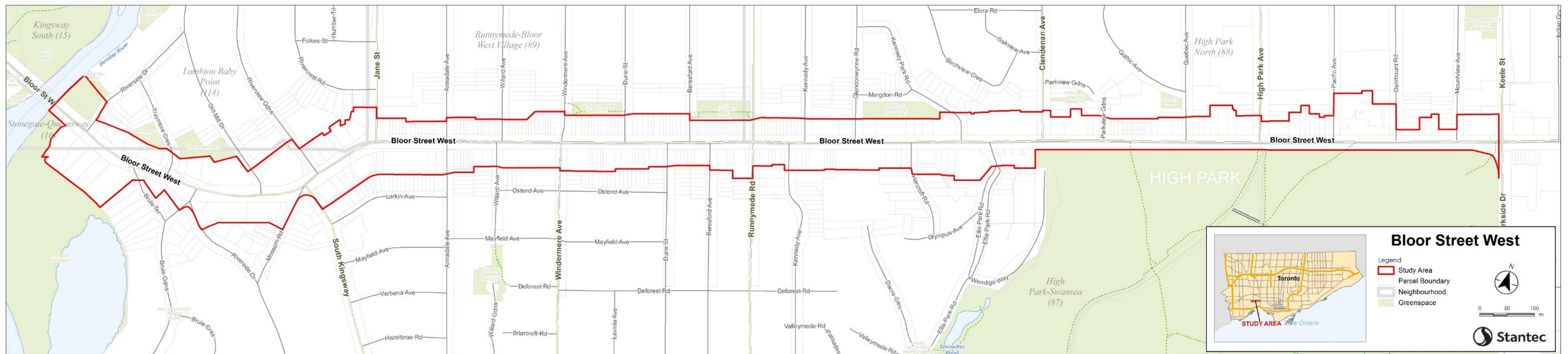


Welcome!

Thank you for attending the second 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. We have compiled your feedback from the first CCM held in February 2018. Today we are here asking for your thoughts on our findings and draft recommendations.

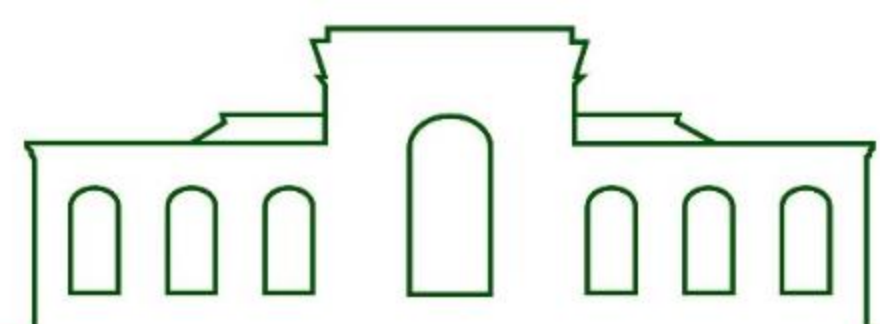


Open House Format

This open house presents an update to the study and summary of what we have found along the way. We also want to hear from you and have provided stations and a comment form for your insight and feedback.

Stations to Explore

Study Background	District Integrity
Planning and Policy Context	Recommendations
Community Consultation	Cultural Heritage Value - Heritage Attributes
Character Analysis	Draft Statement of Cultural Heritage Value
Village Main Street Overview	How to Stay Involved
Heritage Evaluation	Bloor West Village Avenue Study



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Study Background

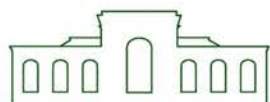
The HCD Study includes a comprehensive property inventory, historical research, character analysis, evaluation of the area's heritage value, and review of the existing planning framework.

Key Facts

- Study Area is approximately **2.7 kilometres in length**
- Extends from **Keele Street to the Humber River**
- Includes **302 properties** that front onto Bloor Street
- Bounded by two significant natural features – **High Park and the Humber River Valley**
- Business Improvement **Association (BIA)** is the oldest in **Canada** and has over 400 members
- Includes **four TTC Stations** (Jane, Runnymede, High Park, Keele)

Historical Development & Archaeology

- Two distinct periods of historical development were identified:
 - 1) Growth of the City of Toronto in the early 20th century (**1900-1939**)
 - 2) Mid-Century City Expansion, Transportation Improvements, and the BIA (**1960-1979**)
- There are no registered archaeological sites within the Study Area, although portions retain archaeological potential



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Planning and Policy Context



High Park Apartment Study

The City completed an area based study of the Apartment Neighbourhood north of High Park. The Study assessed the physical character of the area and developed a policy framework to guide future change and compatible infill development. It was adopted in July 2018 and speaks to the existing character of the area and ways to maintain it while responding to change.



Design Standards and Guidelines

- The *Mid-Rise Building Performance Standards* are used to evaluate development applications for mid-rise buildings and to inform preparation or review of studies and policies involving mid-rise buildings
- The *Townhouse and Low-Rise Apartment Guidelines* require new developments to conserve cultural heritage values if they are on or adjacent to listed properties, and that heritage properties should be used to inform the scale and setting of proposed new developments

Land Use Designation

- Bloor West Village is largely designated as a “Mixed Use Area” by the City of Toronto’s Official Plan, with smaller portions of the Study Area designated as “Apartment Neighbourhoods” and “Neighbourhoods”.
- The Official Plan also designates Bloor West Village as an “Avenue”



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 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.



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Community Consultation

Community Consultation Meeting 1

The first community consultation meeting was an open house format held on February 15, 2018. It included a welcome table with sign-in register and comment sheets, display boards with project information and preliminary results, an archival photo station, and large-scale maps available for public input. Information was gathered through one-on-one conversations, comment sheets, and a mapping exercise. The public was asked to identify the following: potential character sub-areas, built heritage resources, landscapes and public realm, significant views, and landmarks.

Your comments focused on:

- Individual buildings and commercial core “high-street” feel
- Landscape features and views focused primarily on High Park Frontage area
- Indigenous land use noted at the Carrying Place Trail
- Two to three storey fine grain buildings were key characteristics identified
- Informal pedestrian walkways and the difference between north and south sides of the commercial core
- Boundaries – lots of opinions; all agreed the commercial core was most important
- The BIA had a big influence on the area and continues to be essential to the neighbourhood
- Bloor West Village Toronto Ukrainian Festival and the former Jane’s Walk
- Concerns focused on the implications of an HCD on businesses and the intensification pressures in the area inconsistent with the character

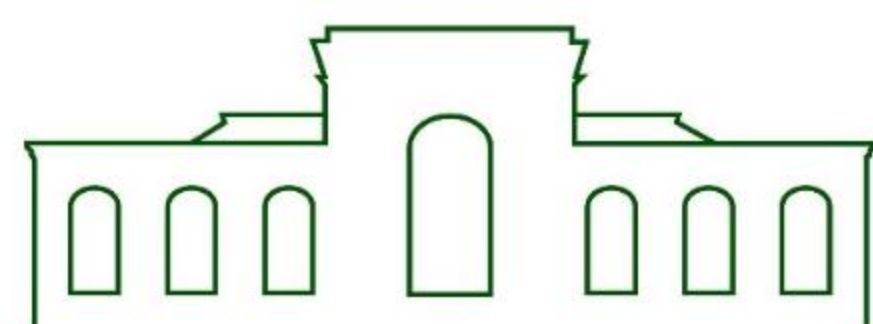


Community Advisory Group Meetings 1, 2, and 3

The Community Advisory Group (CAG) was formed following the CCM and includes members of the community at large, experts, and the BIA. The meetings occurred on May 14 and June 14, 2018 and March 26, 2019. Each meeting included a presentation, guided discussions, and/or mapping exercises. The meetings were held to provide input at key milestones during the project, and provided the Study Team with additional insight into the neighbourhood's interests, challenges and opportunities.

