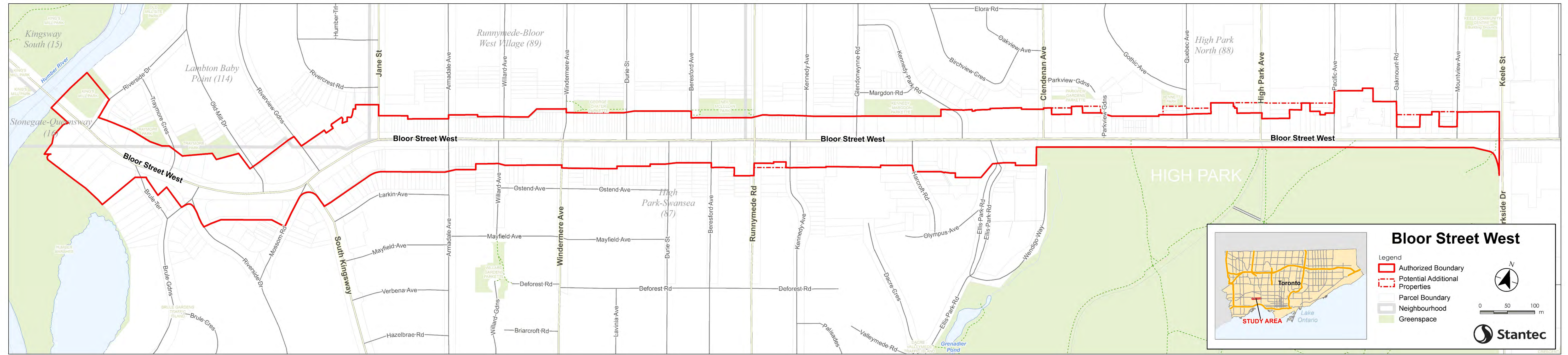


# 1 – Welcome!

Thank you for attending the first Community Consultation Meeting (CCM) for the Bloor West Village Heritage Conservation District (HCD) Study. The Bloor West Village HCD Study was authorized by City Council in March 2015. The City Planning Division initiated the HCD Study in Fall 2017 and retained an external consultant, Stantec, to prepare an HCD Study report.

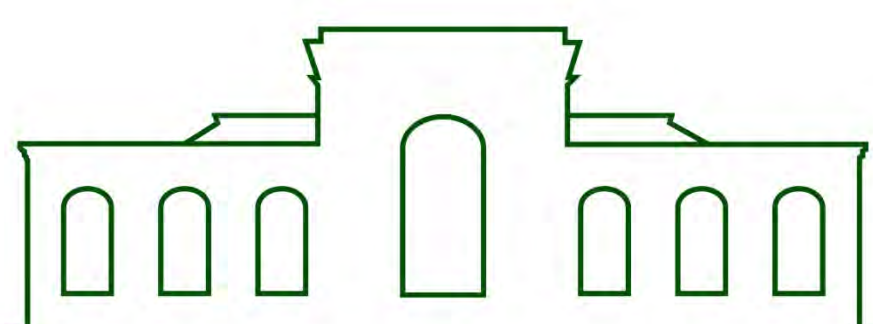


## Open House Format

This open house presents the study background and findings to date. We also want to hear from you and have provided stations and forms for you to provide your insight and feedback.

## Stations to Explore

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1 – Welcome                       | 6 – Archaeological Potential |
| 2 – The Project Team              | 7 – Map Tables               |
| 3 – Study Background              | 8 – Next Steps               |
| 4 – Planning Context              | 9 – How to Stay Involved     |
| 5 – History of Bloor West Village |                              |



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 1

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## 2 – The Project Team

### City of Toronto Staff

**Tamara Anson-Cartwright**, CAHP  
*Program Manager, Heritage Preservation Services*  
City Planning, Urban Design

**Pourya Nazemi**, M.Arch, Ph.D. Urban Conservation  
*Heritage Planner, Heritage Preservation Services*  
City Planning, Urban Design

### Stantec Staff



**David Waverman**, OALA, CSLA, MALA, CAHP  
*Senior Landscape Architect, Stantec*  
Project Role: Project Director/Landscape Architect



