heritage Evaluation Report as part of a complete application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications. OPA 720 came into effect City-wide on June 19, 2024. By-law 500-2024 adopting OPA 720 may be found here: <https://www.toronto.ca/legdocs/bylaws/2024/law0500.pdf>

POLICY AND REGULATION CONSIDERATIONS

Legislative Framework

Provincial Planning Statement and Planning Act

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place. In Ontario, heritage conservation is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Planning Statement (2024) ("PPS"). Heritage conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision-making within the city.

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

Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

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 be consistent with the PPS which positions heritage as a key component in supporting key provincial principles and interests. <https://www.ontario.ca/laws/statute/90p13>

The PPS provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the PPS. The PPS articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. It provides specific direction for the protection of built heritage resources, cultural heritage landscapes, archaeological resources, and areas of archaeological potential, both on development sites and where development is proposed on adjacent properties. The PPS states that cultural heritage and archaeology help provide people with a 'sense of place'.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved." Policy 4.6.3 specifies that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved." Policy 4.6.4 (b) encourages planning authorities to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes. Through the definition of conserved, protected heritage property, built heritage resources, and cultural heritage landscape, the PPS identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>

Ontario Heritage Act

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the OHA, or designation of districts under Part V of the OHA.

Section 27 of the OHA gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the OHA as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Section 1 of Ontario Regulation 9/06 sets out the criteria for evaluating properties to determine cultural heritage value or interest under Section 29 of the Ontario Heritage Act. Section 3 of Ontario Regulation 9/06 also sets out the criteria to determine cultural heritage value or interest for heritage conservation districts under Section 41 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/regulation/060009>

Further, the Bill 23 amendments to the OHA regarding Listed properties include provisions stating that properties will be removed from the City's Heritage Register two years after their listing date if no further action is taken by Council to designate them under the OHA. Bill 200 extended the original removal deadline of January 1, 2025 to January 1, 2027 for properties on the Heritage Register on or before January 1, 2023. Properties listed since January 2023 will be deemed removed on the original two-year timeline. Once removed, Council may not relist any property under section 27 of the OHA for a period of five years.

Under Part V of the OHA municipalities can establish heritage conservation districts where their official plan contains provisions relating to the establishment of such. The City of Toronto's Official Plan supports identification, evaluation, and designation of heritage conservation districts.

City of Toronto's Official Plan

The City of Toronto's Official Plan (the "Official Plan") contains policies related to identification of properties with potential cultural heritage value or interest through area planning studies, the conservation of properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 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 City of Toronto's Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Cultural Heritage Evaluation Report

On June 19, 2024, Official Plan Amendment 720 came into effect City-wide, which among other matters, established the requirement for a Cultural Heritage Evaluation Report under Schedule 3 of the Official Plan for Official Plan Amendments, Zoning By-law Amendments and Plan of Subdivision applications. Policy 3.1.6.22 resulting from OPA 720 identifies that the CHER requirement is triggered where a property has been identified by City Council through a City-led study as having potential cultural heritage value or interest, but which is not included on the Heritage Register. The CHER requirement supports the City's ability to identify properties with cultural heritage value early in the development application process. Recommendation 1 in this report supports the identification of properties of potential cultural heritage value, as set out in Attachment 2 to this report, to assist with implementation of the CHER requirement in the Official Plan.

Heritage Conservation Districts in Toronto: Procedure, Policies and Terms of Reference

Heritage Conservation Districts in Toronto: Procedure, Policies and Terms of Reference (HCDs in Toronto) was adopted by Toronto City Council in March 2012 to provide a consistent approach for the studying and planning of HCDs.

