

City of Toronto  
Bloor West Village HCD Study  
Community Advisory Group  
Meeting No. 1

Runnymede United Church  
May 14, 2018, 6:30-8:30pm





## Meeting Purpose

- Introduce the Bloor West Village Heritage Conservation District (HCD) Study and Process
- Review the draft Terms of Reference of the Community Advisory Group (CAG)
- Provide an overview of work completed to date
- Guided discussion on characteristics of the study area and defining features
- Discuss next steps

Agenda Item One

# Agenda Review, Opening Remarks and Introductions



# Agenda



6:30

**Agenda Review, Opening Remarks, and Introductions**



6:40

**Review of Draft Terms of Reference**

6:50

**Bloor West Village HCD Presentations**

- HCD Study Overview and Process
- HCD Preliminary Research



7:30

**Guided Discussion**

8:25

**Wrap Up and Next Steps**

8:30

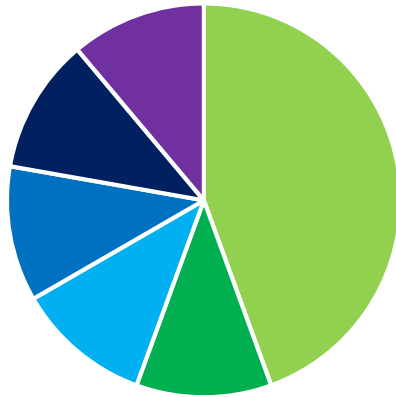
**Adjourn**

Agenda Item Two

# Review of CAG Draft Terms of Reference

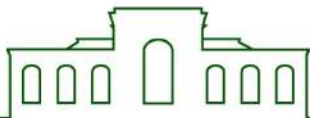
# Community Advisory Group (CAG) Composition

CAG Membership



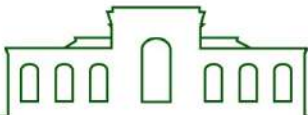
- Local Residents
- Bloor West Village Residents Association
- Bloor West Village BIA
- High Park Residents Association
- Swansea Ratepayers Association
- Municipal Planner

- Nine (9) Members in the Bloor West Village CAG
  - Local Residents (4)
  - Bloor West Village Residents Association (1)
  - Bloor West Village BIA (1)
  - High Park Residents Association (1)
  - Swansea Ratepayers Association (1)
  - Municipal Planner (1)



# CAG Terms of Reference (ToR)

- The Bloor West Village HCD Study was **prioritized by City Council in March 2015**, and is being undertaken in coordination with the Bloor West Village Avenue Study
- The purpose is to examine the character and appearance of the Study Area to **determine the most appropriate approach to conserving its heritage resources**
- The HCD Study includes research, a built form survey, analysis and evaluation to **determine if the area, or portions of it, warrant designation as a Heritage Conservation District**
- The Study Area contains more than 240 properties fronting onto Bloor Street West between Keele Street and the Humber River. The Study Area may be refined through the study process, and does not necessarily reflect any future HCD boundary



BLOOR WEST VILLAGE HCD STUDY

# CAG ToR – Mandate and Objectives

- The **mandate** of the CAG is to provide local expertise and advice to City staff and the consultant team to ensure the range of perspectives and priorities in the community are reflected in the HCD Study and its recommendations
- The **objectives** of the CAG are to:
  - Assist in the identification of the Study Area's cultural heritage value;
  - Share perspectives on key issues affecting the HCD Study;
  - Offer knowledge, views, and ideas for consideration within the process; and
  - Provide City staff and the consultant team with a vetting of information and ideas



# CAG ToR – Roles and Responsibilities

## Bloor West Village CAG Members:

- Attend and participate in CAG meetings;
- Review all materials provided prior to each meeting, so that an informed discussion can take place;
- Discuss the knowledge, information, views, opinions, perspectives, and insights on Bloor West Village as a whole and not focus on one issue or location;
- Engage in open, honest and respectful dialogue;
- Ask questions of other members of the CAG or City staff/consultant team, where necessary, to clarify understanding of an issue;
- Remain positive and contribute to the discussion in a meaningful way;
- Abide by the Terms of Reference and Code of Conduct established for the CAG; and
- Communicate openly with stakeholders of the organizations represented (if applicable) and bring forward their input, advice and suggestions.

## City Staff and Heritage Consultant:

- Keep CAG members up-to-date on the HCD Study progress using an accessible, easy-to-understand format and language;
- Treat all questions posed with respect, and provide clear and straightforward answers;
- Provide a clear understanding of how input, advice, and suggestions will be used; and
- Balance input from different viewpoints to ensure an inclusive environment.

## Facilitator (Stantec):

- Facilitate CAG meetings by:
  - keeping sessions on time and on track;
  - ensuring respectful and productive meetings and group dialogue; and
  - balancing participation between all members.
- Record all inputs at meetings, provide clarification, advice and suggestions to the CAG and prepare meeting summaries.



# CAG ToR – Code of Conduct



- Participants should review the agenda and any reports before attending each meeting;
- Participants will be courteous, listen to others and respect the opinions of others;
- Participants should ask questions if a statement is unclear;
- Participants should participate fully in discussion but not dominate the discussion or allow others to do so;
- Participants will speak one at a time and not cut off other participants while they are speaking;
- Participants wishing to make comments will do so through the facilitator, and wait their turn until they have the floor;
- Private discussions should be held outside of the meeting room while the meeting is in progress;
- Participants will not swear and should not use obscene or foul language;
- Participants will not make derogatory comments based on gender, race, ethnicity, religion, sexual orientation or disability; and
- Participants should not request that items outside of the mandate of the committee be discussed at CAG meetings.

The City of Toronto is committed to ensuring a safe and respectful environment for both clients and staff. Aggressive or intimidating behaviour, harassment or coarse language will not be tolerated.

**Members who do not follow this Code of Conduct will receive one initial warning after the first violation from the facilitator. Upon a second violation, the individual will be removed from the meeting. A third violation will result in dismissal from the CAG and will be taken into account in future City committee selection processes.**



BLOOR WEST VILLAGE HCD STUDY

# CAG ToR (continued)

## Decision-Making

As an advisory body, the CAG is not responsible for making decisions regarding the HCD Study. This is the responsibility of City staff and City Council. The Bloor West Village CAG is encouraged to discuss and debate ideas towards the generation of consensus. If after a period of time no consensus can be reached, differences will be documented along with rationales.

## Agendas and Meeting Summaries

City staff will provide electronically circulated agendas and meeting materials approximately one week prior to each CAG meeting. Meeting summaries will be distributed by e-mail approximately two weeks following each meeting. Meeting summaries will be made available to the public and will form part of the Final HCD Study Report.

## Conflict of Interest

Every CAG member has a duty to promptly report any conflict of interest with the City of Toronto to the Study Team. The City of Toronto may deny a CAG membership to avoid, neutralize, or mitigate an actual, perceived, or potential conflict of interest. If a CAG member fails to promptly disclose the existence of any conflict of interest, the City of Toronto may in its sole discretion terminate the CAG member's membership.



BLOOR WEST VILLAGE HCD STUDY



Agenda Item Three

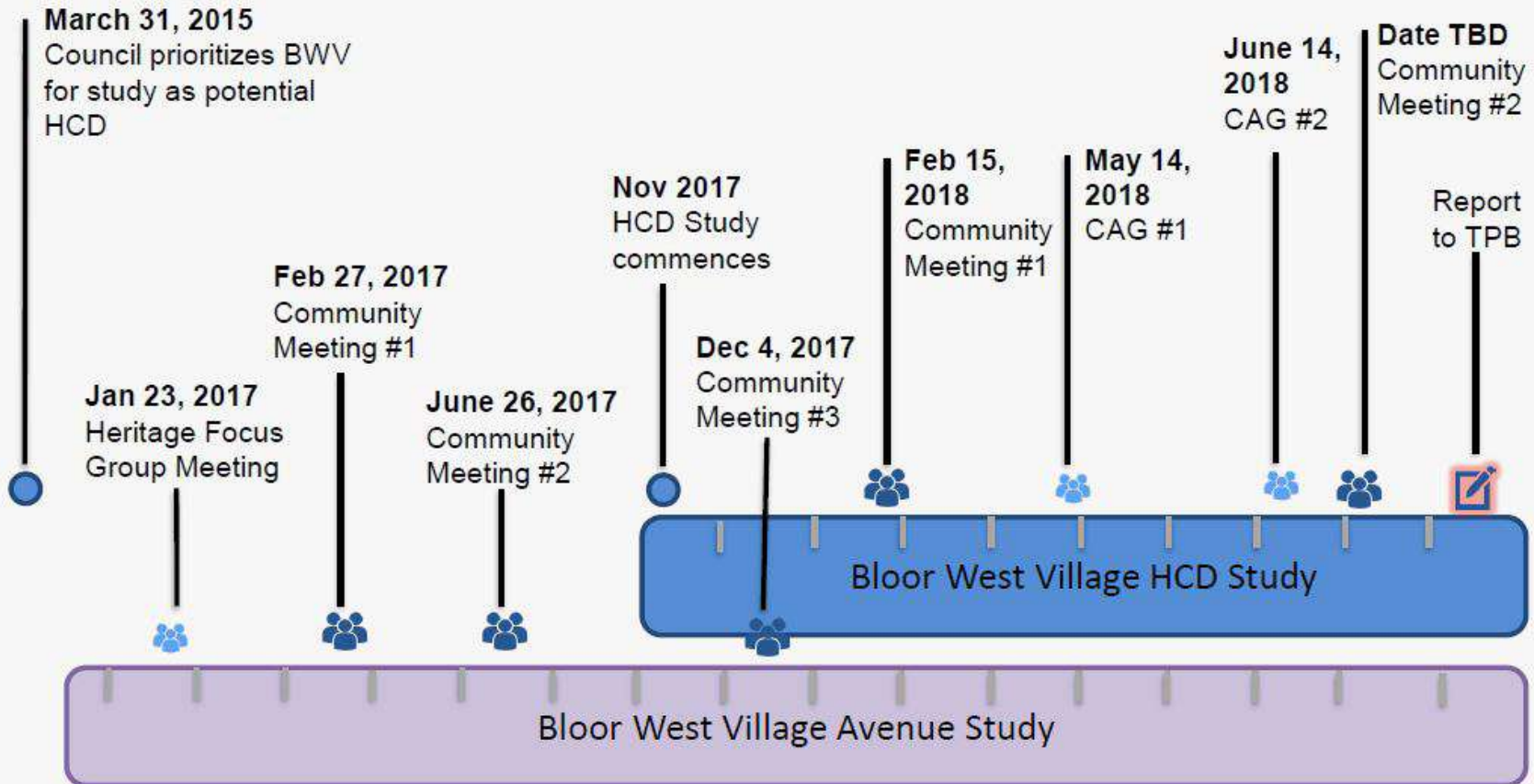
# Bloor West Village HCD Presentations

Agenda Item Three A (3A)