**Colin Varley**, MA, RPA  
*Senior Archaeologist, Stantec*  
Project Role: Independent Review

### Stantec Staff



**Heidi Schopf**, MES, CAHP  
*Cultural Heritage Specialist, Stantec*  
Project Role: Project Manager



**Lashia Jones**, MA, CAHP  
*Cultural Heritage Specialist, Stantec*  
Project Role: Cultural Heritage Specialist



**Laura Walter**, MA  
*Cultural Heritage Specialist, Stantec*  
Project Role: Historian



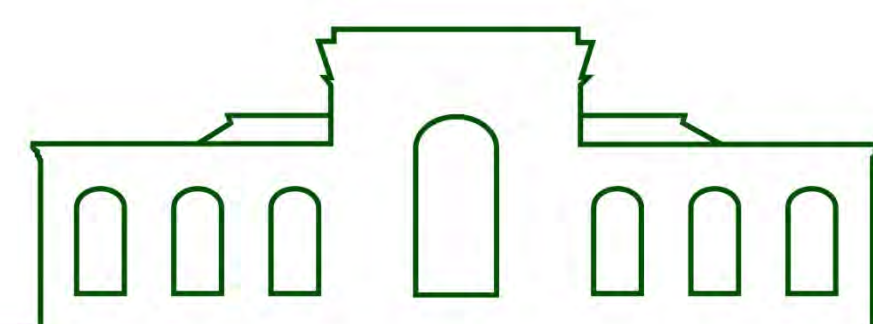
**Nancy Reid**, MCIP, RPP  
*Senior Planner, Stantec*  
Project Role: Planning Advisor



**Peter Popkin**, Ph.D., CAHP, MCIfA  
*Senior Archaeologist, Stantec*  
Project Role: Archaeologist/Quality Review



**Dave Kielstra**, MA, EP  
*Environmental Planner, Stantec*  
Project Role: Community Engagement/Indigenous Engagement



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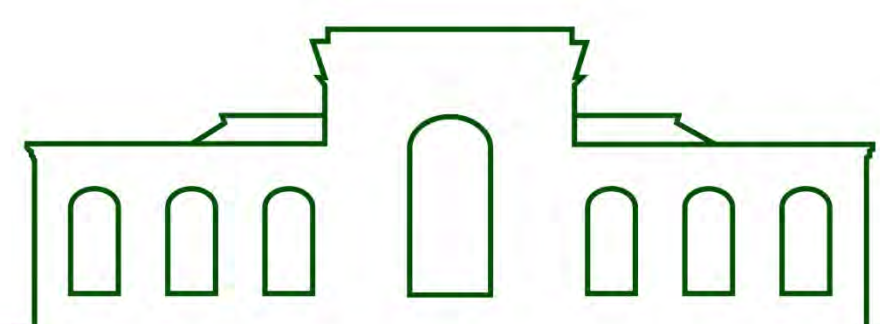
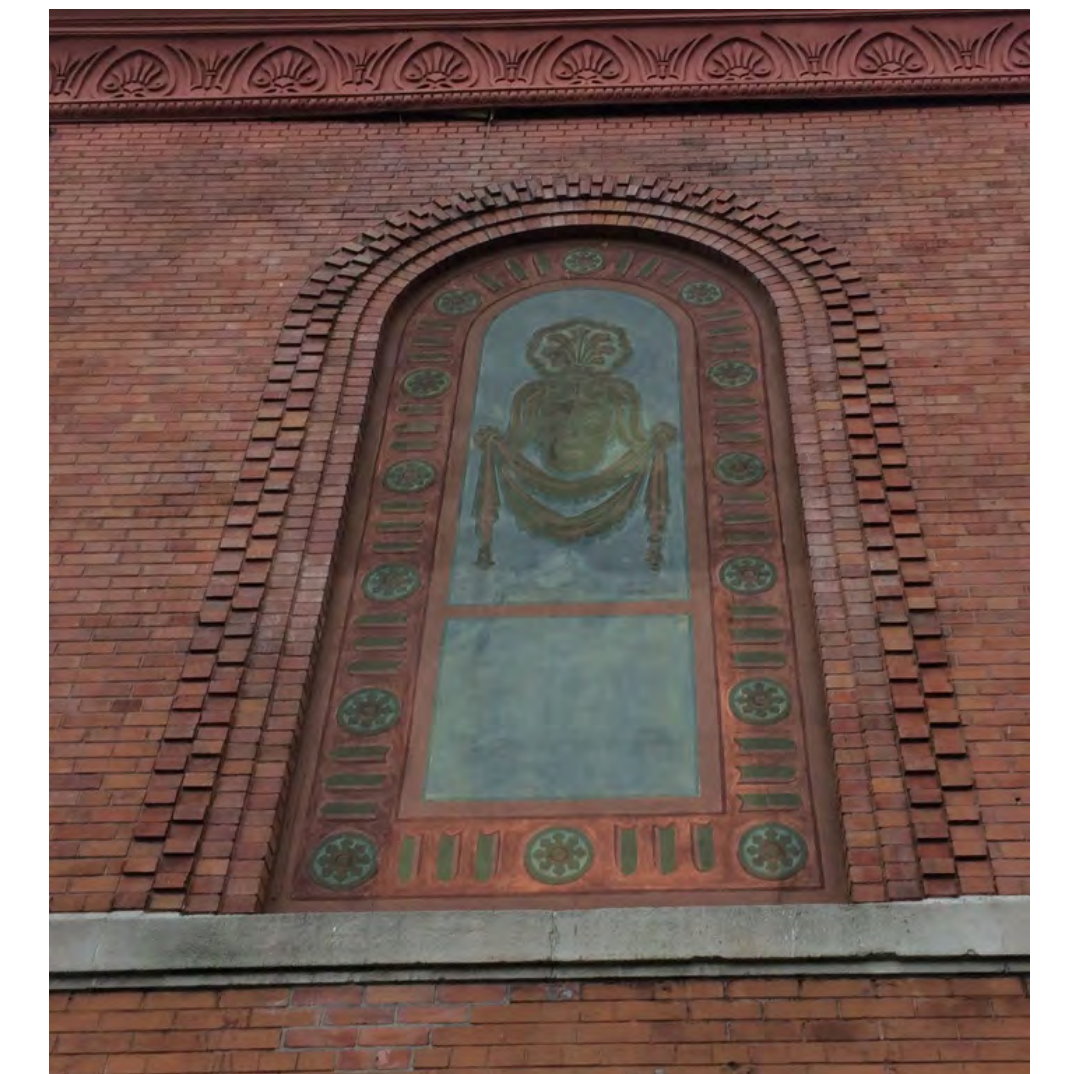