COMMENTS

Bloor-Yorkville Cultural Heritage Resource Assessment Survey Area

The Bloor-Yorkville CHRA study area was adapted from the Bloor-Yorkville Secondary Plan study area and is bounded by the Canada Pacific Rail corridor (north), Yonge Street, Rosedale Valley Road, and Sherbourne Street (east), Charles Street (south), and Avenue Road (west). The CHRA boundary was narrowed from the Secondary Plan study boundary to include only areas designated as Mixed Use Areas in the Downtown Plan – the portions of the study area projected to experience significant growth. The CHRA boundary also excluded areas previously assessed for cultural heritage value, including through Heritage Conservation District studies.

Bloor-Yorkville Cultural Heritage Resource Assessment (CHRA)

City Planning began the Bloor-Yorkville CHRA as an integral component of the Bloor-Yorkville Secondary Plan Study. A CHRA is undertaken to document an area's development history, and to ensure that properties of potential cultural heritage value or interest are proactively identified, understood and conserved.

CHRAs prioritize an understanding of the historic context of a study area and how properties relate to and support that context. A Historic Context Statement is produced to explain the contemporary form and character of an area through the identification of significant periods of historical evolution and analysis of key themes. A CHRA then

relates properties to periods of development and themes to inform the identification of buildings and landscapes with cultural heritage value.

Following the development of a Historic Context Statement, and informed by community engagement, CHRAs include a survey of all properties within the study area in order to recommend a list of properties that might meet Provincial criteria for determining cultural heritage value.

Heritage Planning staff began work on the Bloor-Yorkville CHRA in February 2021 with the support of Common Bond Collective, a heritage consultant. Following familiarization with the study area, including the photographic documentation of all properties within it, a draft Historic Context Statement for the study area was prepared. Through the winter, spring, and summer of 2021, the draft Historic Context Statement was informed by community engagement through Heritage Focus Group meetings. A survey and evaluation of all properties in the study area against Provincial criteria (Reg. 9/06) was then completed to identify those properties that may merit inclusion on the Heritage Register. Heritage Planning staff continued to engage with communities through the secondary plan study but in the Fall of 2022 the Bloor-Yorkville Secondary Plan Study was put on hold and the CHRA was paused.

Following a decision to complete the Bloor-Yorkville CHRA independent of the Secondary Plan study, Heritage staff resumed work in the spring of 2025. Properties previously identified as having potential cultural heritage value were re-surveyed to confirm their status, and the list of identified properties was finalized. The consultant's draft recommendations were then considered by staff, including a recommendation that the list of identified properties be considered for inclusion on the Heritage Register, a recommendation that Heritage Planning consider a portion of the Yorkville Village Core as a potential Heritage Conservation District (see Attachment 1 for the recommended HCD study area boundary), and a recommendation regarding Indigenous engagement and the potential to interpret Indigenous heritage in the public realm.

Bloor-Yorkville Historic Context: Summary

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. 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 resources across the land.

Within the CHRA study area, a footpath emerged along the base of the bluff that followed the 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, including Carrying Place trails on the Don and Humber rivers. This usage is reflected in one Indigenous name for the trail,

Gete-Onigaming, meaning “at the old portage” in Ojibway. The trail route became the base for today’s Davenport Road.

Following the period of Wendat settlement in the Toronto area, which ended in the decades around 1600, people of the Haudenosaunee Confederacy and the Mississaugas of the Credit First Nation made the area their home. Today, the Huron Wendat Nation, Six Nations of the Grand River, and the Mississaugas of the Credit First Nation continue to value the Toronto area as their traditional homelands.

In 1787 and again in 1805, the British Crown signed treaties with the Mississaugas of the Credit First Nation to secure colonial settlement. Following the Toronto Purchase in 1787, the British Parliament created Upper Canada which was divided into a series of counties and then further surveyed into townships, concessions, and lots. Bloor Street emerged as a significant surveyed boundary, dividing Concession 1 (Queen Street to Bloor Street) from Concession 2 (Bloor Street to St. Clair Avenue).