## HCD Study Overview and Process



# Bloor West Village HCD Study - Timeline

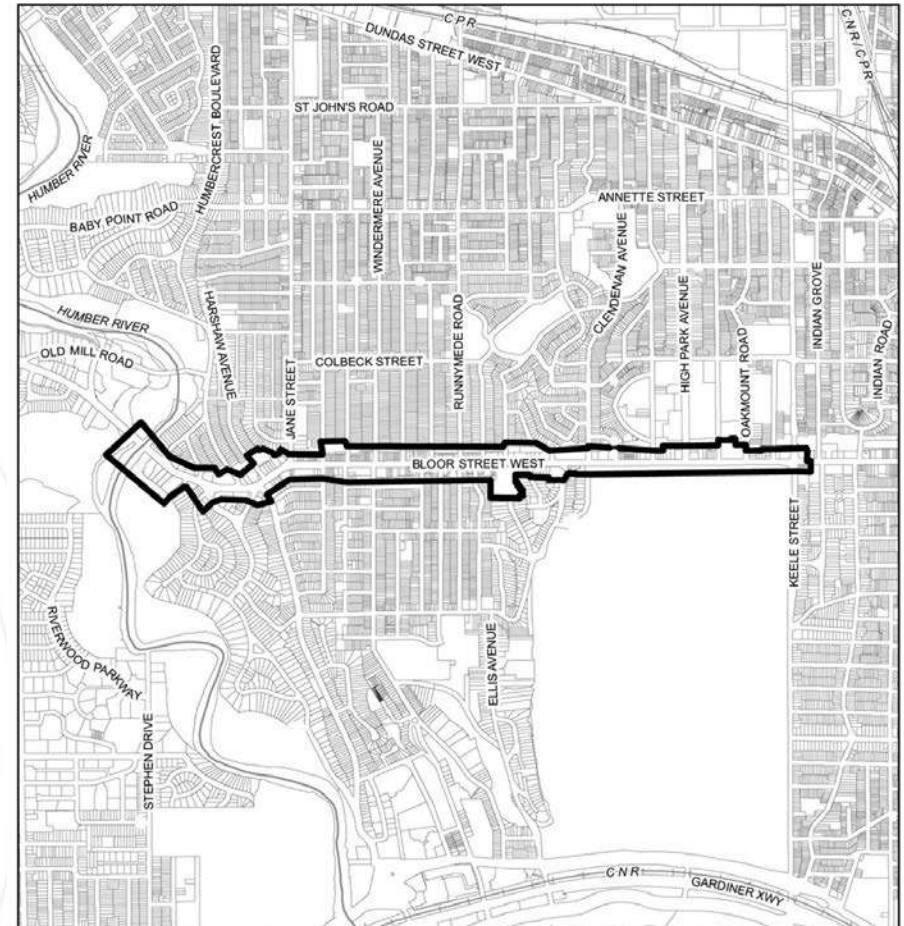




## Study Purpose

The purpose of the HCD Study is to identify and assess the cultural heritage value and heritage attributes of the study area and to develop a strategic approach to their conservation.

This will involve determining if the study area, or areas within the study area, warrant designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.



 Study Area

Bloor West Village

Heritage Conservation District Study Area





# What is a Heritage Conservation District?



An area with a **concentration** of heritage properties that **distinguish** it from its surroundings



Protected under Part V of the **Ontario Heritage Act**



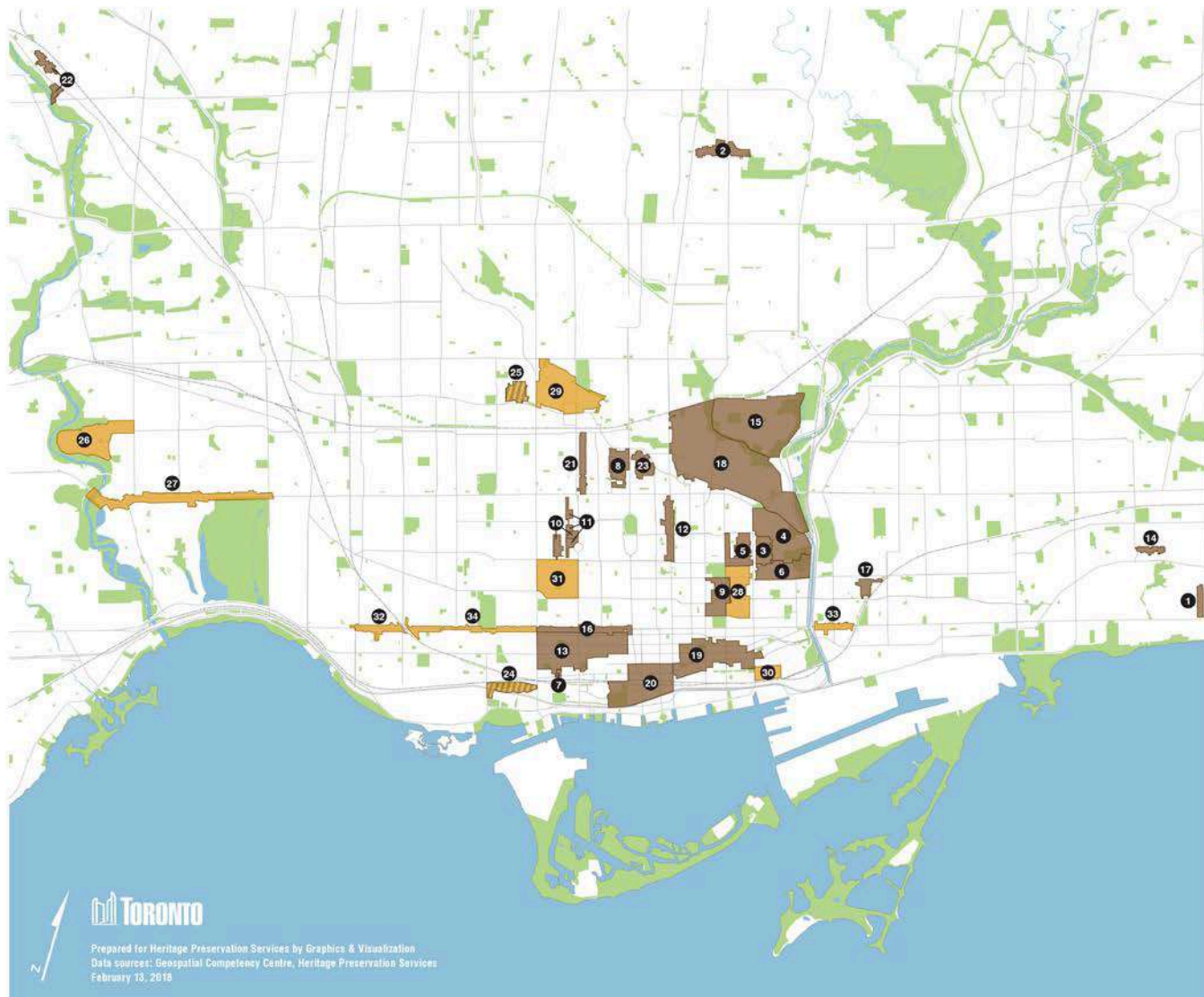
Planning tool that ensures **ongoing change** conserves and enhances an area's **heritage character**



South Rosedale HCD



# Heritage Conservation Districts in Toronto



## Heritage Conservation Districts in Toronto

- Designated**
  - Balmy Beach-Kingswood South
  - Blythwood Road
  - Cabbagetown-Metcalf Area
  - Cabbagetown North
  - Cabbagetown South
  - Cabbagetown Northwest
  - Draper Street
  - East Annex
  - Garden District
  - Harbord Village
  - Harbord Village Phase II
  - Historic Yonge Street\*
  - King-Spadina
  - Lyall Avenue
  - North Rosedale
  - Queen Street West
  - Riverdale
  - South Rosedale
  - St. Lawrence Neighbourhood\*
  - Union Station
  - West Annex Phase I (Madison Avenue)\*
  - Weston Area Phase I
  - Yorkville-Hazelton
- Designated and Revising**
  - Fort York
  - Wychwood Park
- Under Study**
  - Baby Point
  - Bloor West Village
  - Cabbagetown Southwest
  - Casa Loma
  - Distillery District
  - Kensington Market
  - Parkdale Main Street
  - Queen Street East (Riverside)
  - West Queen West
- Parks**

\* Under appeal to the Ontario Municipal Board

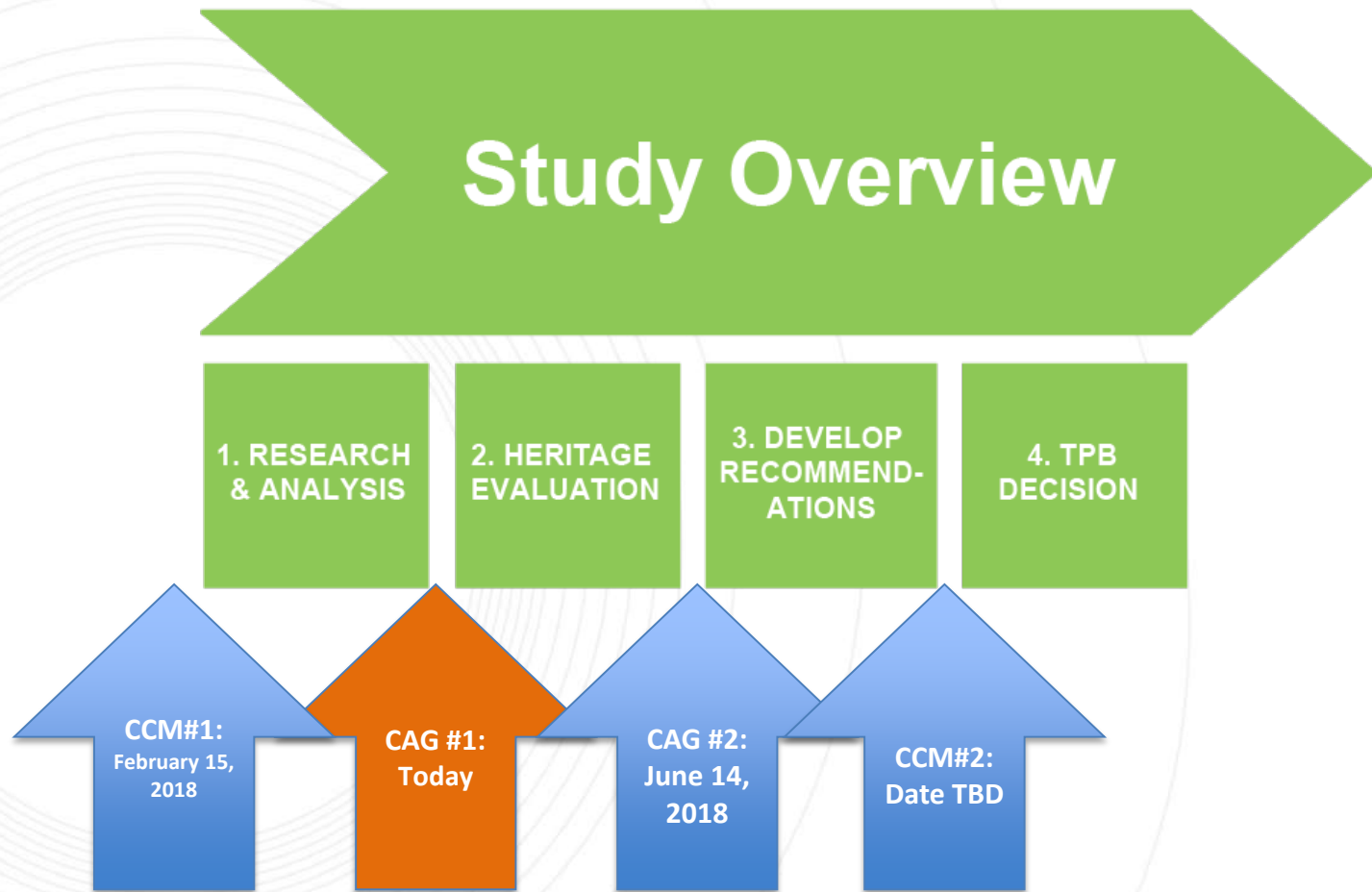


# City Planning Process for HCDs





# Community Consultation & Public Engagement



Agenda Item Three B (3B)

## HCD Preliminary Research

## Bloor West Village HCD Study Overview

- 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)



BLOOR WEST VILLAGE HCD STUDY

# Overall Progress



BLOOR WEST VILLAGE HCD STUDY

# Community Consultation

- Four community consultation meetings planned for the HCD Study:
  - Community Consultation Meeting (CCM) 1 (February 15, 2018)
  - Community Advisory Group Meeting 1 (CAG) (May 14, 2018)
  - CAG Meeting 2 (June 14, 2018)
  - CCM 2 (Date TBD)



# CCM 1 Overview

- Community Consultation Meeting 1 was held on February 15, 2018 at Runnymede United Church from 5:30-8:30 pm
- Open house format
  - Display boards
  - Mapping exercise
  - Archival photo station
  - Community Advisory Group application table
  - Planning study station



BLOOR WEST VILLAGE HCD STUDY



# CCM 1 Attendance Summary



- Attendance summary
  - 46 people signed the visitor register
  - Councilor Sarah Doucette attended
  - Organization Representatives from:
    - Bloor West Village Residents Association
    - Swansea Area Ratepayers' Association
    - Swansea Historical Society
    - High Park Residents' Association
    - Representative from the Office of Arif Virani, M.P., Parkdale-High



BLOOR WEST VILLAGE HCD STUDY



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# Mapping Exercise



BLOOR WEST VILLAGE HCD STUDY

# CCM 1

- **Built Heritage Resources:**

A **functional neighbourhood with a commercial core** supported by the surrounding residential community. Commercial core has many buildings with contextual value. Several notable buildings in the study area (landmarks and distinguished architecture).