Input received focused on:

- History and evolution of Bloor West Village as a “main street”
- The historical significance of the BIA
- The walkable character of the neighbourhood and strong sense of community created by concentrations of fine grain buildings
- The influence and importance of High Park on the neighbourhood
- Streetscapes, T-intersections, and gateways
- Concern for larger chain stores moving into the area and the influence of high commercial property taxes
- Questions about how the HCD Plan could address concerns
- Individual properties as contributing and non-contributing to the heritage character of the area
- The HCD boundaries and recommendations
- Current information about the neighbourhood – the way people use it, move through it, and experience it

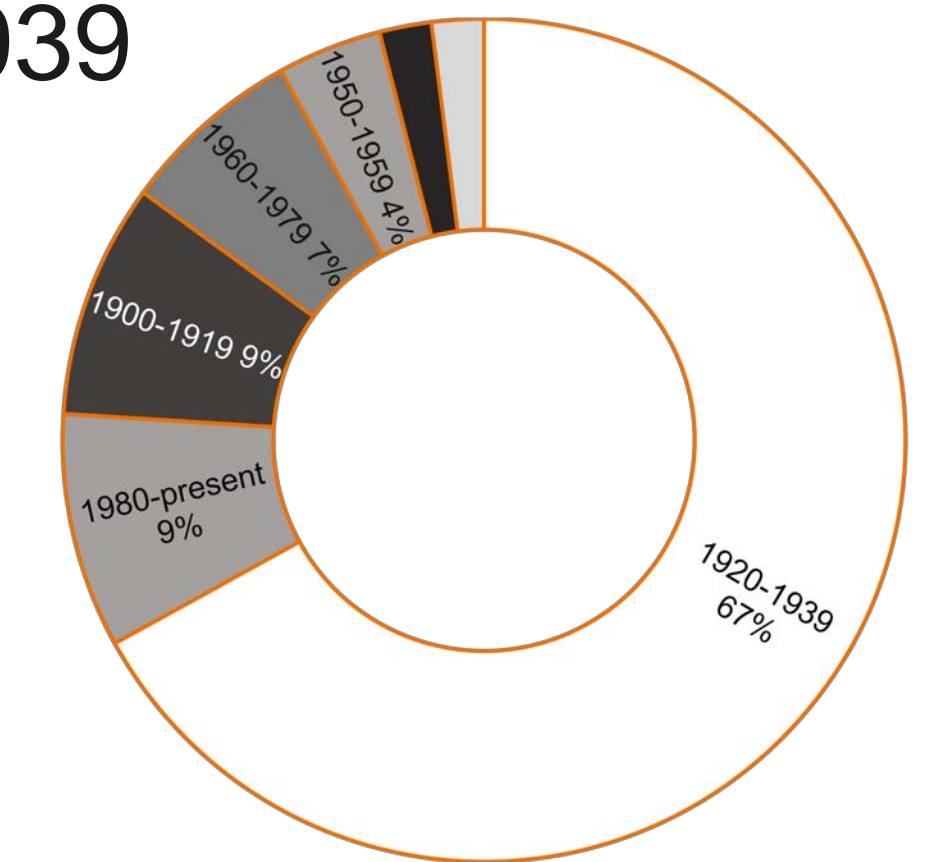


BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

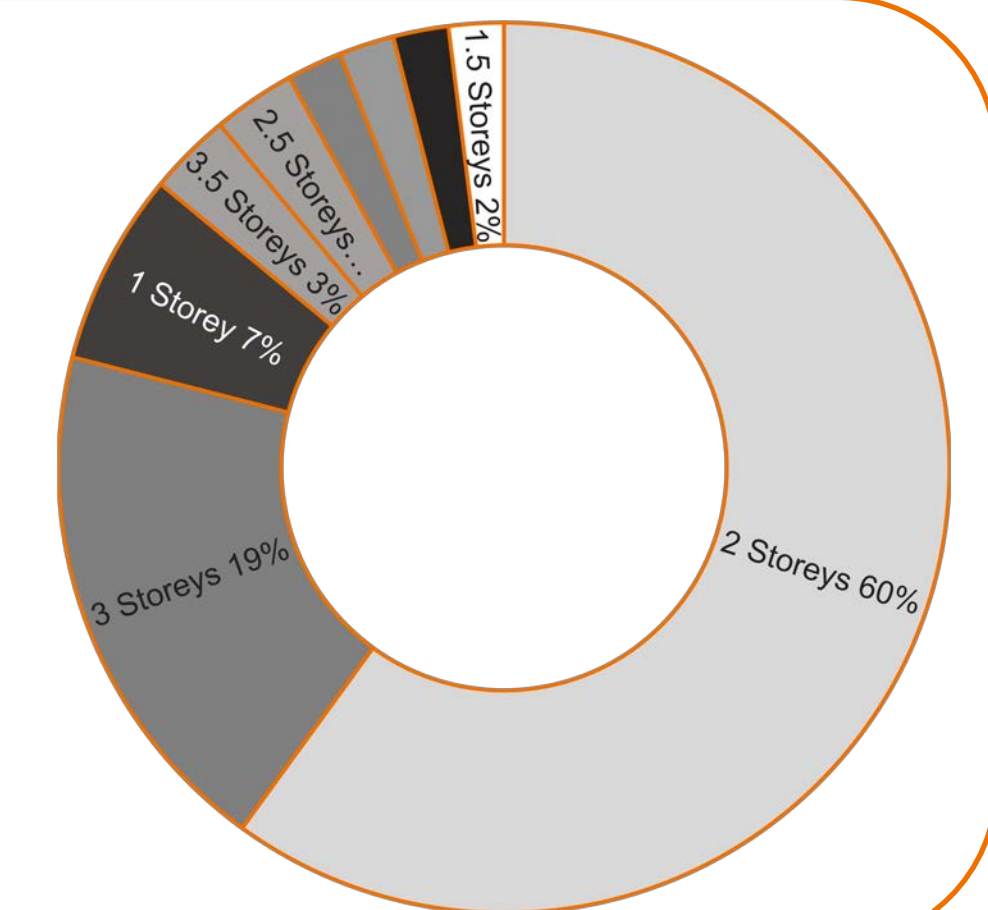
April 3rd, 2019, 6:00-9:00pm

Character Analysis – Bloor West Village Study Area

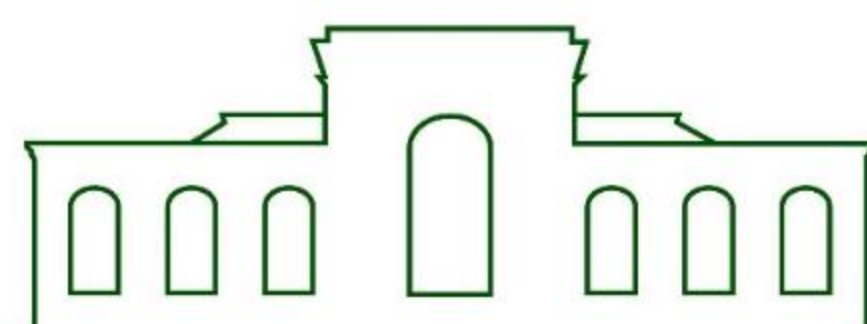
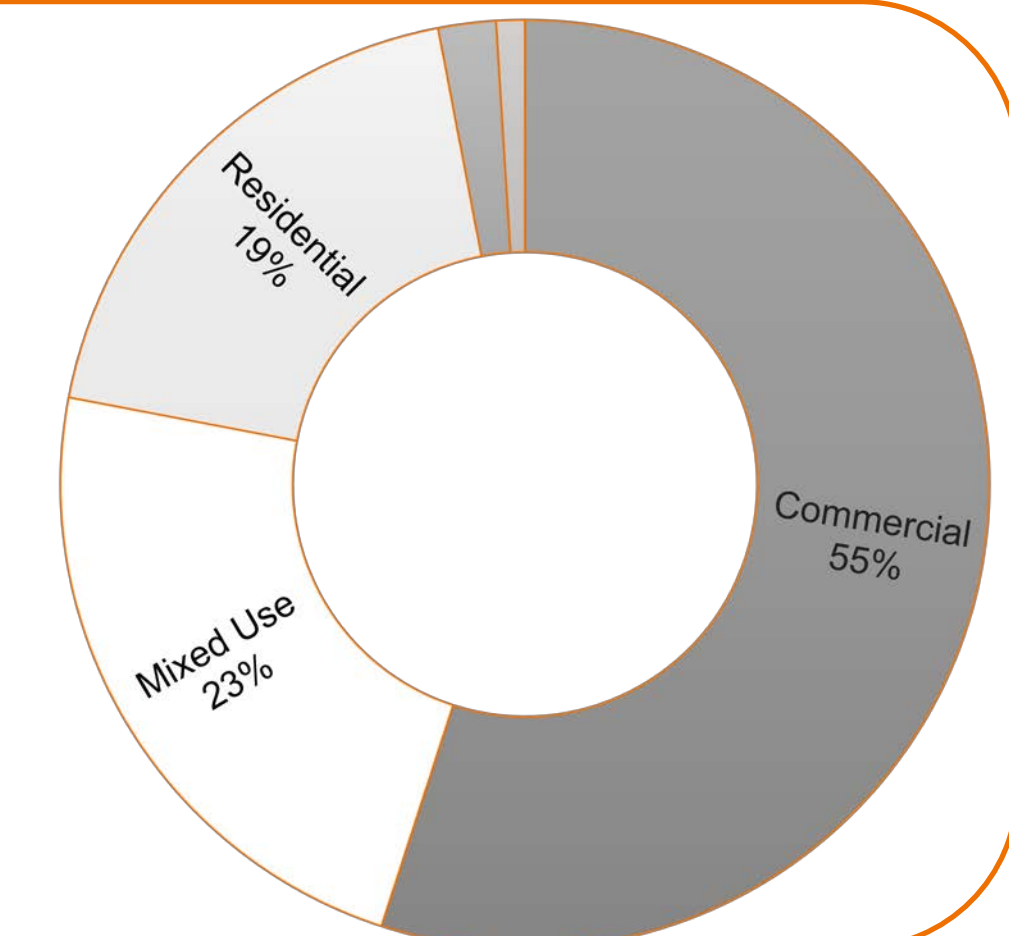
Dates of Construction: Majority constructed in the early 20th century, with 76% of properties dating to 1900-1939



Building Heights: The majority (96%) of buildings are four storeys or less



Land Use: Commercial and mixed-use along Bloor Street West, residential at the east and west ends and along side streets



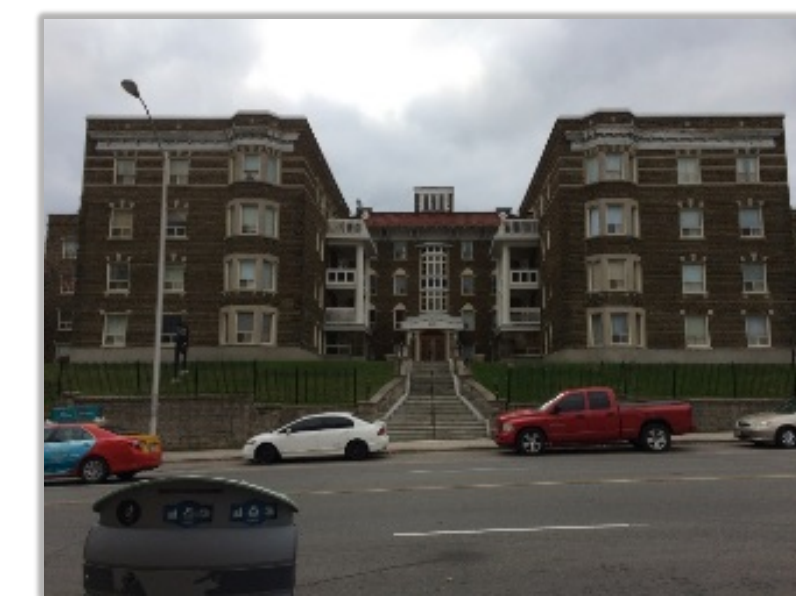
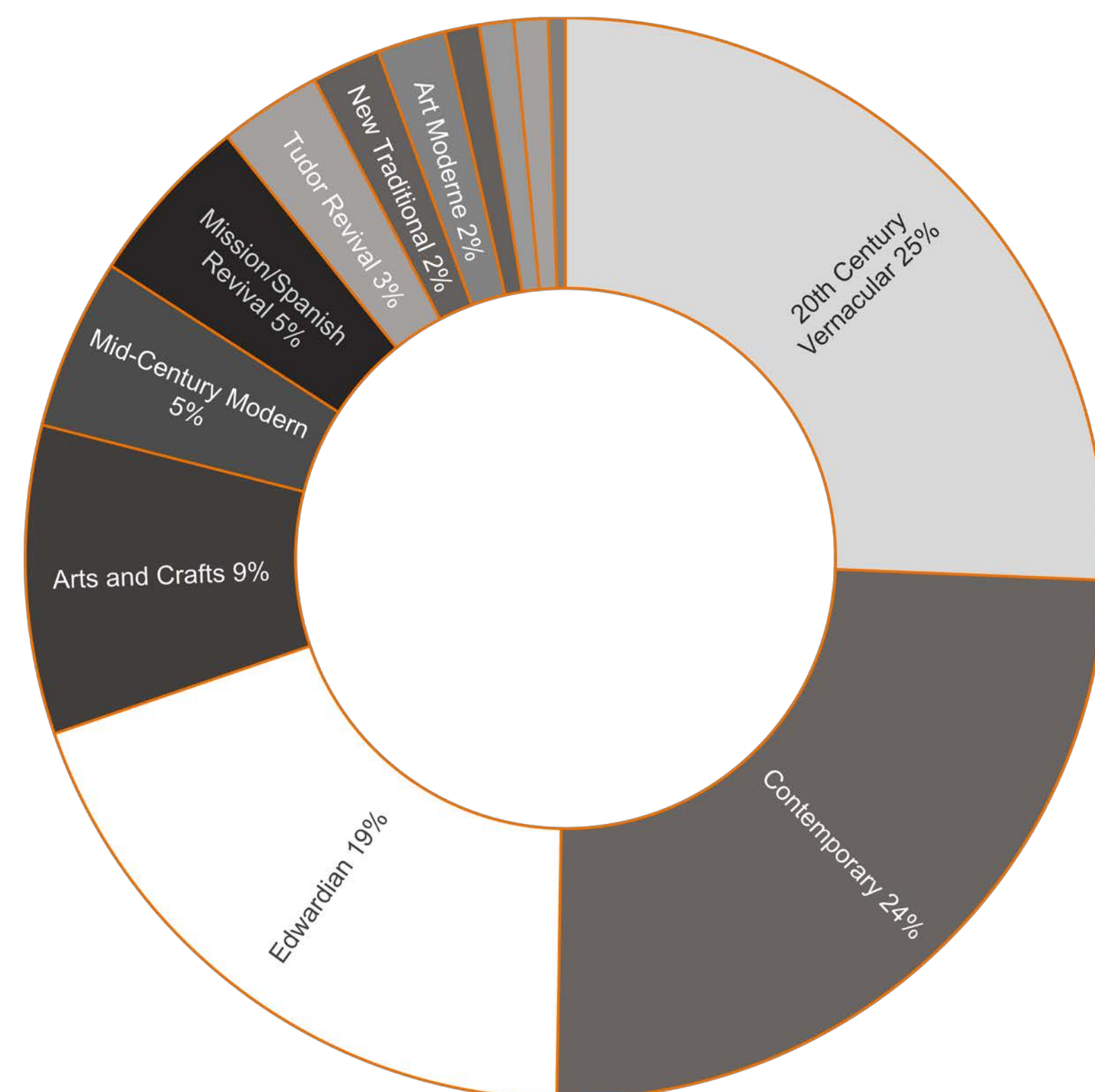
BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Character Analysis – Bloor West Village Study Area