Within this framework, the Village of Yorkville developed as a distinct settlement bounded by Bloor Street, Bedford Road, Walker Avenue, Pricefield Road, and Sherbourne Street. Growth initially concentrated around the Bloor–Yonge intersection, with lands north of Belmont Avenue filling in after Yorkville’s annexation to the City of Toronto in 1883. Areas between Bloor and Charles streets evolved as part of the expanding city, producing a layered built form that reflects differing periods of subdivision and development.

The early residential core of the Village of Yorkville was centered on Scollard Street, Yorkville Avenue, and Cumberland Street and was established by the 1880s. Scollard and Cumberland streets were characterized by narrow lots with modest wood-frame semi-detached dwellings, while Yorkville Avenue contained larger brick residences on more substantial parcels. The completion of Bay Street in 1922 introduced a significant shift in the continuity of these early streetwalls between Hazelton Avenue and Yonge Street. Although the area retained much of its 19th-century residential character into the mid-20th century, incremental redevelopment introduced offices, apartment buildings, and surface parking, particularly along Scollard Street and Yorkville Avenue.

South of Bloor Street, Hayden, Charles, and Church streets developed through the late-19th century with a mix of small wood houses and larger brick residences. By the 1920s, brick construction increasingly replaced earlier structures on larger lots, and by the 1950s, institutional and commercial uses—including Grace Hospital and a postal station—had supplanted much of the earlier fine-grain residential fabric between Yonge and Church streets. West of Yonge, Charles Street retained a more consistent residential character.

Yonge Street served as a defining corridor since its survey in 1793. Initially constructed as a strategic route linking Lake Ontario to Lake Simcoe, it evolved into the area’s principal commercial spine. By the late 19th and early 20th centuries, continuous blocks of mixed-use buildings lined Yonge between Bloor Street and Davenport Road, with additional commercial clusters forming farther north. This pattern intensified following Yorkville’s annexation, particularly during the 1920s and 1930s.

Bloor Street, originally a concession boundary marked by toll gates and early residences, underwent significant transformation in the 20th century. The completion of the Prince Edward Viaduct and the extension of Bay Street catalyzed its shift from a residential street to a major commercial and institutional corridor. By the late 1920s, purpose-built shops and office buildings signaled its emerging role as a key urban artery. Mid-century development introduced major financial institutions along Bloor Street East, characterized by Modern Classical architecture, later complemented by brutalist and late-modernist buildings. West of Yonge, the expansion of the subway system supported higher-density development, including high-end retail, hotels, offices, and apartment towers.

Davenport Road is one of the area's earliest transportation routes as it follows an Indigenous trail aligned with the Lake Iroquois shoreline. By the mid-19th century, Davenport Road featured toll booths and early development near Yonge Street, and by the early-20th century it was fully built out with rows of brick and frame dwellings. Through the mid-20th century, many of these residences were replaced by larger institutional, commercial, and residential buildings, or adapted for commercial uses.

Avenue Road, documented on maps from the 1850s, developed with substantial brick residences along its eastern side by the time of Yorkville's annexation. Early 20th-century construction filled in the west side north of Pears Avenue, but by the mid-1940s many original houses had been replaced by commercial and light industrial uses. These were subsequently redeveloped into larger hotel and apartment buildings, contributing to the contemporary urban form of the corridor.

The Bloor–Yorkville study area's built form reflects its evolution from Indigenous travel routes and the Village of Yorkville to a modern, high-density urban district, retaining traces of each historical period within its streetscapes and built form.

Community Consultation

Community engagement is important to the success of CHRAs. Community members can provide essential local knowledge regarding the historical development of a study area, complementing documentary research. They can also inform the assessment and documentation of cultural heritage value with information related to people, places, and events of significance to the community.

Community consultation for the Bloor-Yorkville CHRA was integrated into the community engagement plan for the Bloor-Yorkville Secondary Plan Study. City Planning retained Gladki Planning Associates (GPA), with Indigenous engagement sub-consultant John Beaucage, Counsel Public Affairs, to lead the community engagement process.