- **Landscape and Views:**

**Heritage landscape components concentrated at east and west ends of Study Area.** Few heritage landscape elements were identified in the commercial core. Views were identified by community members throughout the study area but were most concentrated in the vicinity of High Park and in the block between Armadale Avenue and Jane Street.

- **Urban Fabric and Public Realm:**

The **two-to-three storey building scale and fine grain property parcels within the commercial core identified as being character defining** elements by the local community. The community also noted that the north and south sides of Bloor Street West have different characters, which is related to the density of properties and presence of TTC stations on the north side of the street.



# CCM 1 (continued)

- **Boundaries and Sub-Character Areas:**

**Differing feedback was received from the local community regarding the boundaries** of the potential Bloor Street West HCD. Suggested boundaries ranged from the full Study Area (extending between Keele Street and the Humber River) and limiting the potential HCD to the commercial core (between Clendenan Avenue and Jane Street).

- **Small Businesses and BIA:**

The Bloor West Village **Business Improvement Area (BIA) and small businesses were noted as being of significance** to the character of Bloor West Village. It was noted by several community members that small businesses should be supported by a potential HCD in the area.

- **Community Values:**

It was noted that the Bloor West Village **Toronto Ukrainian Festival** is an important event for the community.

- **Concerns: Development pressure in the area.**

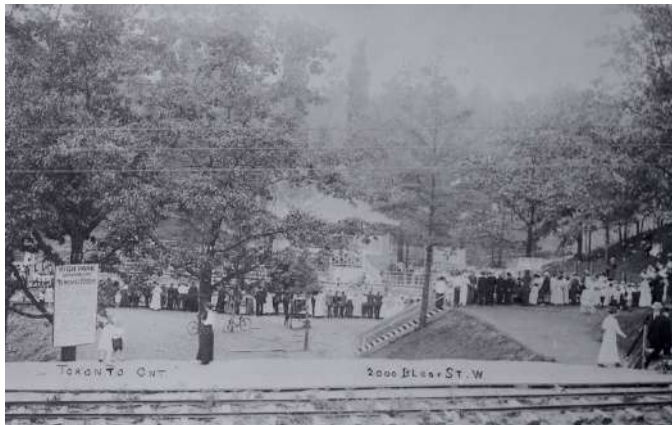
New developments have **greater massing and coarse property grain** when compared with the existing built form. Concerns were also expressed regarding the potential impact of an HCD on property values in the area.



## History and Evolution of the Study Area

### Historical periods included in the HCD Study:

- Indigenous Presence (Prior to 1791)
- Survey and Settlement (1791-1800)
- 19<sup>th</sup> Century (1800-1899)
- Early to late 20<sup>th</sup> Century Development (1900-1980)
- Late 20<sup>th</sup> Century Development to Present (1980-Present)



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

### Key Dates (Pre-1900):

- **15<sup>th</sup>-17<sup>th</sup> Century:** Ancestral territory of the Huron-Wendat
- **17<sup>th</sup> Century:** Settled by the Seneca, Village of Teiaiaagon established
- **Late 17<sup>th</sup> – 18<sup>th</sup> Centuries:** Mississauga Nation control the area
- **1791:** Township of York surveyed
- **1805:** Toronto purchase between the Crown and the Credit River Mississauga Nation
- **1834:** Town of York incorporated as the City of Toronto
- **1835-1838:** First lots sold to Euro-Canadian settlers
- **1838:** Colborne Lodge constructed
- **1860s:** Bloor Street opened between Dundas Street and the Humber River
- **1876:** High Park opened to public
- **1884:** Southeast section of Study Area (including High Park) annexed as part of the Village of Brockton



# Proposed Thematic Historical Periods

Two distinct periods of historical development in the Study Area:

1. Growth of the City of Toronto in the early 20<sup>th</sup> century (1910-1929)
2. Mid-Century City Expansion and Transportation Improvements (1960-1979)



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



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



BLOOR WEST VILLAGE HCD STUDY



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# Early 20<sup>th</sup> Century Growth (1910-1929)

- **1909:** North section of Study Area annexed as part of the West Toronto Junction
- **1914:** Bloor Street remains a dirt road
- **1920:** Central Section of the Study Area annexed as part of the Village of Swansea
- **1919-1929:** Bloor Street West improvements and the construction of the streetcar line



City of Toronto Archives. Fonds 1244, Item 18

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



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



Toronto Public Library. 1920. Bloor Street West., North Side, West of Quebec Avenue. Baldwin Collection, 975-1-9.



BLOOR WEST VILLAGE HCD STUDY

# Mid-Century Expansion (1960-1979)

- **1966:** Keele TTC Station constructed
- **1967:** Southwest section of Study Area annexed
- **1969:** High Park, Runnymede, Jane and Old Mill TTC stations constructed
- **1970:** BIA established
- **1950-1980:** Development prompted by the conclusion of the Second World War and the establishment of the BIA



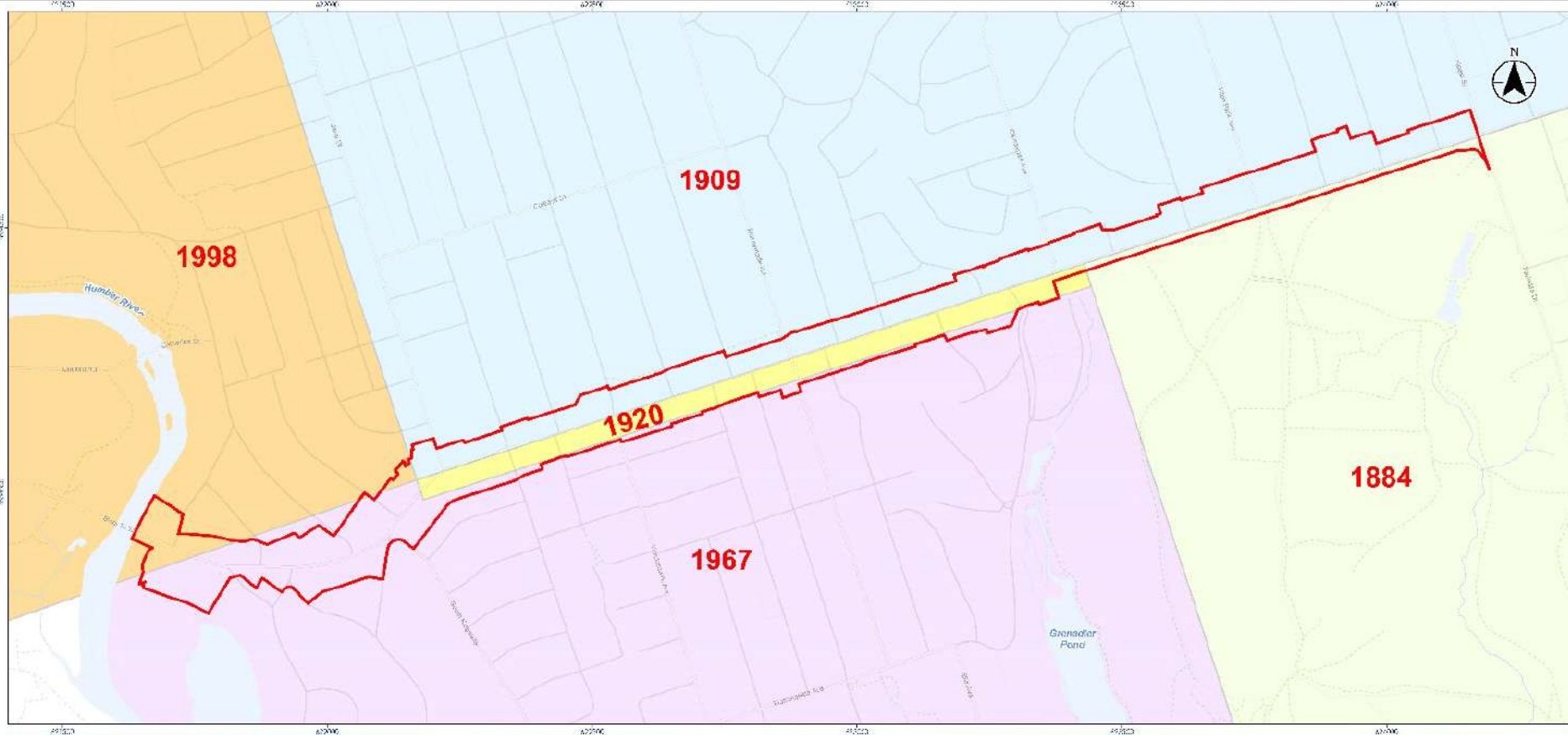
City of Toronto Archives. 1954. Bloor Street West and Jane Street, looking northwest toward intersection. Fonds 492, Item 268.



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



BLOOR WEST VILLAGE HCD STUDY



- Legend**
- Study Area
  - Annexation Year**
  - 1884
  - 1909
  - 1920
  - 1967
  - 1998

**Notes**

1. Source: Annexation records compiled from City of Toronto records of various historical maps (1909, 1920, 1967, 1998) and various other sources.

0 200 400 m  
1:7,500 (A: original document size of 1:12.5)



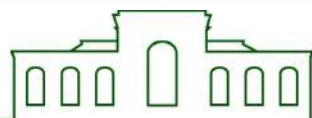
Project Location: City of Toronto  
 Prepared by: AMW on 20.08.09  
 Technical review by: M on 20.08.09  
 Independent review by: M on 20.08.09

Client/Project: CITY OF TORONTO  
 BLOOR STREET WEST VILLAGE  
 HERITAGE CONSERVATION DISTRICT

Figure No.