# 3 – Study Background

## Key Facts:

- Study Area is approximately **2.7 kilometres in length**
- Extends from **Keele Street to the Humber River**
- Includes **over 240 properties** that front onto Bloor Street
- Bounded by two significant natural features – **High Park and the Humber River**
- Business Improvement Association (**BIA**) is the **oldest in Canada** and has over 400 members
- **5 TTC Stations** (Old Mill, Jane, Runnymede, High Park, Keele)

The Bloor West Village HCD Study will include a comprehensive property inventory, historical research, character analysis, evaluation of the area's heritage value, and review of the area's existing planning framework.





# 4 – Planning Context

## Ontario Heritage Act

The *Ontario Heritage Act* (the Act) enables municipalities to designate individual properties with cultural heritage value or interest (CHVI) under Part IV of the Act and larger areas as HCDs under Part V of the Act.

## Toronto Official Plan

- Section 3.1.5 of the Toronto Official Plan sets out the policies and guidelines for the conservation of heritage in the City
- Policies 30-33 give direction for HCDs and ensures that potential HCDs will be identified and evaluated in an HCD Study.
- HCDs that have been evaluated and found to have CHVI in the Study phase will be designated and conserved.

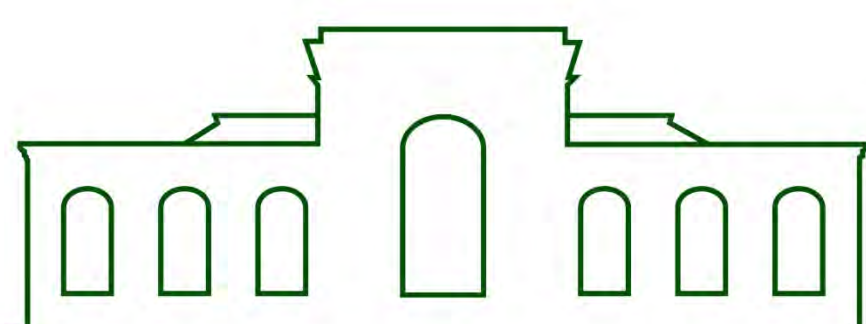


## Land Use Designations

The Bloor West Village HCD Study Area contains **Mixed Use Areas**, **Neighbourhoods**, and **Apartment Neighbourhoods**. Sections 4.1, 4.2, and 4.5 of the Official Plan provide direction on the land use and development of these areas.

## Bloor West Village Avenue Study

- The Bloor West Village Avenue Study is a parallel initiative that focuses on the same Study Area as the present HCD Study.
- The purpose of the Bloor West Village Avenue Study is to establish a specific planning framework to guide change in the neighbourhood, including recommendations for: built form, public realm, parks and open spaces, transportation, community services and facilities, servicing, natural heritage, and hydrogeology.



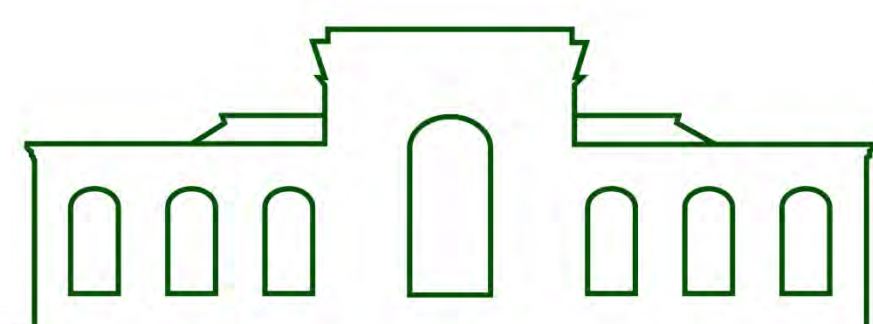


# 7 – Map Your Perspective

We want your perspective!