The local community, including Indigenous organizations, landowners, business owners, ratepayer associations, and business improvement areas, participated in the consultation process and provided input and feedback for the secondary plan study throughout 2022. Community and stakeholder meetings were used to gather feedback

from the community, build consensus, and get broad based support on the direction of the secondary plan study, including the CHRA.

The CHRA was also informed by the input from a Heritage Focus Group (HFG) composed of local historians, heritage experts, and representatives of neighbourhood organizations, local knowledge keepers, and Indigenous knowledge keepers. Three virtual meetings were held with the HFG on April 21, 2021, September 28, 2021, and November 6, 2025. At the first HFG meeting, participants were introduced to the Bloor-Yorkville Secondary Plan Study and the area's development history. Prior to the meeting, participants were sent a draft of the Historic Context Statement (HCS). Staff facilitated a roundtable discussion about the CHRA and HCS. Participants were invited to provide any additional comments through email following the meeting, and Heritage Planning received documents. Members of the Focus Group expressed interest in a Heritage Conservation District and provided multiple addresses of properties that they considered of heritage interest. The HCS was revised based on the feedback from the HFG, and the properties of interest were noted for review.

At the second HFG meeting, participants were presented with the preliminary findings of the CHRA for feedback and to review the revised HCS. Staff provided an update on the Bloor-Yorkville Secondary Plan Study, and an explanation of how the results of the CHRA would be used. Participants were invited to provide any additional comments through email following the meeting. The feedback was taken into consideration when drafting the findings and recommendations of the CHRA.

Engagement continued in 2022 through the secondary plan study. A Local Advisory Committee meeting was held on May 31, 2022 and was attended by 20 participants. Staff delivered a presentation to introduce the Bloor-Yorkville Secondary Plan Study, including the study area, objectives, process, timeline and preliminary policy direction. Participants then had the opportunity to ask questions and share feedback. Heritage Staff attended to answer CHRA-related questions.

A Community Consultation Meeting was held on June 21, 2022 and was attended by 53 community members. At the CCM, Staff delivered a presentation on the emerging policy areas and the emerging public realm plan, and Heritage Staff provided an update on the CHRA. Attendees were encouraged to visit the study webpage to participate in a study survey. Heritage Staff received and answered questions related to available tools to protect heritage properties at that time.

Led by John Beaucage, an Indigenous Learning Circle was held on October 25, 2022 and was attended by three community members. Staff delivered a presentation to introduce the Bloor-Yorkville Secondary Plan Study, including the study area, objectives, process, timeline and preliminary policy direction. Participants then had the opportunity to ask questions and share feedback. On October 20, 2022, a meeting was also held with TASSC Friends and Partners to discuss the secondary plan study. People underlined the significance of origins of Davenport Road as an Indigenous trail, emphasized the need to learn more about Indigenous heritage in the area, and called for the interpretation of Indigenous stories in the public realm to make Indigenous heritage visible and accessible to all.

Following the re-activation of the CHRA, a draft of the CHRA final report was circulated to the Mississaugas of the Credit First Nation and Six Nations of the Grand River, and input was integrated into the final document.

Staff also invited all previous members of the Heritage Focus Group to attend a third and final HFG meeting on November 6, 2025 to update members on recent work, and to gain input on the consultant's recommendations. The HFG members generally agreed with the draft recommendations of the CHRA and advocated for timely action to advance the recommendations given the study delay. The CHRA results were also shared at a meeting of the Bloor-Yorkville BIA's Planning, Preservation and Urban Design Committee on December 3, 2025, and with the Toronto East York Community Council Preservation Panel on February 9, 2026.