2

**Annexations**



BLOOR WEST VILLAGE HCD STUDY



**Stantec**

# Built Form and Landscape Survey

- Built Form and Landscape survey field work completed in late November 2017
- Property history, architectural details, landscape elements, and contextual information captured
- Information gathered using ArcGIS
- Total of 302 properties surveyed, Consolidated to 288 forms



2545 Bloor Street West



1914 Bloor Street West



5 High Park Avenue



2283 Bloor Street West



2279 Bloor Street West

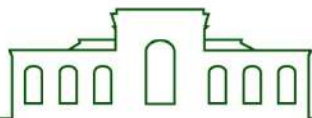
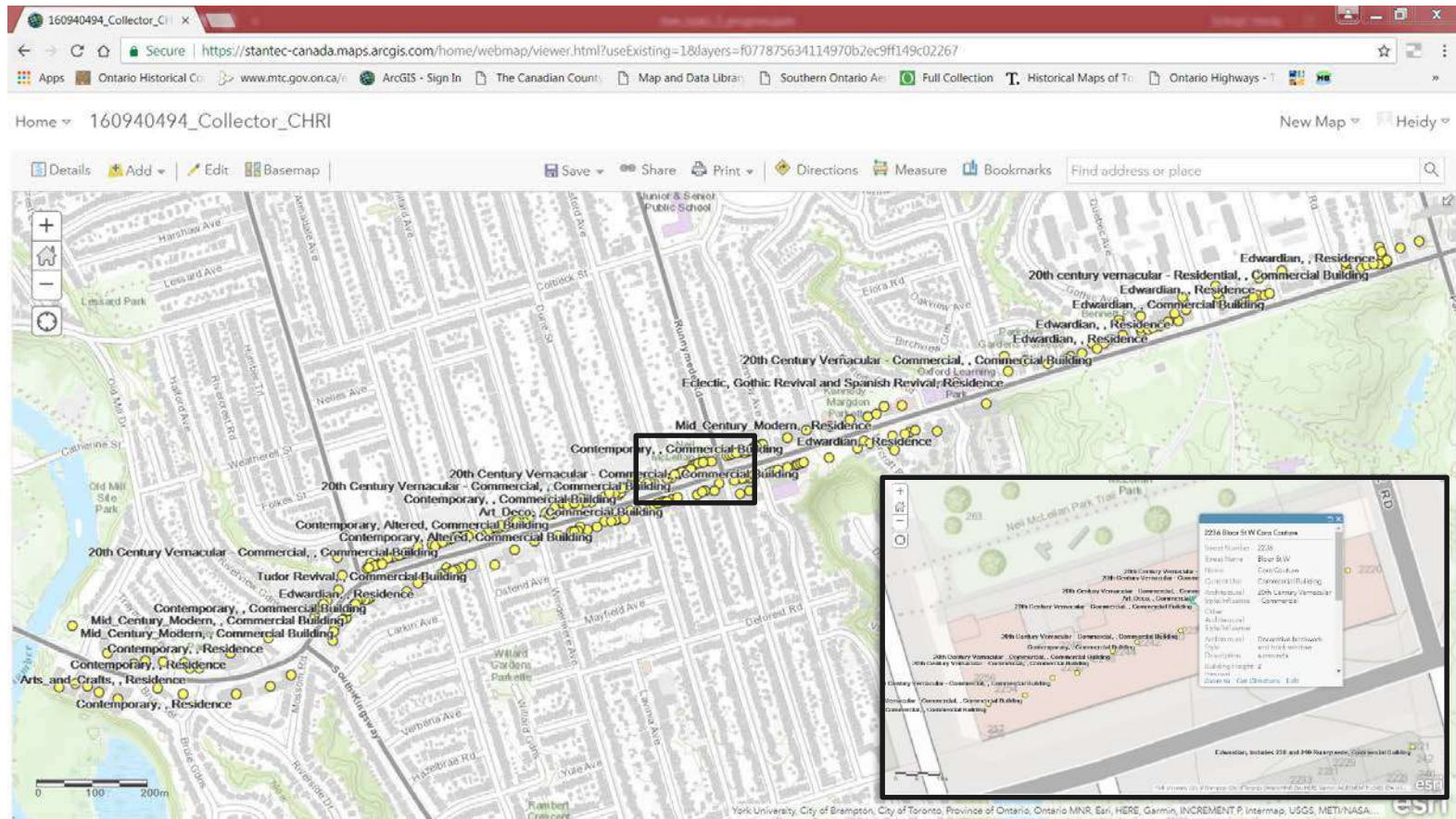


2357 Bloor Street West



BLOOR WEST VILLAGE HCD STUDY

# ArcGIS Collector Data

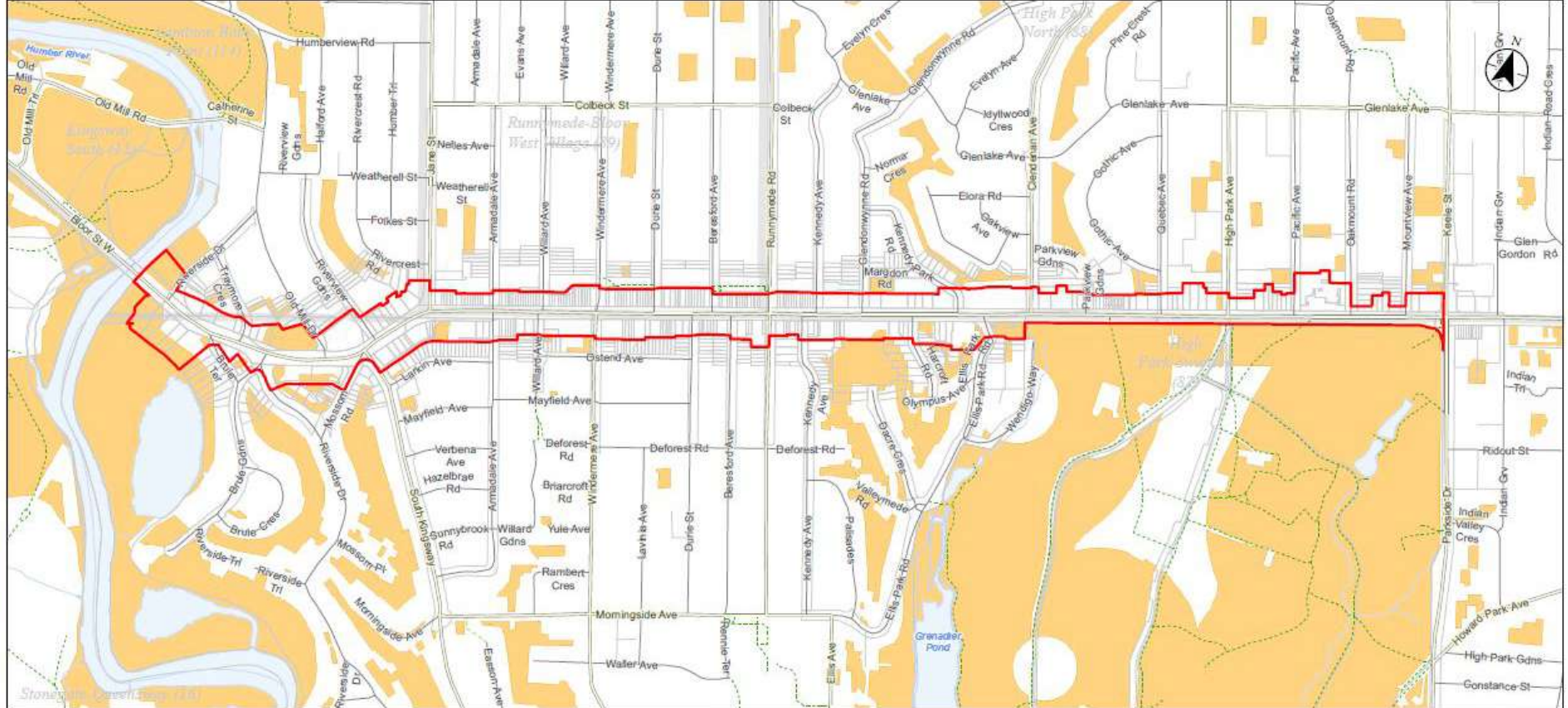


BLOOR WEST VILLAGE HCD STUDY

# Archaeological Potential

- 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.

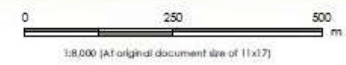




- Legend**
- Study Area
  - Area of Archaeological Potential
  - Neighbourhood
  - Parcel Boundary

**Notes**

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



**Stantec**

Project Location  
City of Toronto

Client/Project  
CITY OF TORONTO  
BLOOR STREET WEST VILLAGE  
HERITAGE CONSERVATION DISTRICT

Figure No.  
**17**

Title  
**Archaeological Potential  
Overview**

140940494 REV8  
Prepared by AMW on 2018-05-17  
Technical Review by PP on 2018-02-07  
Independent Review by TW on 2018-02-02

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

## Character Analysis

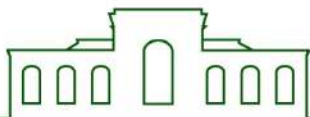
- There are currently two protected heritage properties in the Bloor Street West HCD Study Area:
  - 2178 Bloor Street West (Listed)
  - 2223 Bloor Street West (Designated)

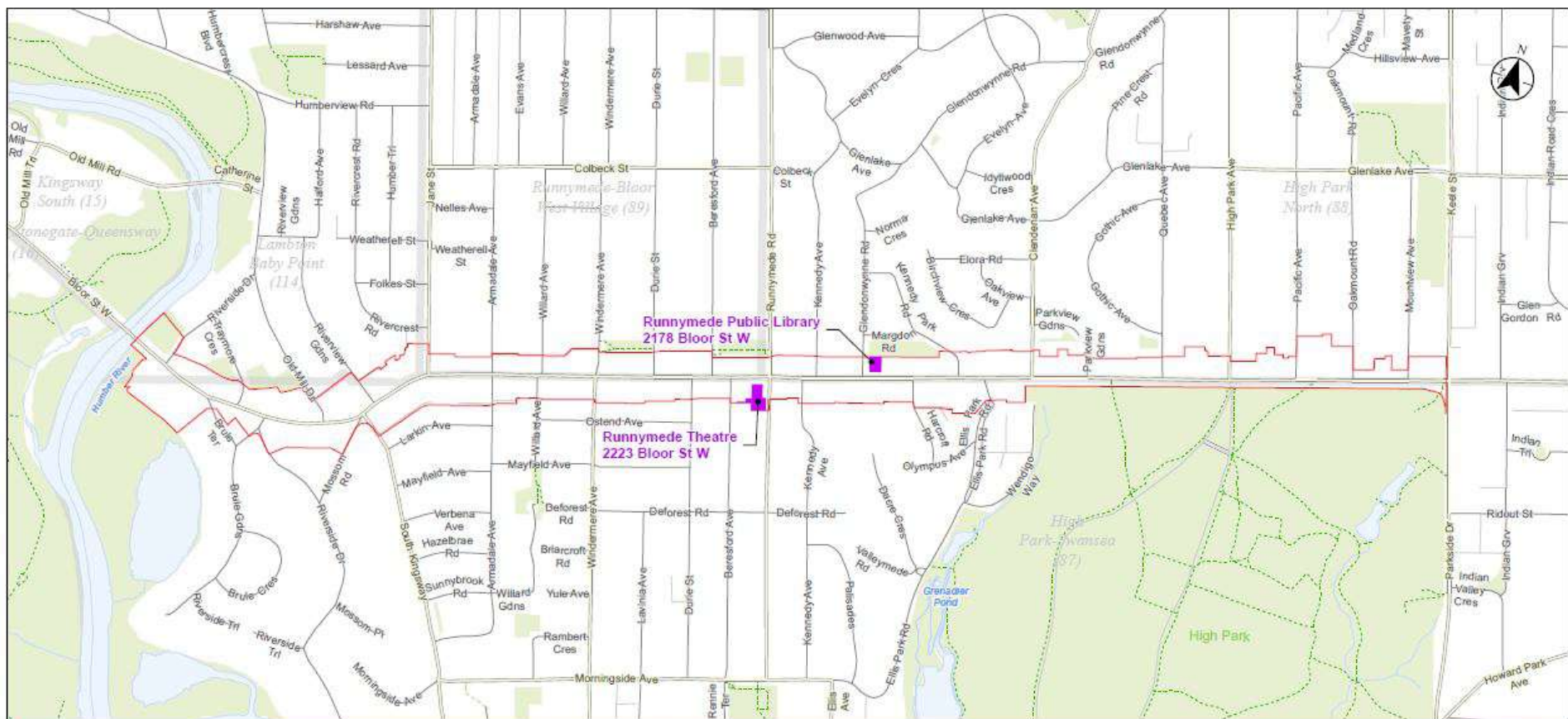


2178 Bloor Street West



2223 Bloor Street West

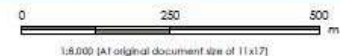




- Legend**
- Study Area (Approved)
  - Neighbourhood
  - Greenspace
  - Existing Heritage Protections

**Notes**

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2017. Additional base features from City of Toronto: Open Data: <https://www.toronto.ca/city-government/data-research-maps/open-data/>. Last accessed January 15, 2019.