Please mark up the maps with your thoughts on the following:

- **Potential Character Sub-Areas** → Do you think there are any definable or unique character areas?
- **Built Heritage Resources** → What buildings are important to you? Which ones capture the heritage character of the area?
- **Cultural Heritage Landscapes and Public Realm** → Are there any landscapes or sections of the public realm that are special and should be noted?
- **Significant Views** → Are there any significant views that should be identified?
- **Landmarks** → What buildings or landscape elements act as landmarks?



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## 5 – History of Bloor West Village

**17<sup>th</sup> Century:** Settled by the Seneca, Village of Teiaiagon established

**1834:** Town of York  
incorporated as the  
City of Toronto

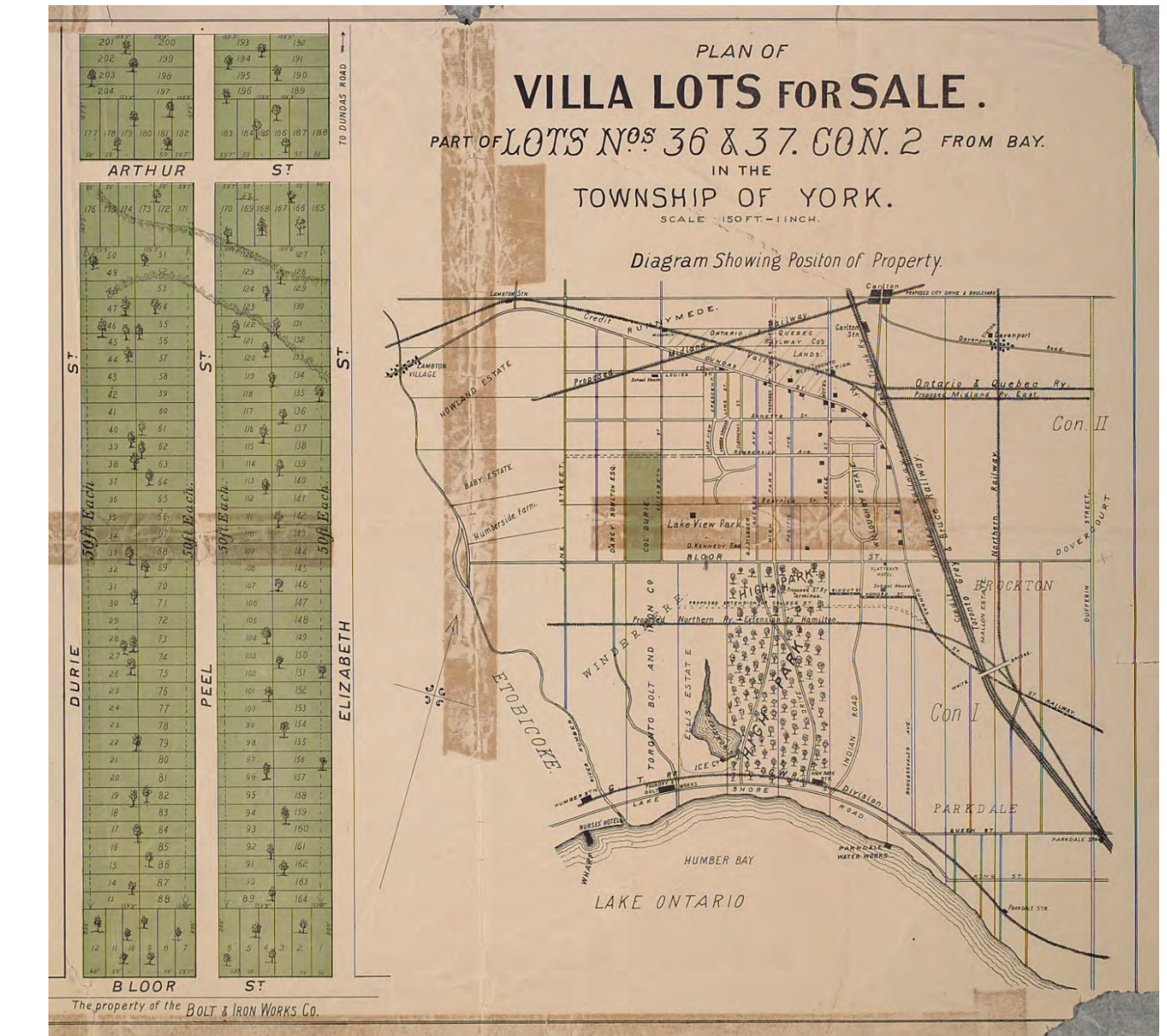
**1838:** Colborne Lodge constructed



City of Toronto Archives, Fonds 1231, 1231\_10087

Salmon, James. 1912. *Colborne Lodge, High Park, southeast elevation*. City of Toronto Archives, Fonds 1231, Item 87.

**1884:** Southeast section (including High Park) annexed as part of the Village of Brockton



Alexander, Clare & Cable, Lith. 1890. Plan of Villa Lots for Sale, Part of Lots Nos. 36 & 37, Concession 2 From the Bay, in the Township of York. Toronto: Alexander, Clare, & Cable, Lith.