Materials and summaries of the engagement for the Bloor-Yorkville Secondary Plan Study are available on the project's webpage: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-yorkville-secondary-plan/bloor-yorkville-secondary-plan-meetings-events/>

In preparing this report, a letter from the Senior Manager, Heritage Planning, City Planning was sent on January 23, 2025 to the owners of the properties identified by the consultant as having potential cultural heritage value, advising them that the CHRA Final Report was available online, providing information about what the CHRA recommendations may mean for them, and informing them that a staff report was being proposed for the March 12 Toronto Preservation Board and April 1 TEYCC.

CHRA Final Report Recommendations

The consultant's CHRA final report identifies 90 properties with potential cultural heritage value or interest, and recommends that these properties merit inclusion on the Heritage Register. A property may be included on a municipal register if it meets one or more of the nine prescribed criteria (O. Reg 9/06) for determining cultural heritage value or interest under Section 27 of the Ontario Heritage Act. More detailed research and analysis in the future may also determine additional cultural heritage values for the properties identified in Attachment 2.

The properties identified in Attachment 2 generally reflect building types that define, support, and maintain the varying contexts found within the study area. These contexts include: late-19th and early-20th century mixed-use character on portions of Yonge Street; a concentration of late-19th and early-20th century residential forms that have been adaptively reused as commercial buildings in the Yorkville Village Core; a mid-to-late twentieth-century modern high-rise streetscape on Bloor Street West; a concentration of prominent commercial buildings and towers on Bloor Street East; and consistent late-19th and early-20th century residential forms which have been converted to commercial use on the north side of Davenport Road east of Avenue Road.

Staff have reviewed the recommended properties in the consultant report and conducted additional independent research. As a result of that process, the following four properties were not added to the list on Attachment 2 due to alterations that, in the

opinion of staff, significantly diminished their integrity and the ability to communicate their potential cultural heritage value: 152-154, 164 and 168 Davenport Road. In addition, City staff recommend the addition of two properties, at 128 and 128^{1/2} Cumberland Street, which, though not recommended by the consultant, are considered by staff to be consistent in value with other identified potential heritage properties on Cumberland Street.

Heritage staff are therefore recommending that City Council identify a total of 88 properties listed in Attachment 2 as having potential cultural heritage value or interest, as identified through the Bloor-Yorkville Cultural Heritage Resource Assessment. If Council adopts this recommendation, all properties listed in Attachment 2 will be subject to a CHER requirement through planning application submission requirements. Applications that include properties identified as having potential cultural heritage value must submit a Cultural Heritage Evaluation Report as part of a complete application for any Official Plan Amendment, Zoning by-law Amendment, or a Plan of Subdivision application under the Planning Act. This requirement allows properties with cultural heritage value to be identified early in the development application process.

Going forward, City staff will review Cultural Heritage Evaluation Reports, as required, to determine if the property meets Provincial criteria for designation under the Ontario Heritage Act. If a potential heritage property is evaluated and determined to merit designation, staff will bring recommendations to Council on a timely basis to designate a property under Part IV of the Act

The consultant's CHRA Final Report also recommends that a portion of the Yorkville Village Core be studied as a potential Heritage Conservation District (HCD). The proposed HCD study area boundary is provided in Attachment 1. The nomination, study and planning of HCDs is guided by the Council-adopted [Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference](#) and undertaken in accordance with Part V of the Ontario Heritage Act. Should Council direct staff to review the proposed area for potential study authorization, staff will organize a public meeting regarding a potential HCD study for the Yorkville Village Core, provide general information about HCDs and gather input from the local community. Owners of properties within the potential HCD boundary will be invited to this meeting and will be informed about the HCD study process should Council provide its authorization.

Following the public meeting, if Heritage Planning staff have determined that an HCD study is appropriate for the area, a staff report to Council will be prepared that recommends the authorization of an HCD Study of the area under section 40(1) of the Ontario Heritage Act. Active HCD studies are prioritized annually in the City Planning Study Work program.

Should the area be authorized by Council and subsequently prioritized for an HCD study, City staff will undertake extensive community consultation in accordance with the City Council adopted "Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference."