Project location  
City of Toronto

160946494 REV A  
Prepared by AMW on 2018-05-17  
Technical Review by DW on 2018-05-12  
Independent Review by CV on 2018-05-12

Client/Project  
CITY OF TORONTO  
BLOOR STREET WEST VILLAGE  
HERITAGE CONSERVATION DISTRICT

Figure No.  
19

Title  
Bloor Street West  
Existing Heritage Protections



BLOOR WEST VILLAGE HCD STUDY

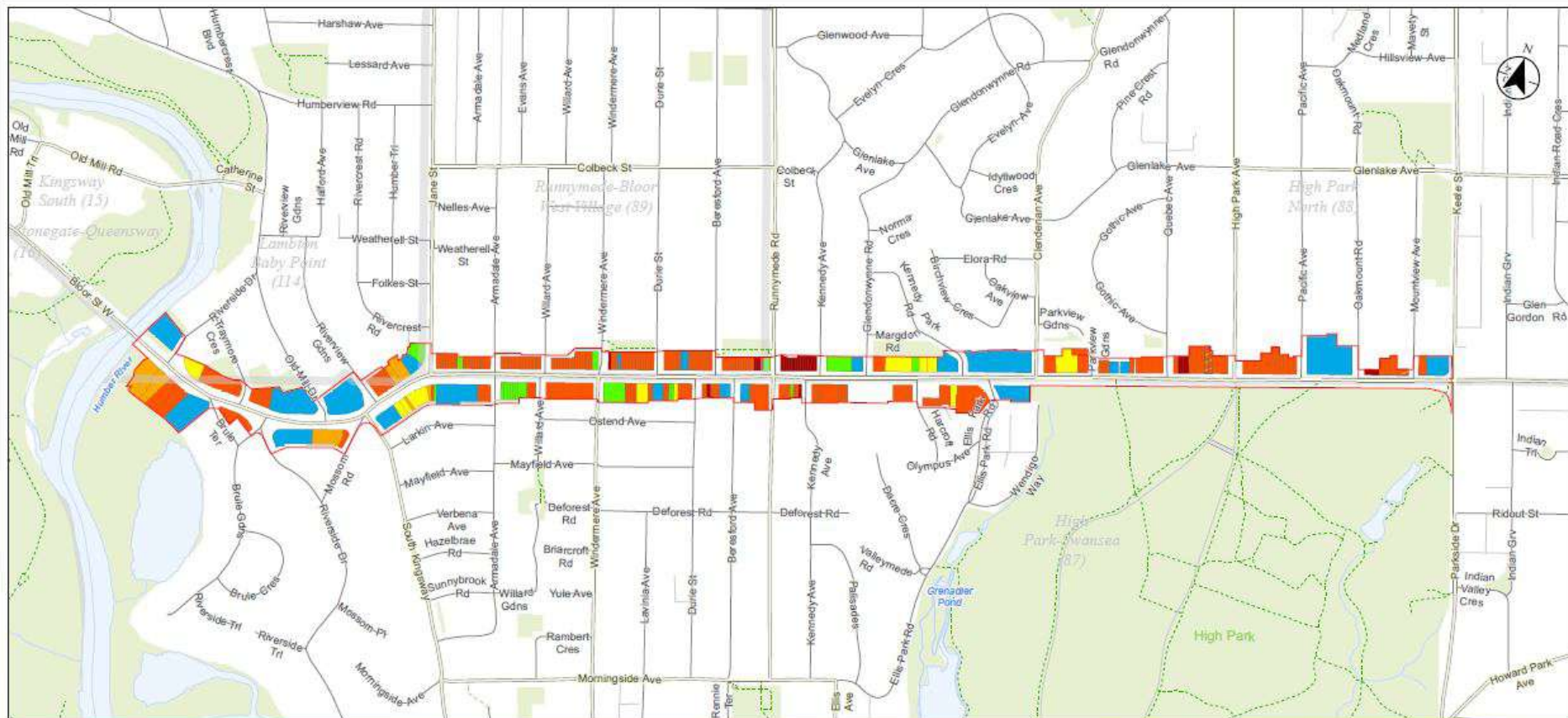
# Dates of Construction

- All buildings in the study area were constructed in the 20<sup>th</sup> century
- Analysis of property construction dates:
  - 29 (10%) date from 1900-1919
  - **185 (63%) date from 1920-1939**
  - 7 (2%) date from 1940-1949
  - 7 (2%) date from 1925-1947
  - 20 (7%) date from 1950-1959
  - 19 (6%) date from 1960-1979
  - 25 (9%) date from 1980-present
  - 2 (1%) do not contain a structure



1914 Bloor Street West





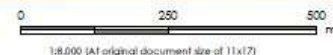
- Legend**
- Study Area (Approved)
  - Neighbourhood
  - Greenspace

**Period of Construction**

- 1900-1919
- 1920-1939
- 1925-1947
- 1940-1949
- 1950-1959
- 1960-1979
- Post-1980

**Notes**

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



Project Location  
City of Toronto

Client/Project  
CITY OF TORONTO  
BLOOR STREET WEST VILLAGE  
HERITAGE CONSERVATION DISTRICT

Figure No.  
15

Title  
Bloor Street West  
Period of Construction

16094049x REV C  
Prepared by AMW on 2018-05-17  
Technical Review by DW on 2018-03-12  
Independent Review by CV on 2018-03-12



## BLOOR WEST VILLAGE HCD STUDY



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# Building Heights

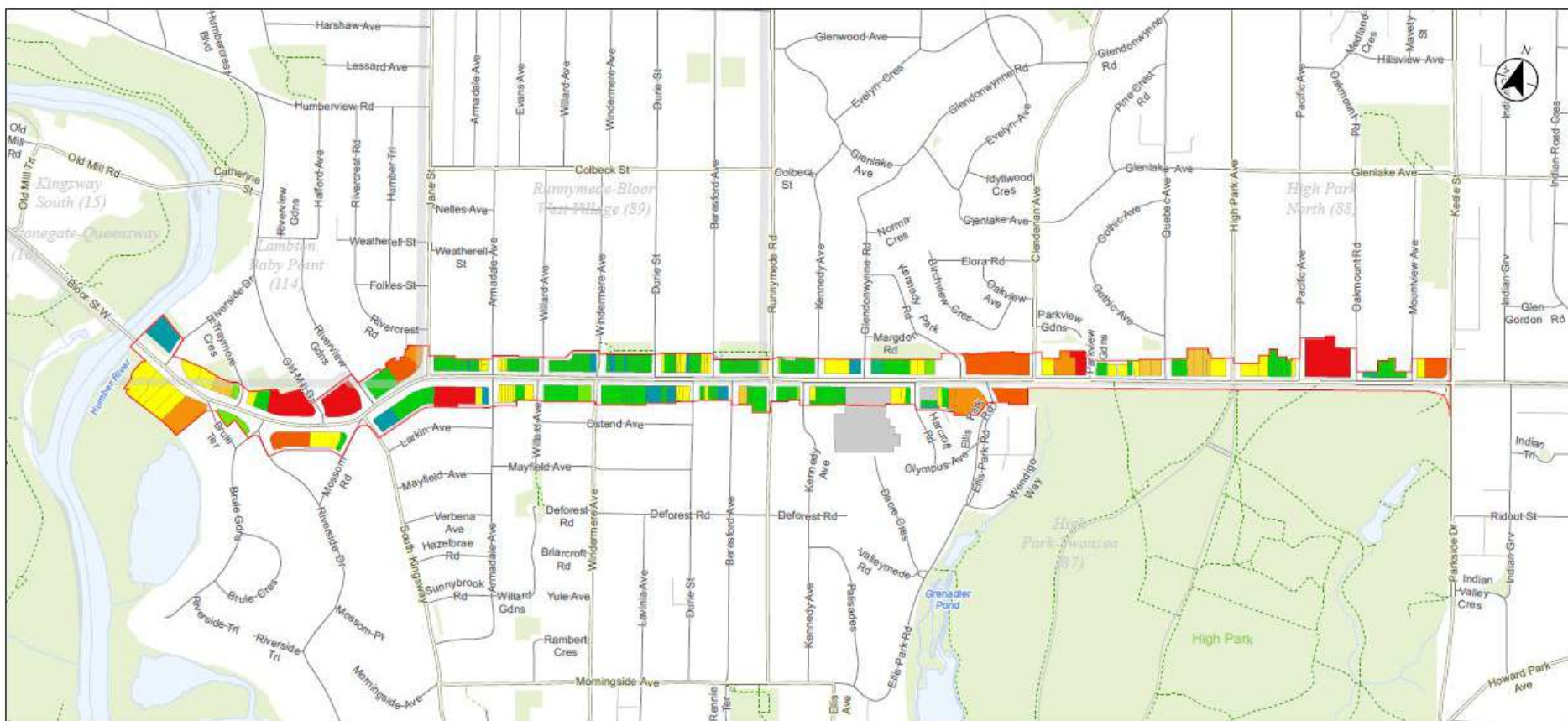
- The majority (96%) of buildings in the Bloor West Village HCD Study Area are low-rise in form and are four storeys or less
- Breakdown of building heights in the Study Area:
  - 20 (7%) are one storey
  - 6 (2%) are 1.5 storeys
  - **177 (60%) are 2 storeys**
  - 14 (5%) are 2.5 storeys
  - 50 (17%) are 3 storeys
  - 8 (3%) are 3.5 storeys
  - 5 (2%) are 4 storeys
  - 6 (2%) are 5-10 storeys
  - 5 (2%) are 10+ storeys



2311 Bloor Street West



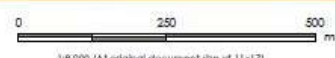
BLOOR WEST VILLAGE HCD STUDY



- Legend**
- Study Area (Approved)
  - Neighbourhood
  - Greenspace

**Building Height (Stories)**

- |  |   |
|--|---|
| <span style="background-color: #0056b3; width: 15px; height: 10px; display: inline-block;"></span> 1   | <span style="background-color: #f4a460; width: 15px; height: 10px; display: inline-block;"></span> 3.5          |
| <span style="background-color: #008080; width: 15px; height: 10px; display: inline-block;"></span> 1.5 | <span style="background-color: #ff8c00; width: 15px; height: 10px; display: inline-block;"></span> 4            |
| <span style="background-color: #00cd00; width: 15px; height: 10px; display: inline-block;"></span> 2   | <span style="background-color: #ff0000; width: 15px; height: 10px; display: inline-block;"></span> 5 to 10      |
| <span style="background-color: #90ee90; width: 15px; height: 10px; display: inline-block;"></span> 2.5 | <span style="background-color: #808080; width: 15px; height: 10px; display: inline-block;"></span> More than 10 |
| <span style="background-color: #ffff00; width: 15px; height: 10px; display: inline-block;"></span> 3   | <span style="background-color: #808080; width: 15px; height: 10px; display: inline-block;"></span> na           |



Project Location  
City of Toronto

Prepared by AMW on 2018-05-17  
Technical Review by DW on 2018-03-12  
Independent Review by CV on 2018-03-12

Client/Project  
CITY OF TORONTO  
BLOOR STREET WEST VILLAGE  
HERITAGE CONSERVATION DISTRICT

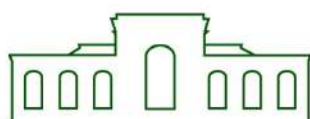
Figure No.  
20

Title  
Bloor Street West  
Building Height

**Notes**

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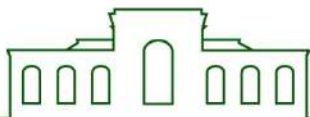
BLOOR WEST VILLAGE HCD STUDY



Stantec

# Land Use

- Bloor West Village HCD Study Area is defined by commercial land use along Bloor Street West with residential land use located at the east and west ends and along side streets
- Summary of land use in the Study Area:
  - **144 (52%) commercial (shops, restaurants, businesses, offices, professional services)**
  - 66 (23%) residential (detached and semi-detached residences; low-rise, mid-rise, and tall apartment buildings)
  - 56 (20%) mixed use
  - 9 (3%) institutional (educational facilities, places of worship, banks, health care)
  - 5 (2%) miscellaneous (utility and transportation, vacant lot)