Architectural Styles

The Study Area includes a variety of architectural styles that date from the early 20th century to present day. The predominant architectural styles in the Study Area are 20th Century Vernacular (25%), Contemporary (24%), Edwardian (19%), and Arts and Crafts (9%). These architectural styles are common in the City of Toronto and can be found in many neighbourhoods throughout the City. While these buildings may not have architectural significance in their own right, together they form coherent streetscapes that have potential heritage value for contextual reasons.



Edwardian



Eclectic



Tudor Revival



Mission/Spanish Revival



Italian Renaissance



Colonial Revival



Mission/Spanish Revival



Contemporary



International



Mid-Century Modern



Arts and Crafts



Art Moderne



New Traditional



Art Deco



20th Century Vernacular

Property Grain

We learned a lot about what sort of property grains the Study Area contains. Looking at the total building frontage compared to the total streetwall also drove home the point: there are a lot more fine grain buildings but the coarse grain buildings dominate parts of the Study Area.



Fine Grain: 4-10 metres

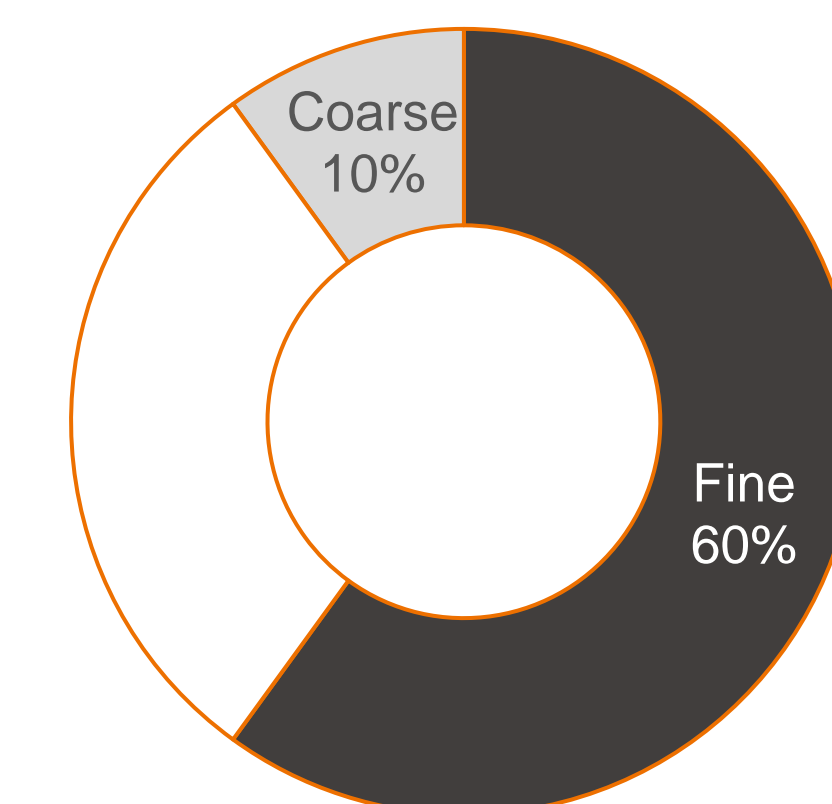


Intermediate Grain:
11-35 metres

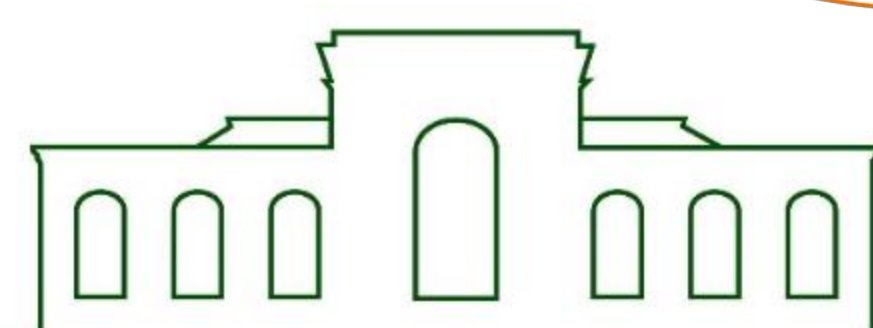
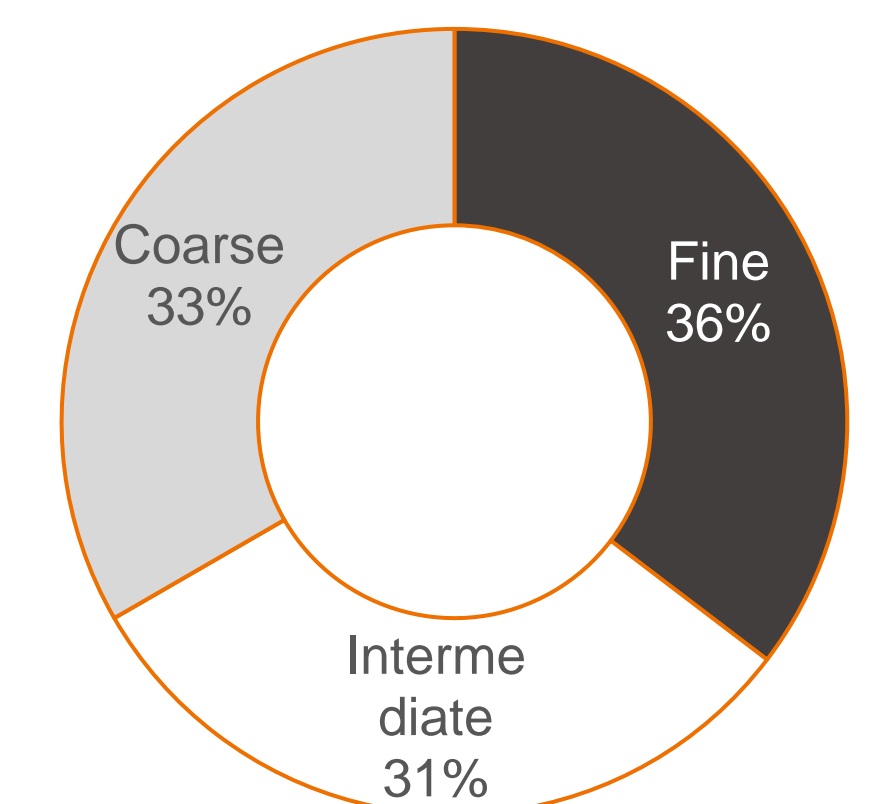


Coarse Grain: 35+ metres

Total Buildings



Total Streetwall



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Character Analysis – Sub-Areas – Bloor West Village Study Area



Humber Residential

Built Form:

- Land use is predominantly residential (93%)
- Predominant residential typology is low rise apartment buildings (67%)
- Majority of buildings constructed between 1919 and 1939 (67%)
- Predominant building height is three storeys (53%)
- Predominant property grain is intermediate grain historic (60%)
- Represents 8% of total streetwall in the Study Area

Streetscape and Landscape:

- Street trees associated with residential and ravine/river valley context

West Gap

Built Form:

- Land use is predominantly residential (60%)
- Predominant residential typology is tall buildings (40%)
- Majority of buildings constructed post-1980 (60%)
- Predominant building height is more than 10 storeys (40%)
- Majority of property grain is coarse grain contemporary (80%)