**15<sup>th</sup>-17<sup>th</sup> Centuries:**  
Ancestral territory of the  
Huron-Wendat

**1791:** Township of York surveyed

**1835-1838:** First lots  
sold to Euro-  
Canadian settlers

1805

## 1860s

1876

## 1401-1600

## 1601-1700

1791

1834

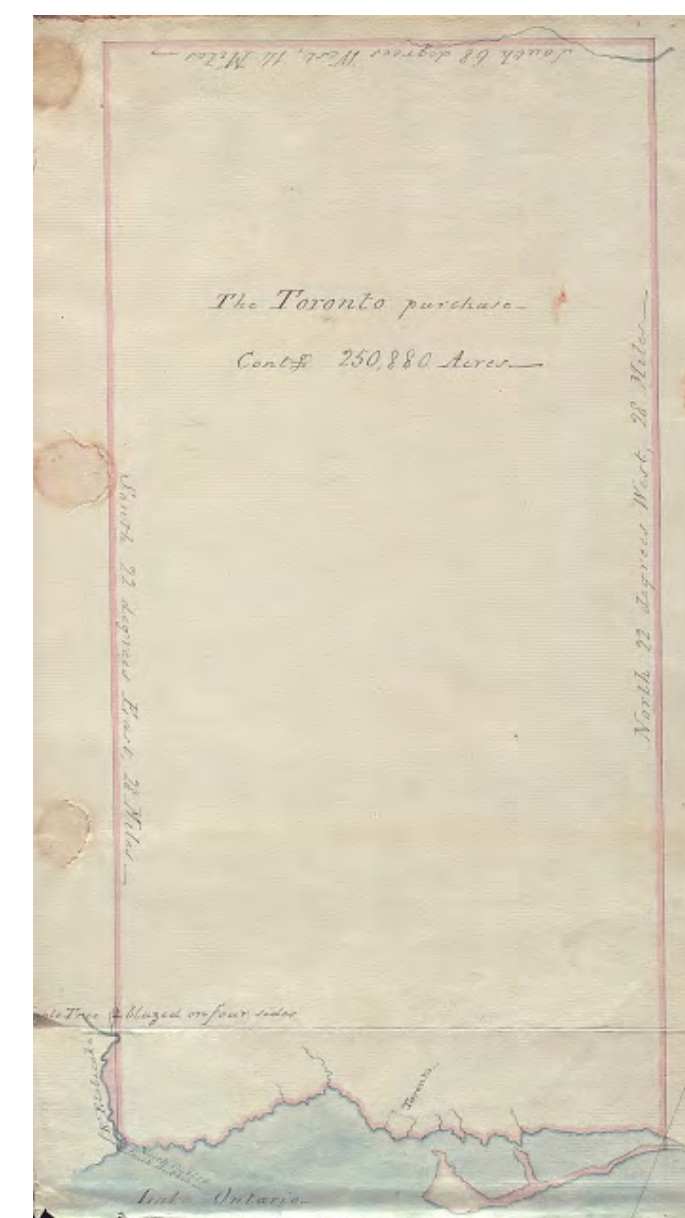
## 1835-1838

1838

1884

**Late 17<sup>th</sup>- 18<sup>th</sup>  
Centuries:**  
Mississauga Nation  
control the area

## 1805: Toronto Purchase between the Crown and the Credit River Mississauga Nation



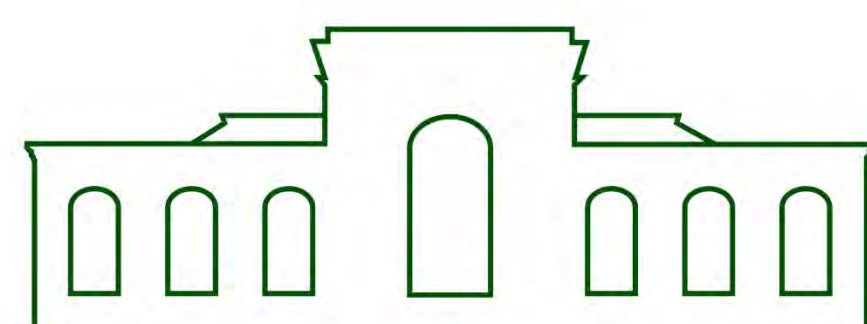
William L. Baby, 1872, The Toronto Purchase, Toronto Public Library, Baldwin Collection, Ms1902.1.

**1860s:** Bloor Street opened between Dundas Street and the Humber River

**1876:** High Park opened to public



Salmon, James Victor. High Park Mineral Baths, Bloor Street West, North Side, East of Parkview Gardens. Baldwin Collection, S 1-1032C.