# Architectural Styles

- Arts and Crafts (1890-1940) → 6 (9%)
- **Edwardian (1900-1930s) → 62 (22%)**
- **20<sup>th</sup> Century Vernacular (1900s-1930s) → 66 (23%)**
- Tudor Revival (1900-1940s) → 9 (3%)
- Italian Renaissance (1900-1940) → 1 (less than 1%)
- Colonial Revival (1890-1930) → 2 (1%)
- Mission/Spanish Revival (1910-1930s) → 14 (5%)
- Art Deco (1920-1940s) → 2 (1%)
- Art Moderne (1930-1950) → 5 (2%)
- Eclectic → 4 (1%)
- Mid-Century Modern (1950-1970) → 14 (5%)
- International (1920-1980s) → 1 (less than 1%)
- New Traditional (Post 1985) → 5 (2%)
- **Contemporary (1980-Present) → 65 (23%)**



BLOOR WEST VILLAGE HCD STUDY



Edwardian



Edwardian



Arts and Crafts



Tudor Revival



Mission/Spanish Revival



Mission/Spanish Revival



Art Deco



Art Moderne



Mid-Century Modern



Italian Renaissance



Colonial Revival



Eclectic



New Traditional



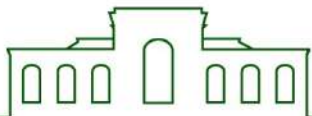
Contemporary



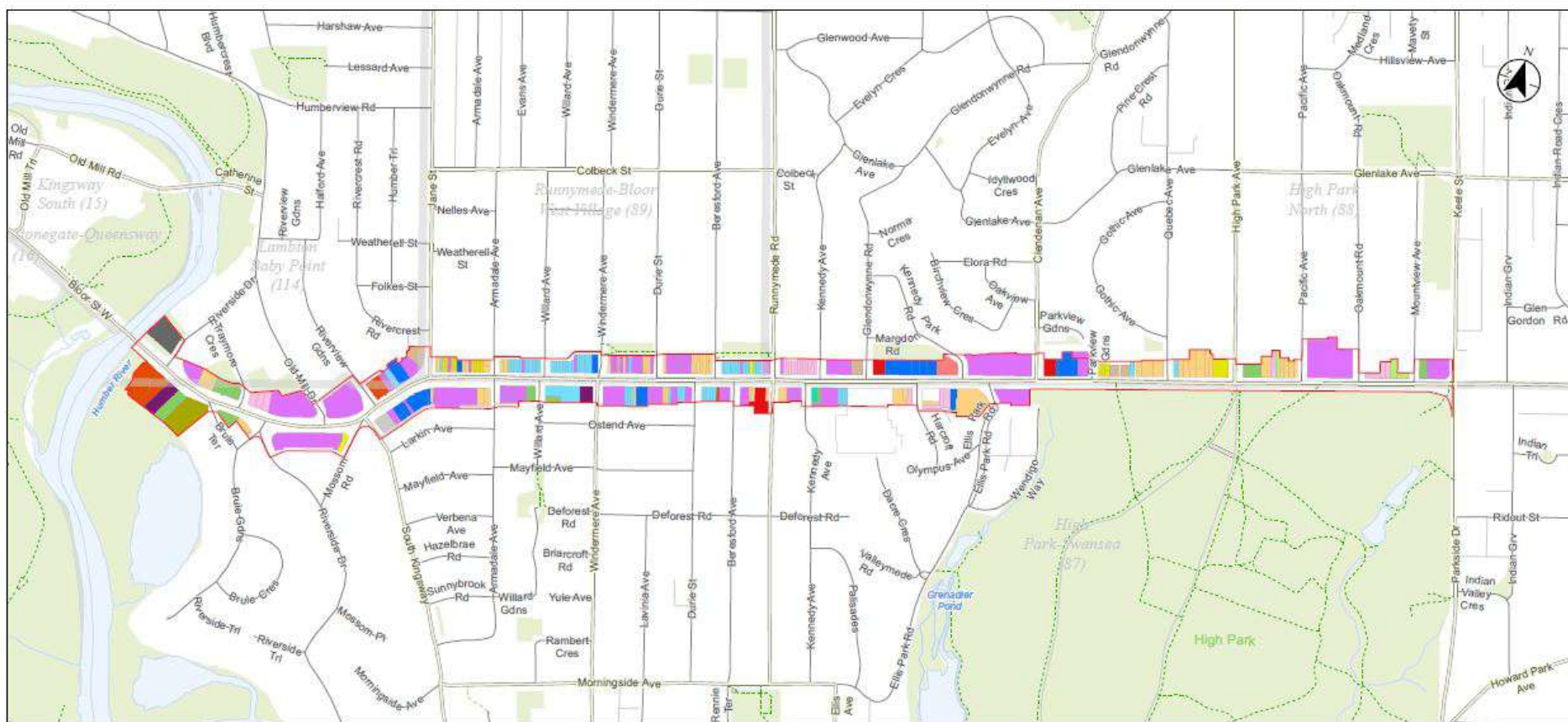
International



20<sup>th</sup> Century Vernacular



BLOOR WEST VILLAGE HCD STUDY



#### Legend

- Study Area (Approved)
- Neighbourhood
- Greenspace

#### Architectural Style/Influence

- 20th Century Vernacular - Commercial
- 20th Century Vernacular - Residential

- Art Deco
- Art Moderne
- Arts and Crafts
- Colonial Revival
- Contemporary
- Eclectic

- Edwardian
- Industrial/functional structure
- International
- Italianate
- Mid-Century Modern

- Mission/Spanish Revival
- New Traditional
- Tudor Revival
- TBD
- Other
- na

Notes:  
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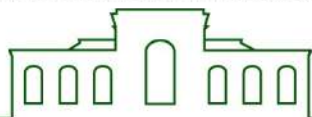
Project Location  
 City of Toronto

160940494 REV.C  
 Prepared by AMW on 2018-05-17  
 Technical Review by DW on 2018-05-12  
 Independent Review by CV on 2018-05-12

Client/Project  
 CITY OF TORONTO  
 BLOOR STREET WEST VILLAGE  
 HERITAGE CONSERVATION DISTRICT

Figure No.  
 24

Title  
 Bloor Street West  
 Architectural Style



## BLOOR WEST VILLAGE HCD STUDY



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# Property Grain



Fine grain



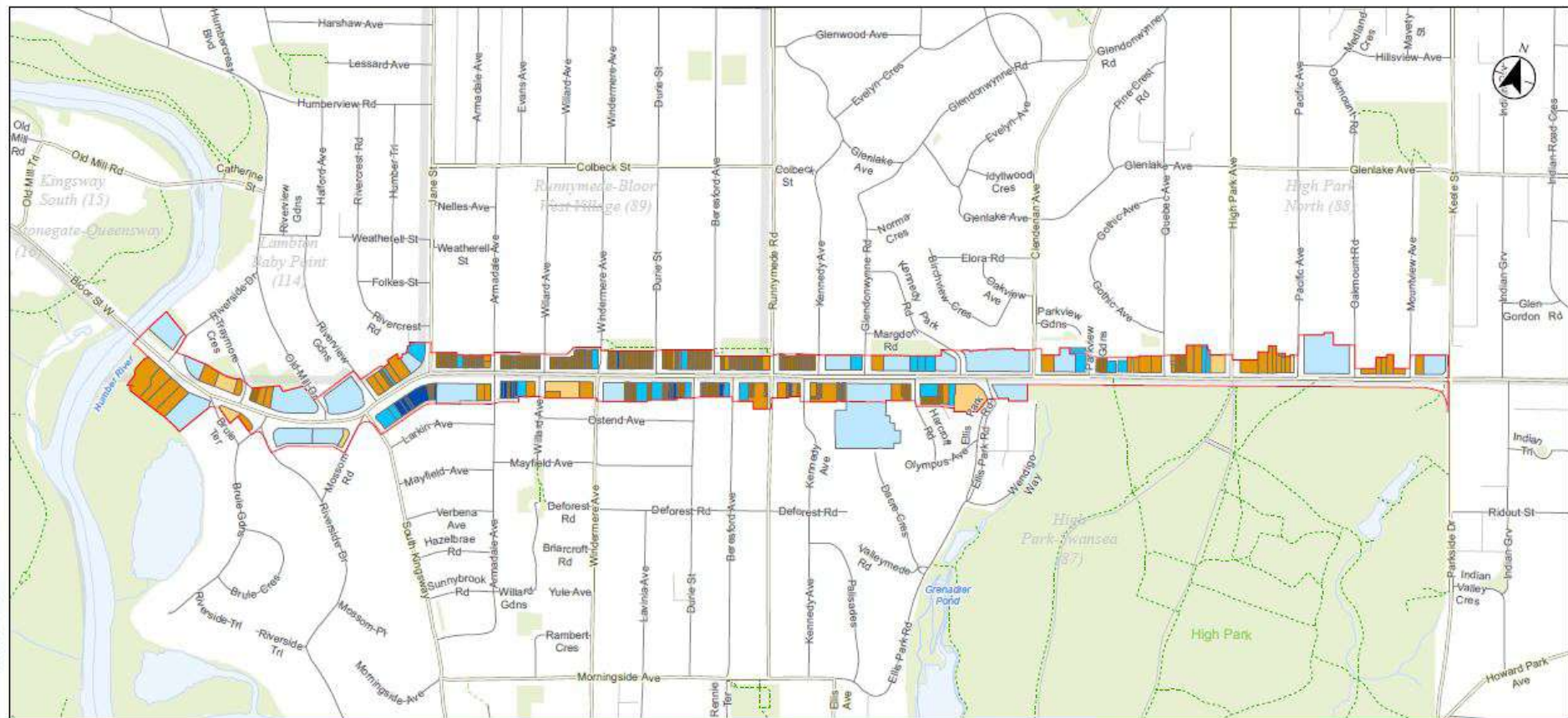
Intermediate grain



Coarse grain

- **Fine Grain** properties are considered to have a width between 4 and 10 metres
  - **Fine grain historic (1900-1949) → 153 (54%)**
  - **Fine grain contemporary (1950-Present) → 18 (6%)**
- **Intermediate Grain** properties are considered to have a width between 11 and 35 metres
  - **Intermediate grain historic (1900-1949) → 58 (21%)**
  - **Intermediate grain contemporary (1950-Present) → 26 (9%)**
- **Coarse Grain** properties have a width of more than 35 metres
  - **Coarse grain historic (1900-1949) → 7 (2%)**
  - **Coarse grain contemporary (1950-Present) → 19 (7%)**





#### Legend

- Study Area (Approved)
- Neighbourhood
- Greenspace
- Property Grain**
  - Fine Grain Historic
  - Intermediate Grain Historic
  - Coarse Grain Historic
  - Fine Grain Contemporary
  - Intermediate Grain Contemporary
  - Coarse Grain Contemporary

#### Notes

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Project Location  
City of Toronto

160940494 REV0  
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Technical Review by DW on 2018-03-12  
Independent Review by CV on 2018-03-12

Client/Project  
CITY OF TORONTO  
BLOOR STREET WEST VILLAGE  
HERITAGE CONSERVATION DISTRICT

Figure No.  
26

Title  
Bloor Street West  
Property Grain



## BLOOR WEST VILLAGE HCD STUDY



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# Building Typologies

- Building Typologies fall into two categories:
  - Commercial Typologies
    - Typology 1: Two Storey Storefront
    - Typology 2: Three Storey Mixed Use
    - Typology 3: One Storey Commercial
  - Residential Typologies
    - Detached Residence
    - Semi-Detached Residence
    - Townhouse
    - Low-rise Apartment Building
    - Mid-rise Apartment Building
    - Tall Building



BLOOR WEST VILLAGE HCD STUDY

# Commercial Typologies

- Three commercial typologies were identified for the Bloor West Village Study Area:
  - **Typology 1: Two Storey Storefront → 110 (81%)**
    - **Typology 1A: Two Storey Storefront Square → 82 (60%)**
    - Typology 1B: Two Storey Storefront Mission/Spanish → 13 (10%)
    - Typology 1C: Two Storey Storefront → 15 (11%)
  - Typology 2: Three Storey Mixed Use → 20 (15%)
  - Typology 3: One Storey Commercial → 6 (4%)