- Represents 9% of total streetwall in the Study Area

Streetscape and Landscape:

- Street trees associated within the commercial context

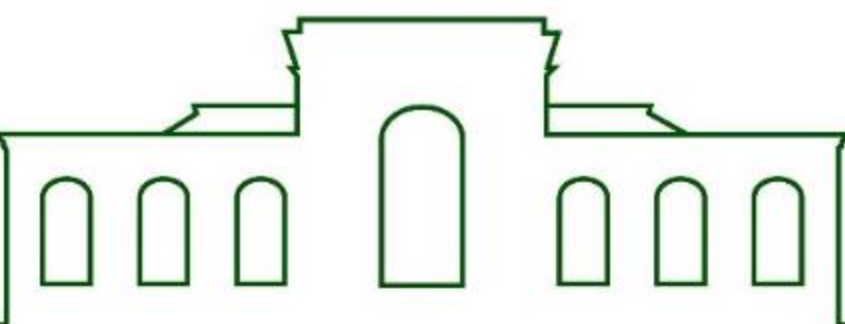
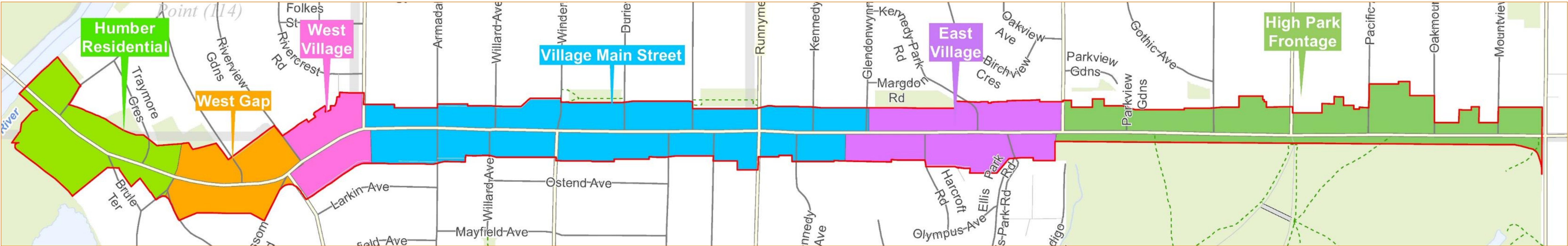
West Village

Built Form:

- Land use is predominantly commercial (93%)
- Most common commercial typology is two storey storefronts with flat roofs and simple details (47%)
- Mix of building dates that range from 1919 to post-1980
- Majority of buildings are two storeys (67%)
- Property grain is mainly fine grain contemporary (29%), intermediate grain contemporary (29%), and intermediate grain historic (29%)
- Represents 9% of total streetwall in the Study Area

Streetscape and Landscape:

- Street trees associated within the commercial context
- One public fountain and gathering place at the northwest corner of Jane Street and Bloor Street West



Character Analysis – Sub-Areas – Bloor West Village Study Area



Village Main Street

Built Form:

- Land use is predominantly commercial (64%) and mixed use (32%)
- Most common commercial typology is two storey storefronts with flat roofs and simple details (62%)
- Majority of buildings constructed between 1900-1939 (73%)
- Majority of buildings are two storeys (74%)
- Property grain is predominantly fine grain historic (78%)
- Represents 41% of total streetwall in the Study Area

Streetscape and Landscape:

- Street trees associated within the commercial context and the residential context on Bloor Street West and on connecting side streets
- Neil McLellan Park and George Chater Park located immediate north of the Study Area

East Village

Built Form:

- Varied land use, including residential (42%), mixed-use (21%), commercial (16%), vacant/parking area (16%), and institutional (5%)
- Most common residential typologies are low-rise apartments (21%) and detached houses (16%)
- Majority of buildings constructed between 1900-1939 (47%)
- Property grain is mixed and equally spilt between coarse grain contemporary (26%), intermediate grain contemporary (26%), and fine grain historic (26%)
- Represents 16% of total streetwall in the Study Area

Streetscape and Landscape:

- Street trees associated within the commercial context and the residential context on Bloor Street West and on connecting side streets
- Kennedy-Margdon Parkette located on the north side of the Study Area