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# 5 – History of Bloor West Village

**1909:** Northern section annexed as part of the West Toronto Junction

**1920:** Central section annexed as part of the Village of Swansea

**1919-1929:** Bloor Street improvements and the construction of the streetcar line

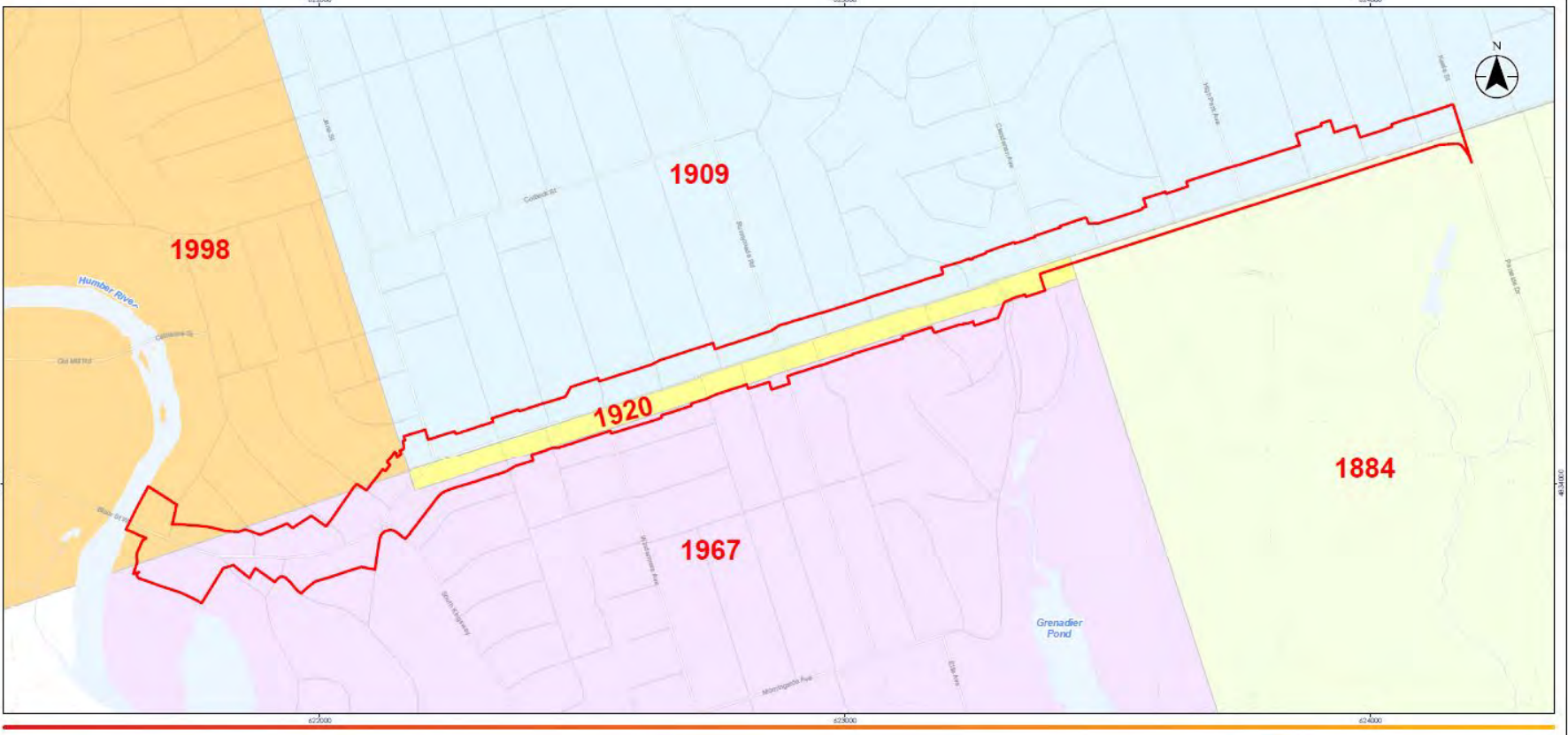


Toronto Transit Commission. 1921. Bloor Street West, looking west from Runnymede Rd. Toronto Reference Library, Baldwin Collection, 967-2-9.



City of Toronto Archives. Ca. 1920. Bloor Street West at High Park, looking east. Fonds 1244, William James family fonds, Item 7081.

**1998:** Northwest section of Study Area annexed



**May 2014:** Bloor West Village nominated for consideration as an HCD

**March 2015:** City Council authorizes Bloor West Village HCD Study

1914

1909

1920

1919-1929

1967

1970

1950-1980

1998

2014

2015

**1914:** Bloor Street remains a dirt road



Goss, Arthur. May 29, 1914. Bloor Street, east from Glendonwynne Avenue. City of Toronto Archives, Fonds 1231, Item 1199.



City of Toronto Archives. 1914. Muddy Bloor Street West at High Park, looking west. Fonds 1244, William James Family Fonds, Item 18.