# Commercial Typology 1A



## Summary of Typology 1A Characteristics:

- **Grain:** Fine grain, width is between 4-10 metres
- **First Storey:** Glazed commercial entrance; Often updated with new doors, windows, and commercial signs.
- **Second Storey:** Commercial or residential use; 1-3 bays
- **Roof Type:** Flat with simply decorated frieze
- **Architectural Styles:** 20th Century Vernacular, Edwardian, Art Deco



BLOOR WEST VILLAGE HCD STUDY

# Commercial Typology 1B



## Summary of Typology 1B Characteristics:

- **Grain:** Fine grain, width is between 4-10 metres
- **First Storey:** Glazed commercial entrance; Often updated with new doors, windows, and commercial signs
- **Second Storey:** Commercial or residential use; 1-2 bays
- **Roof Type:** Flat with front gable with terracotta style shingles
- **Architectural Styles:** Mission/Spanish Revival



BLOOR WEST VILLAGE HCD STUDY

# Commercial Typology 1C



## Summary of Typology 1C Characteristics:

- **Grain:** Fine grain, width is between 4-10 metres
- **First Storey:** Glazed commercial entrance;
- Often updated with new doors, windows, and commercial signs
- **Second Storey:** Commercial or residential use; 1-2 bays
- **Roof Type:** Flat with front facing hip roof. Some units have a single gable in front facing hip.
- **Architectural Styles:** Arts and Crafts, Tudor Revival



BLOOR WEST VILLAGE HCD STUDY

# Commercial Typology 2



## Summary of Typology 2 Characteristics:

- **Grain:** Fine grain, width is between 4-10 metres
- **First Storey:** Glazed commercial entrance; Often updated with new doors, windows, and commercial signs
- **Second and Third Storeys:** Commercial or residential use; 1-2 bays
- **Roof Type:** Flat with parapet or moulded cornice
- **Architectural Styles:** Edwardian, 20th Century Vernacular, Tudor Revival, Mid-Century Modern



BLOOR WEST VILLAGE HCD STUDY

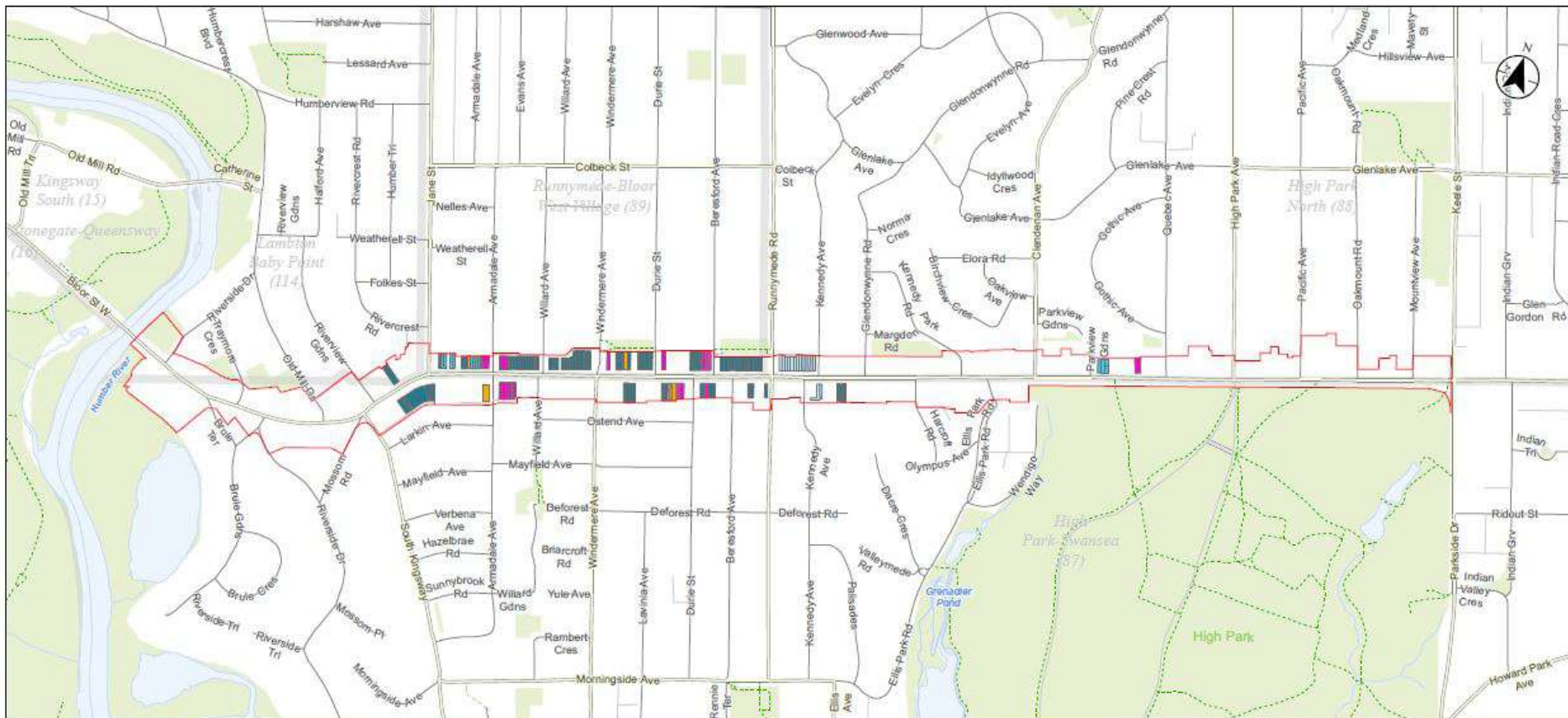
# Commercial Typology 3



## Summary of Typology 3 Characteristics:

- **Grain:** Fine grain, width is between 4-10 metres
- **First Storey:** Glazed commercial entrance; Often updated with new doors, windows, and commercial signs
- **Second Storeys:** Some examples have a false second storey
- **Roof Type:** Flat little-to-no ornamentation
- **Architectural Styles:** 20th Century Vernacular





- Legend**
- Study Area (Approved)
  - Neighbourhood
  - Greenspace

- Commercial Typology**
- Typology 1A
  - Typology 1B
  - Typology 1C
  - Typology 2
  - Typology 3

**Notes**

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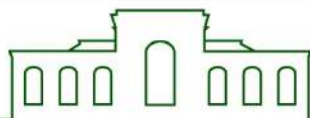
Project Location  
City of Toronto

162946494 REV8  
Prepared by AMW on 2018-05-17  
Technical Review by DW on 2018-03-12  
Independent Review by CV on 2018-03-12

Client/Project  
CITY OF TORONTO  
BLOOR STREET WEST VILLAGE  
HERITAGE CONSERVATION DISTRICT

Figure No.  
29

Title  
Bloor Street West  
Commercial Typology



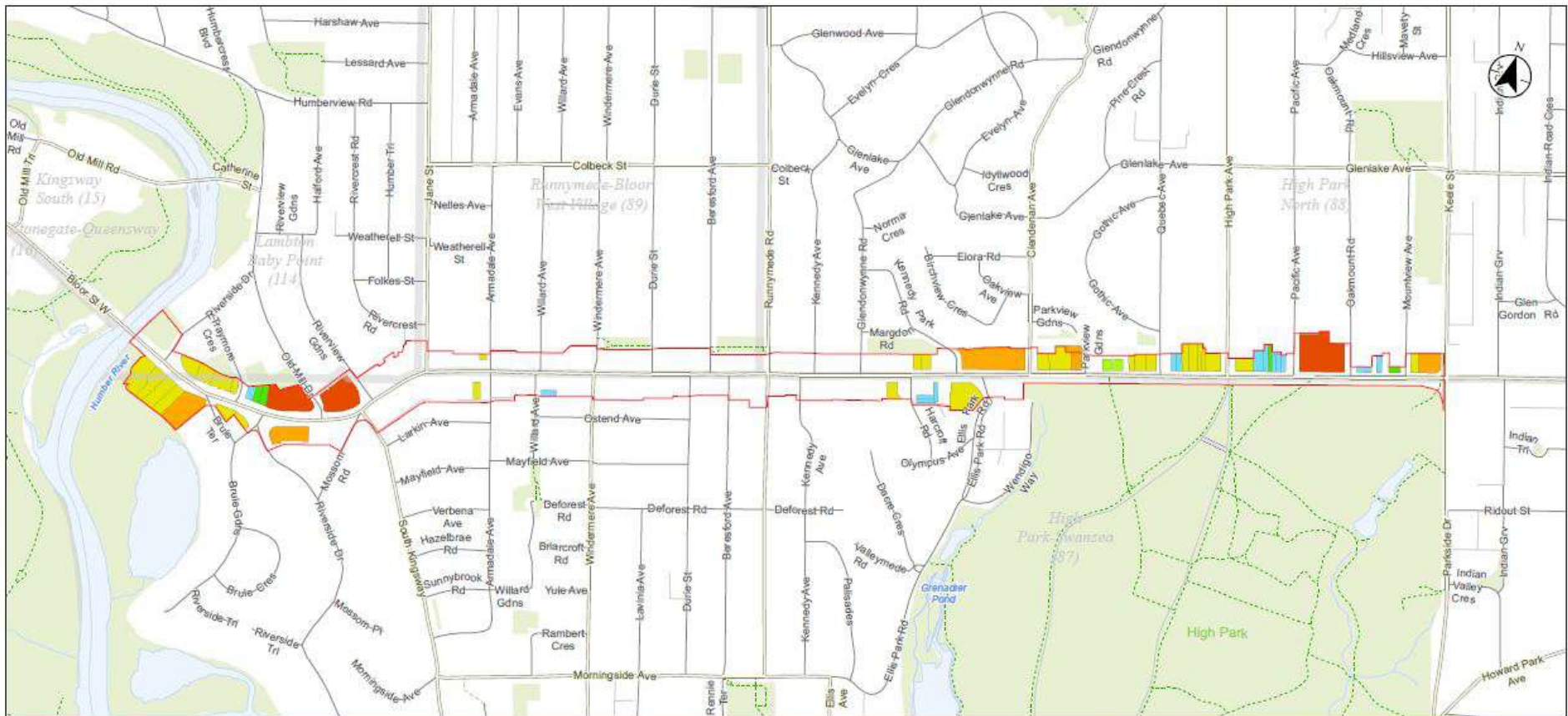
BLOOR WEST VILLAGE HCD STUDY



# Residential Typologies

- Residential Typologies in the Bloor West Village HCD Study Area include:
  - Detached Residence → 29 (10%)
  - Semi-Detached Residence → 4 (1%)
  - Townhouse → 2 (1%)
  - Low-rise Apartment Building (1-5 storeys) → 28 (10%)
  - Mid-rise Apartment Building (6-11 storeys) → 5 (2%)
  - Tall building (12+ storeys) → 3 (1%)





- Legend**
- Study Area (Approved)
  - Neighbourhood
  - Greenspace
- Residential Typology**
- Detached Residence
  - Semi-detached Residence
  - Townhouse
  - Low-Rise Apartment
  - Mid-Rise Apartment
  - Tall Building



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Project Location  
City of Toronto

Prepared by AMW on 2018-05-17  
Technical Review by DW on 2018-03-12  
Independent Review by CV on 2018-03-12

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BLOOR STREET WEST VILLAGE  
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Figure No.  
31