Finally, in response to community input on Indigenous heritage, Common Bond Collective recommended further engagement with Indigenous communities through the on-going, city-wide Indigenous Heritage Engagement Project, led by Heritage Planning, to learn more about Indigenous heritage in the study area. The consultant also recommended continued engagement to determine how and where interpretation might take place in the public realm.

In this regard, Heritage Planning confirms that any future engagement related to the Bloor-Yorkville area will be co-ordinated through the Toronto Heritage Survey's Indigenous Heritage Engagement Project (IHEP), which is working with Indigenous communities to understand places they value in the City of Toronto. Further engagement regarding the interpretation of Indigenous heritage in the public realm might be furthered through planning policies should the Secondary Plan be reactivated.

CONCLUSION

City Planning staff have carefully considered the recommendations of the Bloor-Yorkville CHRA Final Report. Staff recommend that Council identify the list of 88 properties included in Attachment 2 of this report as having potential cultural heritage value. This recommendation will allow identified properties to be evaluated early in the planning application process to determine if they merit a Part IV heritage designation under the OHA. This report also recommends that Council direct staff to undertake all necessary steps, including hosting a public meeting, to inform a potential recommendation to Council that a portion of the Yorkville Village Core be authorized for a Heritage Conservation District Study.

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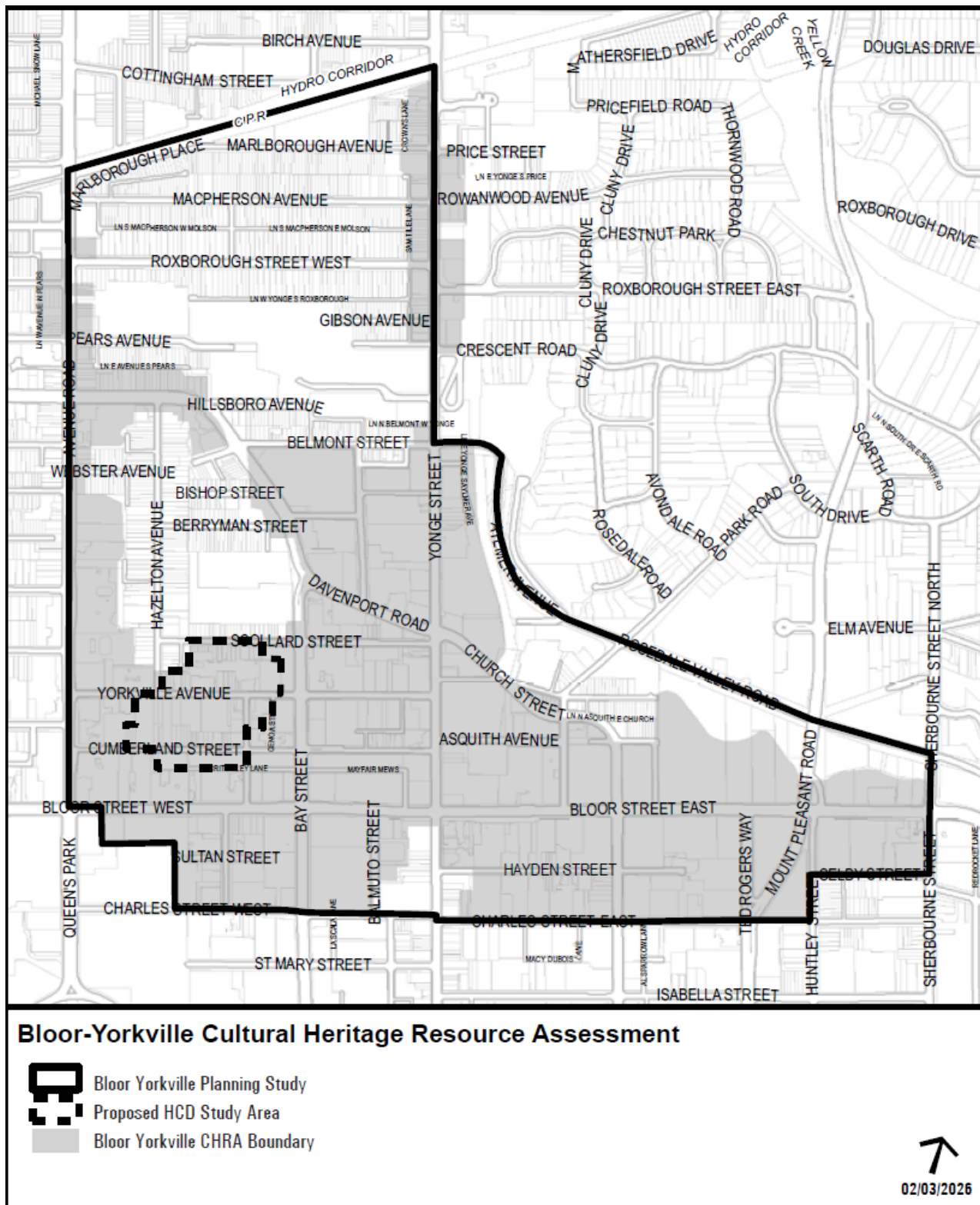
ATTACHMENTS