**1967:** Southwest section of Study Area annexed

**1970:** BIA established

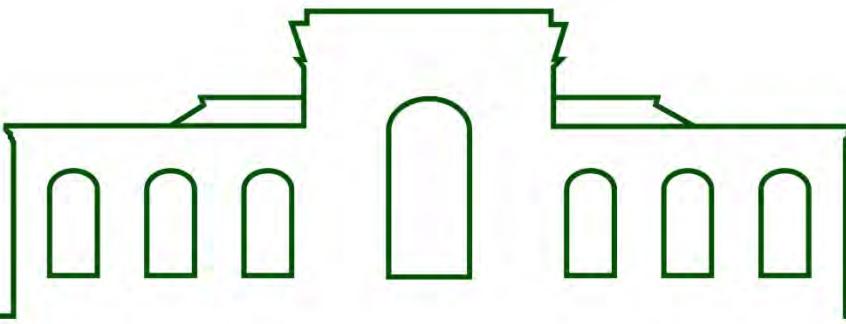
**1950-1980:** Development prompted by the conclusion of the Second World War and the establishment of the BIA



City of Toronto Archives. 1954. Bloor Street West and Jane Street, looking northwest toward intersection. Fonds 492, Item 268.



Curt Frey, 1963, Bloor West Streetcar east of Runnymede Road, On Transit Toronto. Electronic Document: <https://transit.toronto.on.ca/streetcar/4115.shtml> Last accessed on: February 1, 2018



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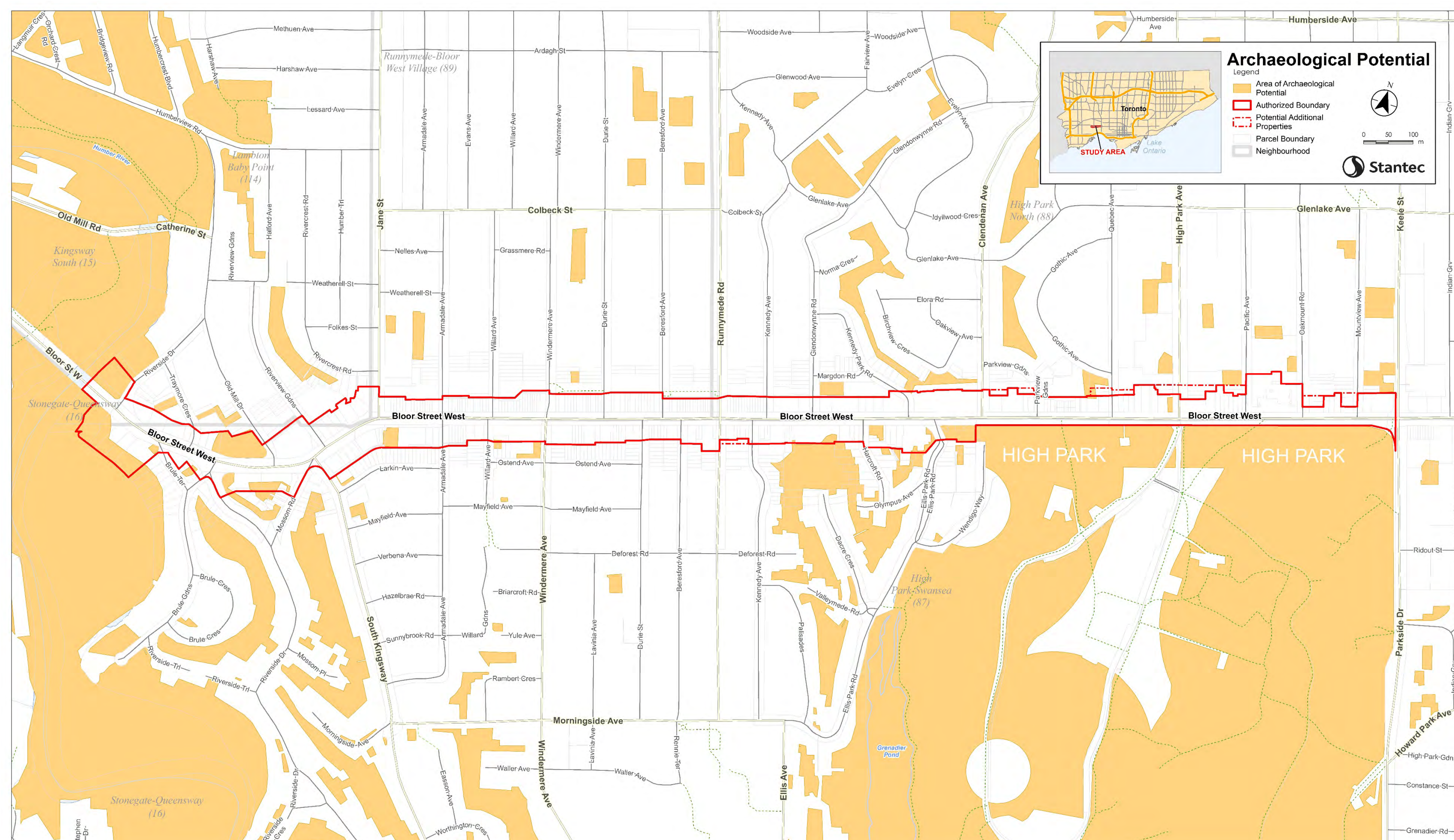
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# 6 – Archaeological Potential