Title  
Bloor Street West  
Residential Typology

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# Landmark Buildings



2223 Bloor Street West



2178 Bloor Street West



1778 Bloor Street West



5 High Park Avenue



1942-1954 Bloor Street West



2001 Bloor Street West



2010 Bloor Street West



2197 Bloor Street West



2199 Bloor Street West



2219 Bloor Street West



2305 Bloor Street West



2326 Bloor Street West



BLOOR WEST VILLAGE HCD STUDY

# Landmark Buildings (continued)



2223 Bloor Street West



2373 Bloor Street West



2407 Bloor Street West



2440 Bloor Street West



2442 Bloor Street West



2452 Bloor Street West



2487 Bloor Street West



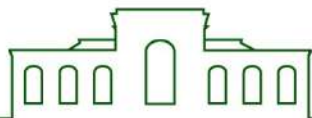
2535 Bloor Street West



2545 Bloor Street West



2 Traymore Crescent



BLOOR WEST VILLAGE HCD STUDY

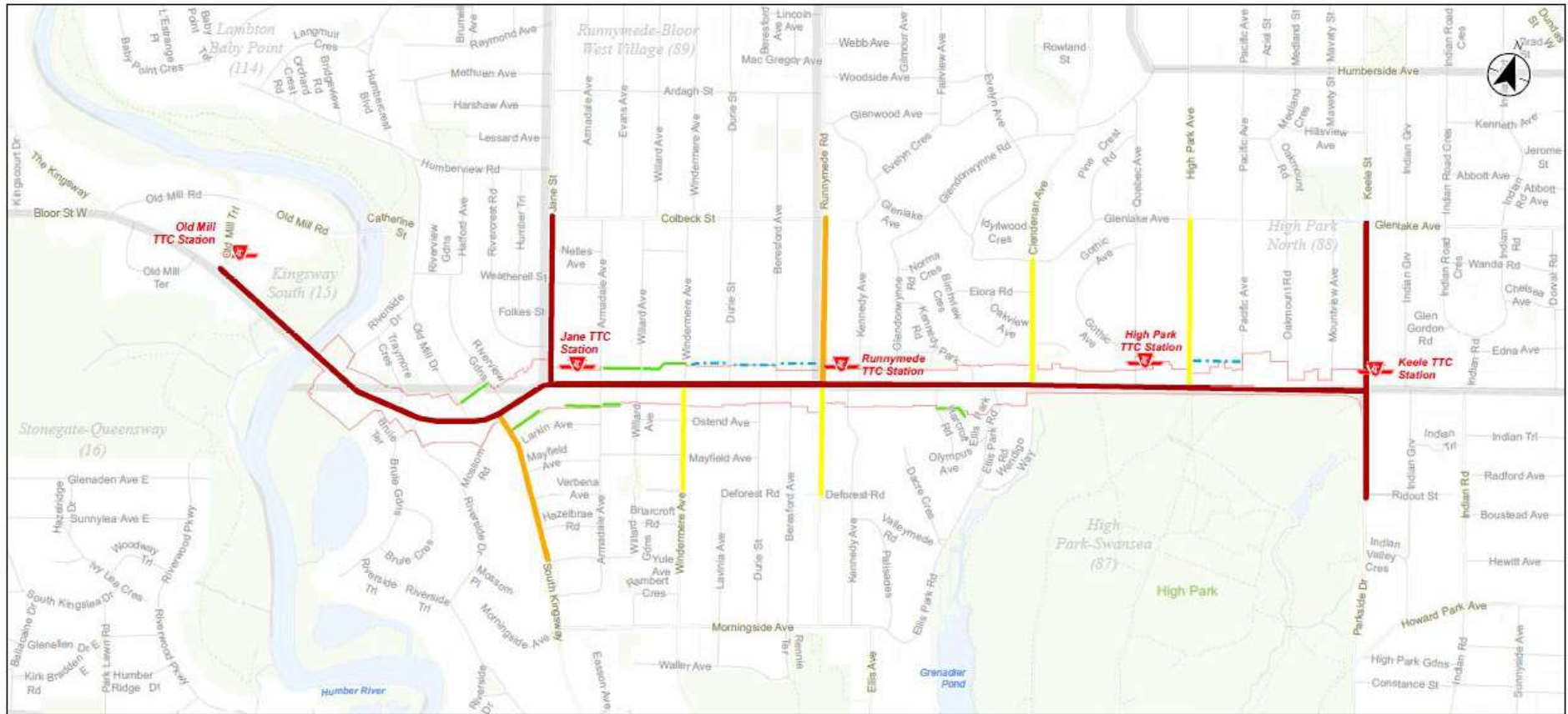


# Circulation



- There are four types of roads in the Study Area, including:
  - 3 Major Arterial Roads (Bloor Street West, Keele Street, Jane Street)
  - 2 Minor Arterial Roads (Runnymede Road north of Bloor, South Kingsway)
  - 4 Collector Roads (High Park Avenue, Clendenan Avenue, Runnymede Road south of Bloor, Windermere Road south of Bloor)
  - 19 Local Roads
- The Study Area includes seven public laneways and several informal pedestrian paths
- Five TTC Stations located along the north edge of the Study Area (Keele, High Park, Runnymede, Jane, Old Mill)





- Legend**
- Study Area (Approved)
  - Neighbourhood
  - TTC Station
  - Major Arterial Road
  - Minor Arterial Road
  - Collector Road
  - Laneway
  - Path

**Notes**

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City of Toronto

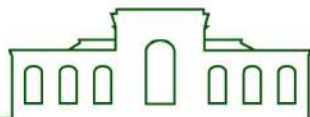
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BLOOR STREET WEST VILLAGE  
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Figure No.  
28

Title  
Bloor Street West  
Circulation

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BLOOR WEST VILLAGE HCD STUDY



# Streetscape Typologies

There are four streetscape typologies in the Bloor West Village HCD Study Area:

- Major Arterial Streets associated within the “older” commercial/retail context on Bloor Street West
- Major Arterial Streets with mixed use and mixed built form (commercial/residential and mixed construction periods/massing)
- Streetscapes associated with the residential context on Bloor Street West
- Streetscapes associated with the residential context on the connecting side streets
- Streetscape associated with the natural systems (Humber River and High Park)



Major arterial street within older commercial context



Major arterial street with mixed use and built form



Streetscape on connecting side streets



Streetscape associated with natural systems

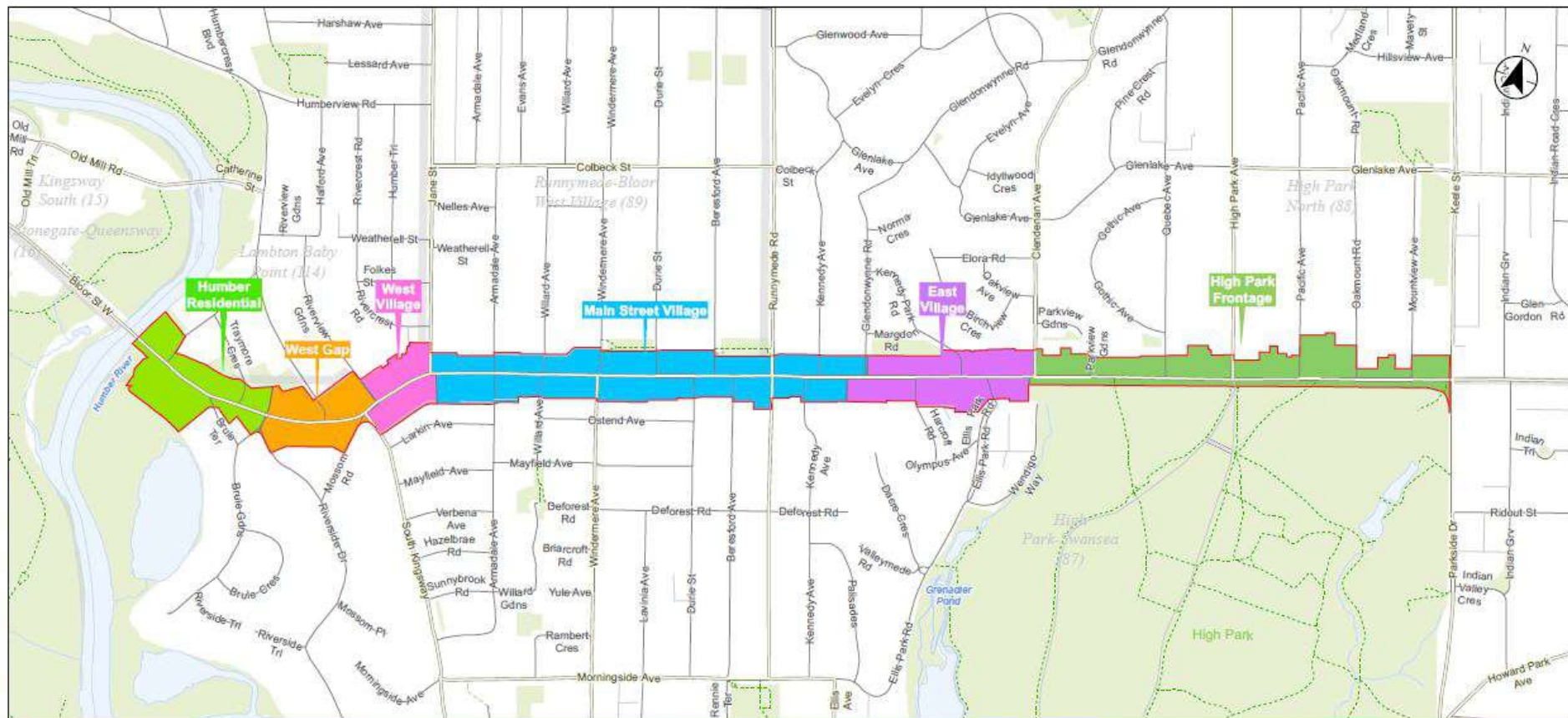


BLOOR WEST VILLAGE HCD STUDY

# Character Sub-Areas

- Five Character Sub-Areas were identified for the Bloor Street West HCD Study Area:
  - **High Park Frontage** (Keele Street to Clendenan Avenue)
  - **East Village** (Clendenan Avenue to Glendonwynne Road)
  - **Main Street Village** (Glendonwynne Road to Jane Street)
  - **West Village** (Jane Street to South Kingsway)
  - **West Gap** (Riverview Gardens to Riverside Drive)
  - **Humber Residential** (Riverside Drive to Humber River)





#### Legend

- Study Area (Approved)
- Neighbourhood
- Greenspace

#### Character Sub-area

- Humber Residential
- West Gap
- West Village

#### Character Sub-area

- Main Street Village
- East Village
- High Park Frontage

#### Notes

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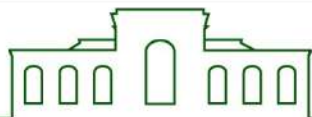


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Technical Review by DW on 2018-03-12  
Independent Review by CV on 2018-03-12

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BLOOR STREET WEST VILLAGE  
HERITAGE CONSERVATION DISTRICT

Figure No.  
36

Title  
Bloor Street West  
Character Sub-areas



BLOOR WEST VILLAGE HCD STUDY



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Agenda Item Four

# Guided Discussion

## Discussion Questions

- 1) Is there a sense of community in the Study Area?
  - *What factors contribute to the community?*
- 2) How do you define Bloor West Village?
  - *Where does Bloor West Village begin and where does it end?*
- 3) How has Bloor West Village evolved?
  - *What changes do you perceive as positive or negative?*
- 4) What do you think of the material presented?



Agenda Item Five

# Wrap Up and Next Steps

## Next Steps

The next Community Advisory Group will be held on June 14<sup>th</sup> at Runnymede United Church.

Do you have questions or feedback? Contact:

**Pourya Nazemi**

Heritage Planner, Heritage Preservation Services  
City Planning, Urban Design, City of Toronto



Phone: 416-338-5702



Email: [pourya.nazemi@toronto.ca](mailto:pourya.nazemi@toronto.ca)



# HCD Resources

## **Bloor West Village Heritage Conservation District Website**

- <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-street-west-heritage-conservation-district-study/>

## **Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference (City of Toronto 2012)**

- <https://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-44992.pdf>

## **Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act (MTCs 2006)**

- [http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_HCD\\_English.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HCD_English.pdf)



BLOOR WEST VILLAGE HCD STUDY