Attachment 1 - Map Showing the Bloor-Yorkville CHRA study area

Attachment 2 – Properties Identified as having Potential Cultural Heritage Value

Attachment 3 – Bloor-Yorkville Cultural Heritage Resource Assessment

Map showing the Bloor-Yorkville CHRA study area ATTACHMENT 1



Properties Identified as Having Potential Cultural Heritage Value

Address	Estimated Date of Construction	Building Type*	Themes*
9 Asquith Avenue	1925	Commercial Buildings and Towers	Commercial Development – Retail and service industries
55 Avenue Road	1976	Yorkville Complex	Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
103 Avenue Road	c.1956	Apartment Tower	Residential Development – Infill Development
174 Avenue Road	c.1913	Main street commercial row	Commercial Development – Retail and service industries; Arts and Culture – Music, galleries, interior design and antiques
176 Avenue Road	c.1913	Main street commercial row	Commercial Development – Retail and service industries
69 Bloor Street East	1954	Commercial Buildings and Towers	Commercial Development – Financial industry
131 Bloor Street East	c.1959	Healthcare	Community – Community Organizations
250 Bloor Street East	1968	Commercial Buildings and Towers	Commercial Development – Financial industry; Arts and Culture – Galleries, interior design and antiques
55 Bloor Street West	1974	Commercial Complex	Commercial Development – Retail, service, and financial industries
100 Charles Street East	c.1871	Converted House-form	Residential Development – Initial Neighbourhood
44 Charles Street West	1972	Commercial Complex	Commercial Development – Retail, service, and financial industries; Arts and Culture – Galleries, interior design and antiques
98 Cumberland Street	c.1884	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
106 Cumberland Street	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods;

Address	Estimated Date of Construction	Building Type*	Themes*
			Commercial Development – Retail and service industries
108 Cumberland Street	c.1907	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
108a Cumberland Street	c.1907	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries;
116 Cumberland Street	c.1890	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
118 Cumberland Street	c.1890	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
120 Cumberland Street	c.1890	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
122 Cumberland Street	c.1890	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
124 Cumberland Street	c.1890	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
126 Cumberland Street	c.1884	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
128 Cumberland Street	c. 1907	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques

Address	Estimated Date of Construction	Building Type*	Themes*
128 ^{1/2} Cumberland Street	c. 1907	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
140 Cumberland Street	c.1884	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
142 Cumberland Street	c.1884	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
156 Cumberland Street	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
158 Cumberland Street	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
135 Davenport Road	c.1924	Fire and Police station	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
144 Davenport Road	c.1890	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
146 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
156 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques