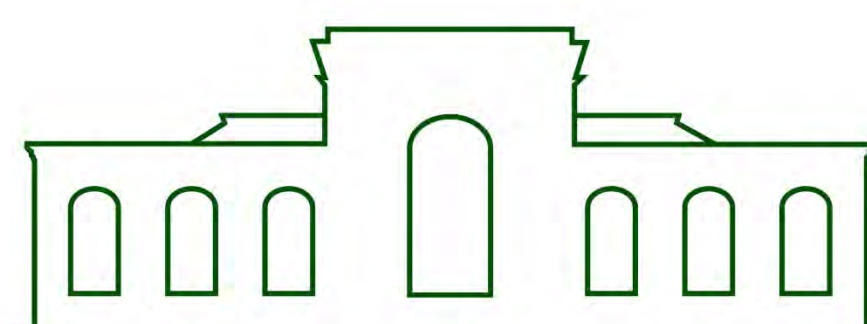
## Archaeological Potential in Bloor West Village

- The Study Area does not contain any archaeological sites registered in the Ontario Archaeological Sites Database
- The Study Area does not contain any Archaeologically Sensitive Areas (ASAs)
- Numerous properties within the Study Area have archaeological potential, and will require an archaeological assessment prior to re-development.



**Archaeological Potential** means “The likelihood that the property contains archaeological resources”.

Source: Ministry of Tourism, Culture, and Sport (MTCS), 2011, *Standards and Guidelines for Consultant Archaeologists*



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# 8 – Next Steps



## Work Completed

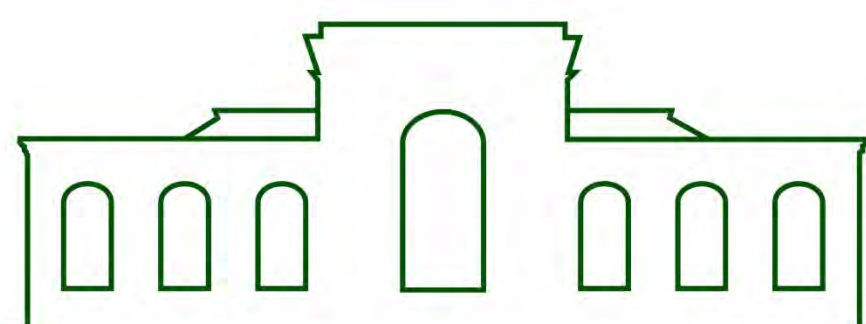
We have completed the first steps in the Bloor West Village HCD Study, including drafts of:

- History and Evolution
- Built Form and Landscape Survey
- Property Inventory
- Archaeological Potential

## What are the next steps?

Our next steps are to analyze the character of Bloor West Village, examine the planning policy context, and carry out the heritage evaluation of the area.

We also need to hear from you! The **next Community Consultation Meeting is scheduled for Summer 2018**. Meeting details will be released closer to the date. We will present the draft findings of the Bloor West HCD Study and hope to get your feedback at this time.



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# 9 – How to Stay Involved

## Give us your feedback!

There are a few ways for you to send us feedback on the Bloor West Village Heritage Conservation District Study:

1. Hand in your comment sheet
2. Contact:

**Heidy Schopf, MES, CAHP**

Cultural Heritage Specialist, Stantec Consulting Ltd.  
300W-675 Cochrane Drive  
Markham, ON, L3R 0B8

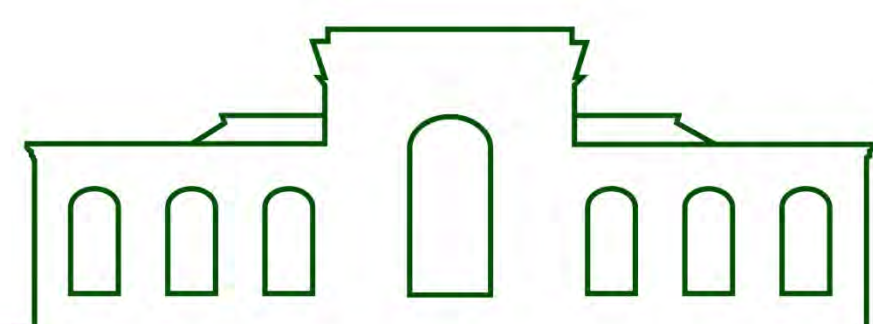
☎ Phone: **647-649-3098**

✉ Email: **BloorWestVillageHCD@stantec.com**

We are accepting feedback and questions until March 2, 2018.

## Join the Community Advisory Committee (CAG)

Want to stay involved? Take an application form and apply to be on the Bloor West Village Community Advisory Group. We are accepting applications until March 2, 2018.



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