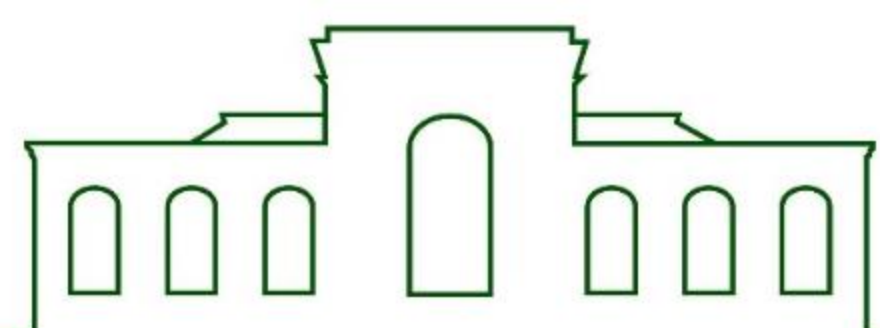
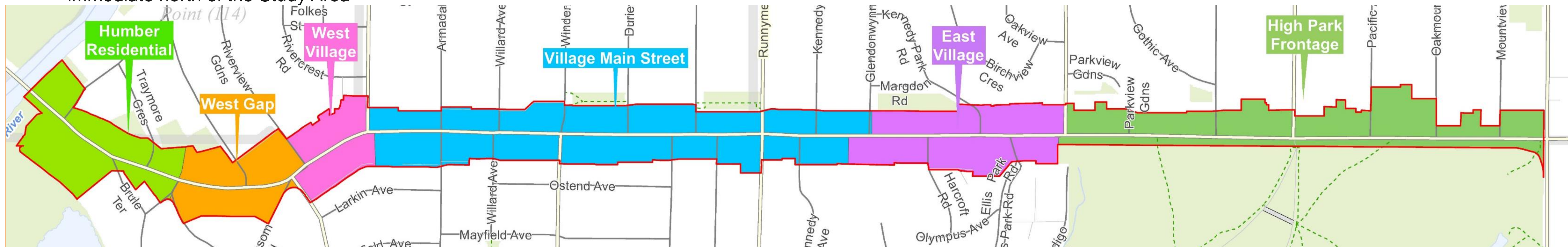
High Park Frontage

Built Form:

- Predominantly residential land use (72%)
- Most common residential typologies are low-rise apartments (33%) and detached houses (25%)
- Property grain is mainly intermediate grain historic (58%)
- Represents 18% of total streetwall in the Study Area

Streetscape and Landscape:

- Significant relationship between High Park and the residential neighbourhood on the north side of Bloor Street West
- Street trees associated within the residential context on Bloor Street West, major intersections, and on connecting side streets
- Trees associated with High Park natural system
- Public access to High Park on south side of Bloor Street West



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

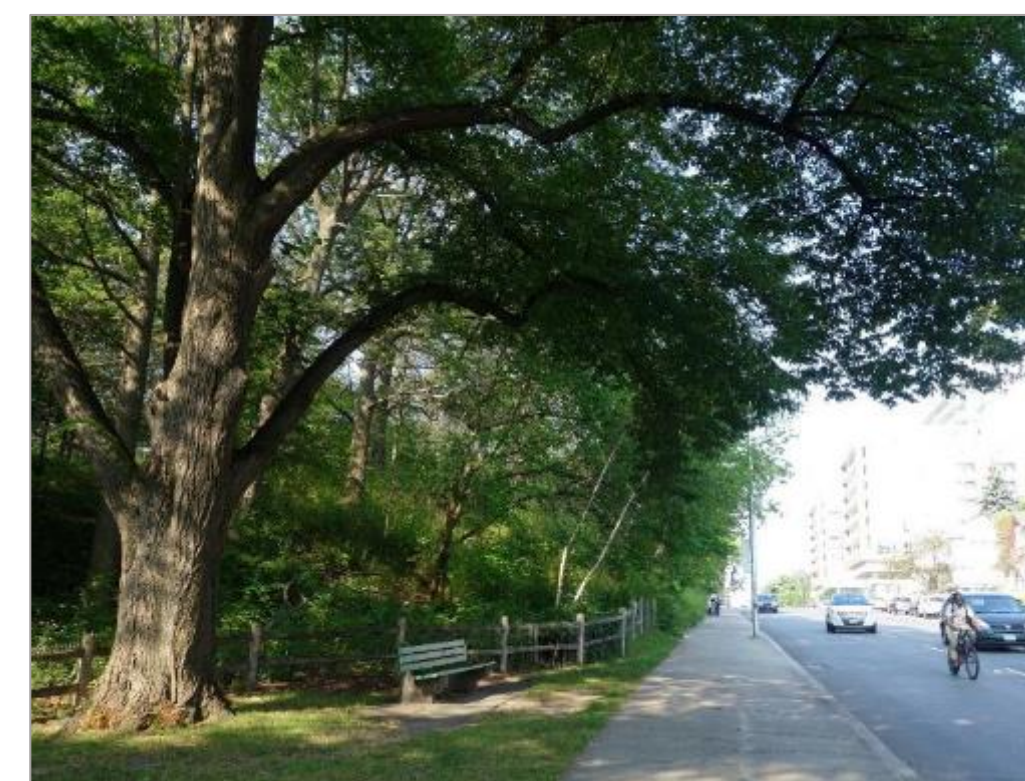
Character Analysis – Bloor West Village Study Area

Approaches

There are two primary approaches to and from the Study Area. These are emphasized by motorist access and include driving from the west side (eastbound) into the Study Area and driving from the east (westbound) into the Study Area. There are also numerous side streets that serve as secondary approaches to and from the Study Area.

Views and Vistas

The section of the Study Area between Kennedy Avenue and Jane Streets retains the visual quality and character/feel of the early 20th century historical neighbourhood and is supported by detectable gateways originating from High Park and various smaller residential intersections where the original architecture remains intact and commercial signage is sympathetic.