Address	Estimated Date of Construction	Building Type*	Themes*
158 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
160 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
162 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
166 Davenport Road	c.1905	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
170 Davenport Road	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
172 Davenport Road	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
174 Davenport Road	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
176 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
178 Davenport Road	c.1913	Converted House-form	Residential Development –

Address	Estimated Date of Construction	Building Type*	Themes*
			Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
178A Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
180 Davenport Road	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
182 Davenport Road	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
188 Davenport Road	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
192 Davenport Road	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
194 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
198 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
200 Davenport Road	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development –

Address	Estimated Date of Construction	Building Type*	Themes*
			Retail and service industries
202 Davenport Road	c. 1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
48 Hayden Street	c.1890	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
50 Hayden Street	c.1890	Terrace	Residential Development – Initial Neighbourhoods
85 Scollard Street	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
99 Scollard Street	2006	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
101 Scollard Street	c.1874	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
105 Scollard Street	c.1872	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
107 Scollard Street	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
2 Sultan Street	c.1925	Pre-War Apartment	Residential Development – Initial Neighbourhoods
789 Yonge Street	1977	Library	Civic Governance and Institutions - Education
1062 Yonge Street	c.1913	Main street commercial row	Commercial Development – Main Street
1064 Yonge Street	c.1913	Main street commercial block	Commercial Development – Main Street; Arts and Culture – Galleries, interior design and antiques

Address	Estimated Date of Construction	Building Type*	Themes*
1066 Yonge Street	c.1913	Main street commercial block	Commercial Development – Main Street; Arts and Culture – Galleries, interior design and antiques
1068 Yonge Street	c.1913	Main street commercial row	Commercial Development – Main Street
1070 Yonge Street	c.1913	Main street commercial row	Commercial Development – Main Street; Arts and Culture – Galleries, interior design and antiques
1094 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street; Arts and Culture – Galleries, interior design and antiques
1098 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street; Arts and Culture – Galleries, interior design and antiques
1100 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street
1102 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street
1104 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street; Arts and Culture – Galleries, interior design and antiques
1106 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street
1108 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street; Arts and Culture – Galleries, interior design and antiques
1110 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street
1112 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street
1114 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street
1116 Yonge Street	c.1925	Main street commercial row	Commercial Development – Main Street
1118 Yonge Street	c.1913	Main street commercial row	Commercial Development – Main Street

Address	Estimated Date of Construction	Building Type*	Themes*
1120 Yonge Street	c.1913	Main street commercial row	Commercial Development – Main Street
75 Yorkville Avenue	c.1883	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
86 Yorkville Avenue	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
88 Yorkville Avenue	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
90 Yorkville Avenue	c.1913	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
99 Yorkville Avenue	1972	Yorkville Complex	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
101 Yorkville Avenue	2002	Yorkville Complex	Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
110 Yorkville Avenue	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Music, galleries, interior design and antiques
111 Yorkville Avenue	c.1890	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries;

Address	Estimated Date of Construction	Building Type*	Themes*
			Arts and Culture – Galleries, interior design and antiques
112 Yorkville Avenue	c.1903	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Music, galleries, interior design and antiques
115 Yorkville Avenue	c.1884	Yorkville Complex	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries
119 Yorkville Avenue	c.1884	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries; Arts and Culture – Galleries, interior design and antiques
121 Yorkville Avenue	c.1884	Converted House-form	Residential Development – Initial Neighbourhoods; Commercial Development – Retail and service industries;

*Building Types and Themes are drawn from the Bloor-Yorkville CHRA Final Report (December 2025) prepared by Common Bond Collective.

Bloor-Yorkville Cultural Heritage Resource Assessment ATTACHMENT 3

The Bloor-Yorkville Cultural Heritage Resource Assessment Final Report (December 2025) prepared by Common Bond Collective is provided under separate cover.