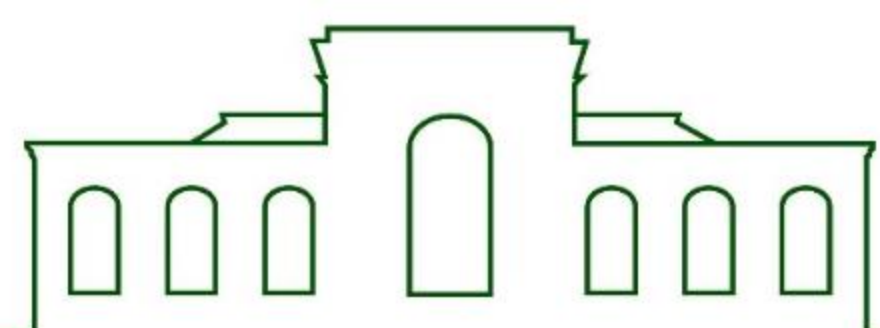


Gateways

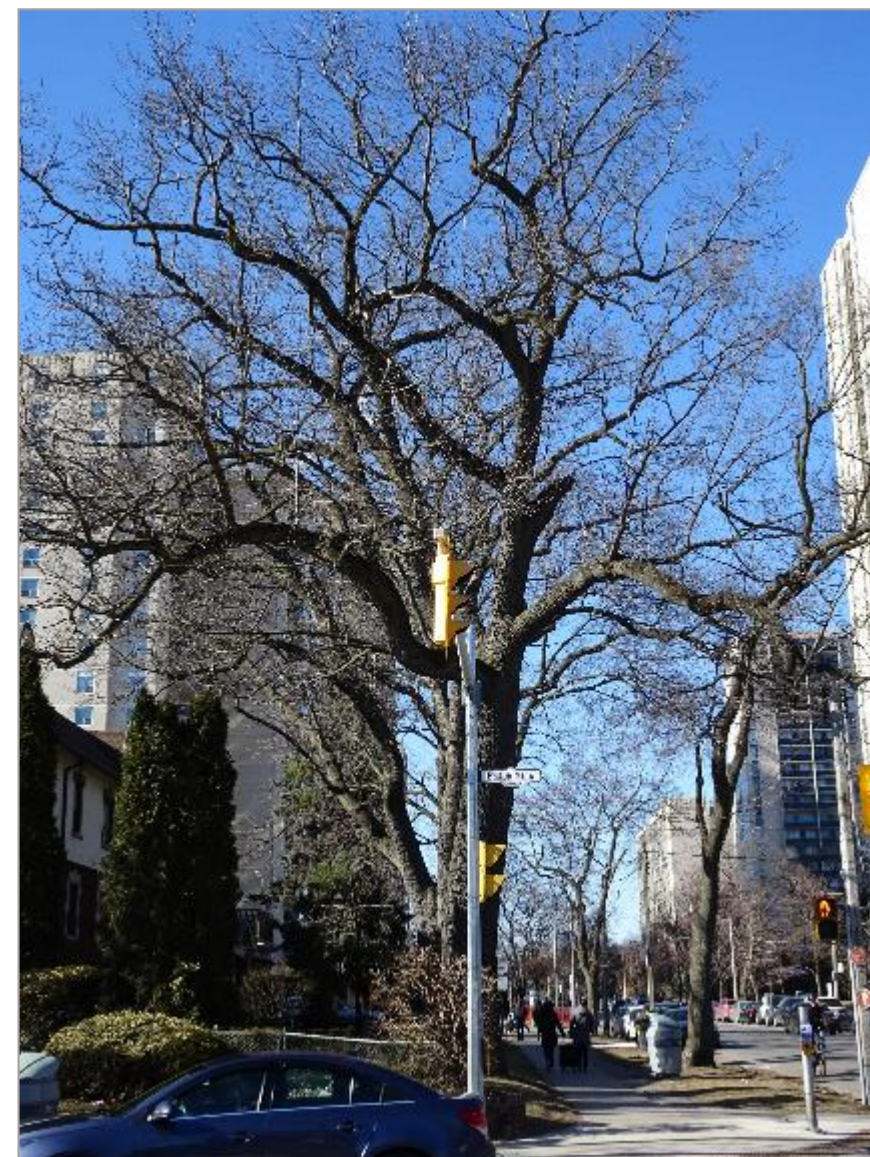
Gateways are ways to enter a place that have a special character. The two main gateways into the Study Area for motorists do not provide a tangible transition into an area of unique character. This is because of modern buildings not typical of the scale or architectural style and materials of historic place.

Key visual and physical gateways are:

- The pedestrian/cycle access and vehicles travelling north on Colborne Lodge Drive and West Drive through High Park into the Study Area.
- Facing west, at the intersection of Mountainview Avenue and Bloor Street West
- Facing east, south side of Bloor Street West at Jane Street but north side of Bloor at Armadale Ave.
- Intersections along Bloor Street West of the north-south residential streets consist of “older buildings” without the detrimental commercial signage at four-way or T-intersections.



Character Analysis – Bloor West Village Study Area



Parks and Open Spaces

There are a number of public parks and open spaces that are adjacent to the Bloor West Village HCD Study Area. None of the parks or open spaces are included in the Study Area, but they serve as natural boundaries and frame views within the Study Area.



Commemorative Features

There are several commemorative features present within the Bloor West Village HCD Study Area. Generally, these features are describing a historical theme, such as the Runnymede Theatre or the Runnymede Library. There are also descriptive features of Bloor West Village, that depict the current cultural theme of the “village”.



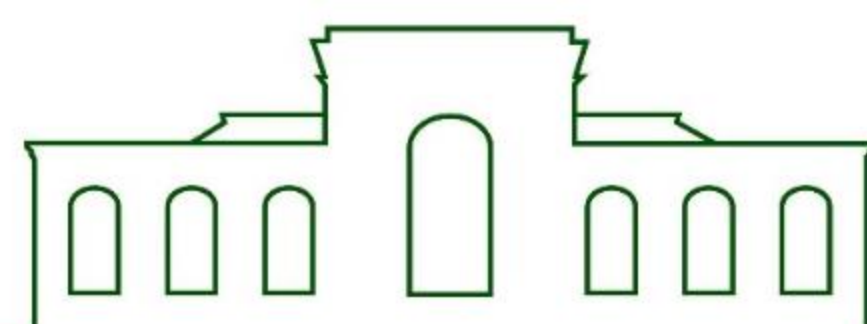
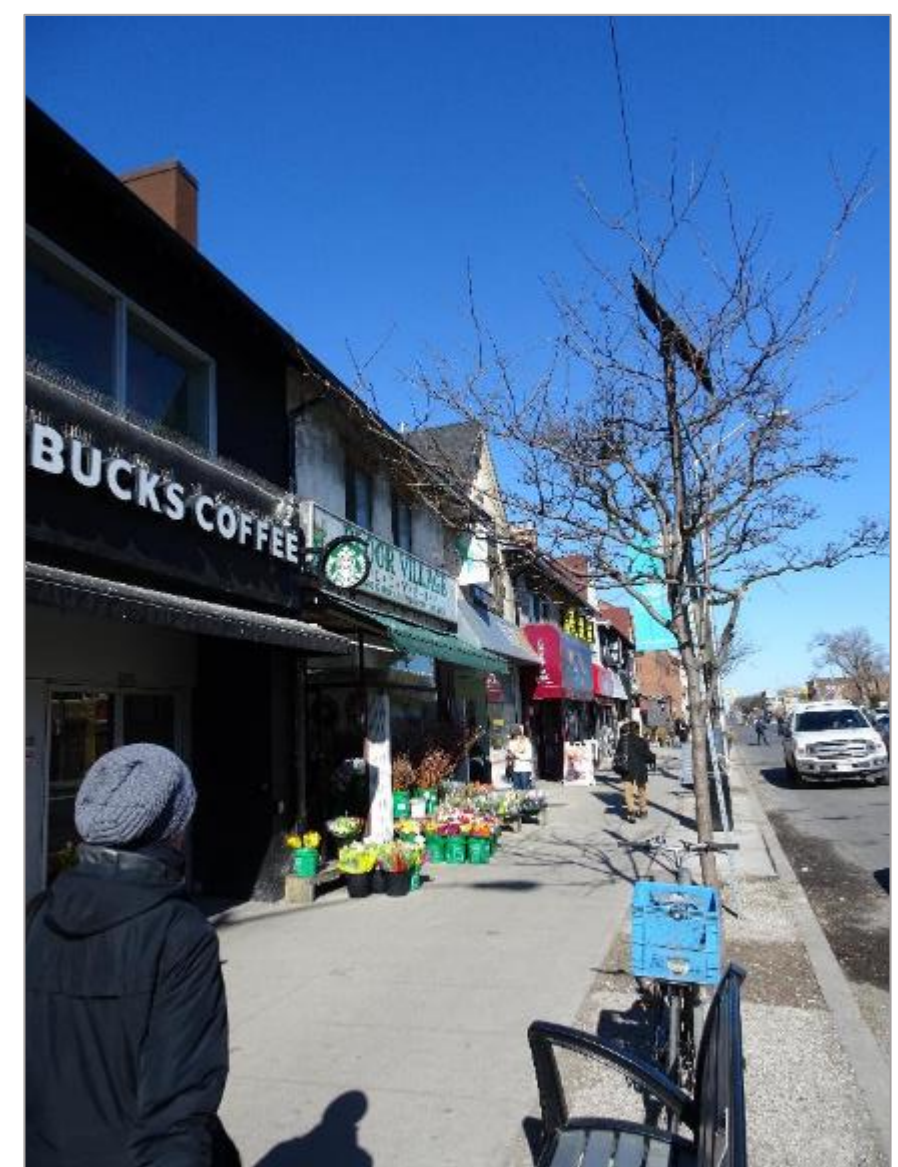
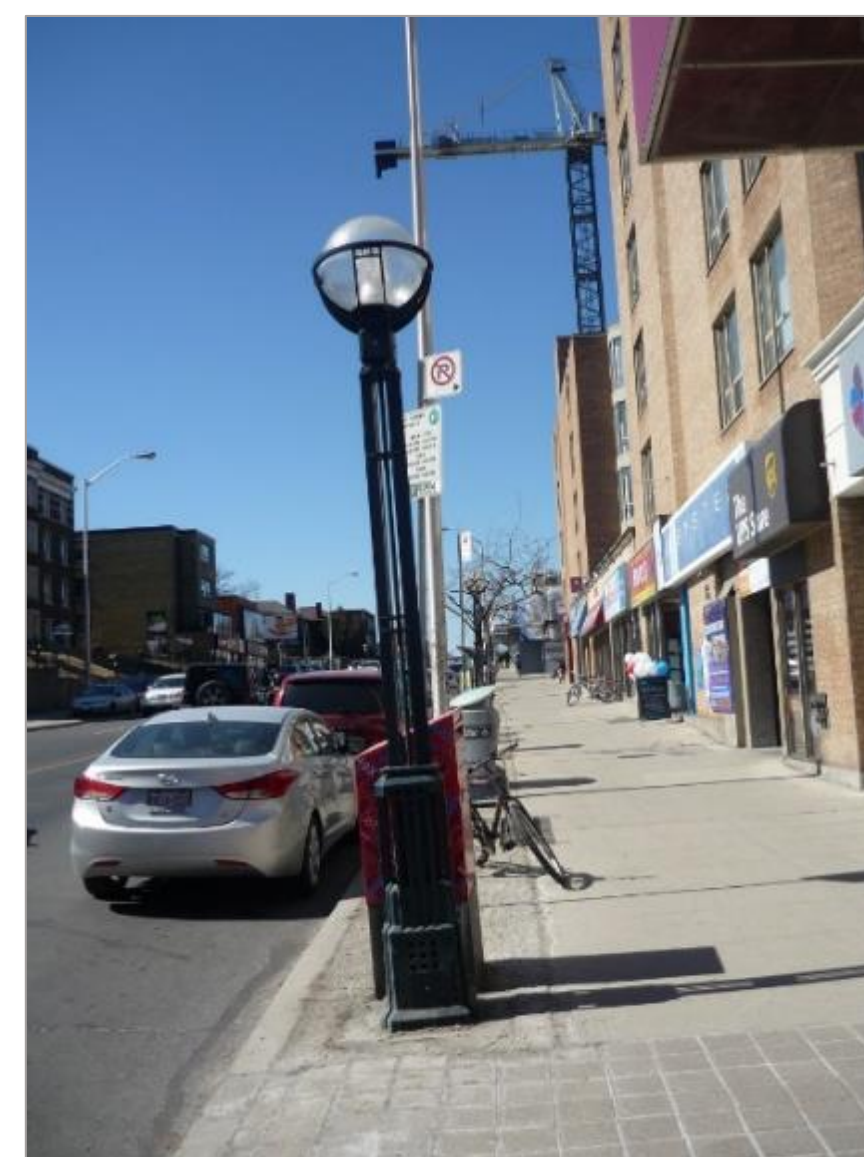
Street Trees

The presence of street trees, trees located within the right-of-way or just abutting the right-of-way (therefore part of the viewscape), in terms of density, size, health and vigor are, for the most part, dependent on the built urban form and land uses in which they are located.



Community and Social Life

The public realm in the Study Area consists primarily of the public right-of-way, including streets, sidewalks and, where present, grassed boulevards. The public realm includes all furnishings associated with the streetscapes, such as road signs, street signs, traffic signals, benches, trash receptacles, light fixtures, street trees, planting beds, paved streets and sidewalks.



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

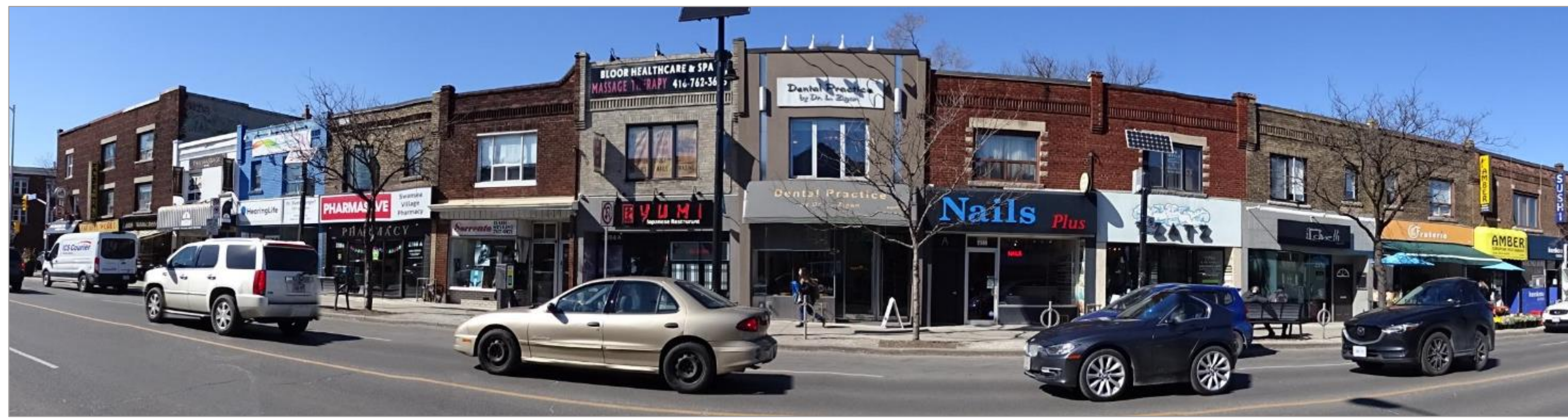
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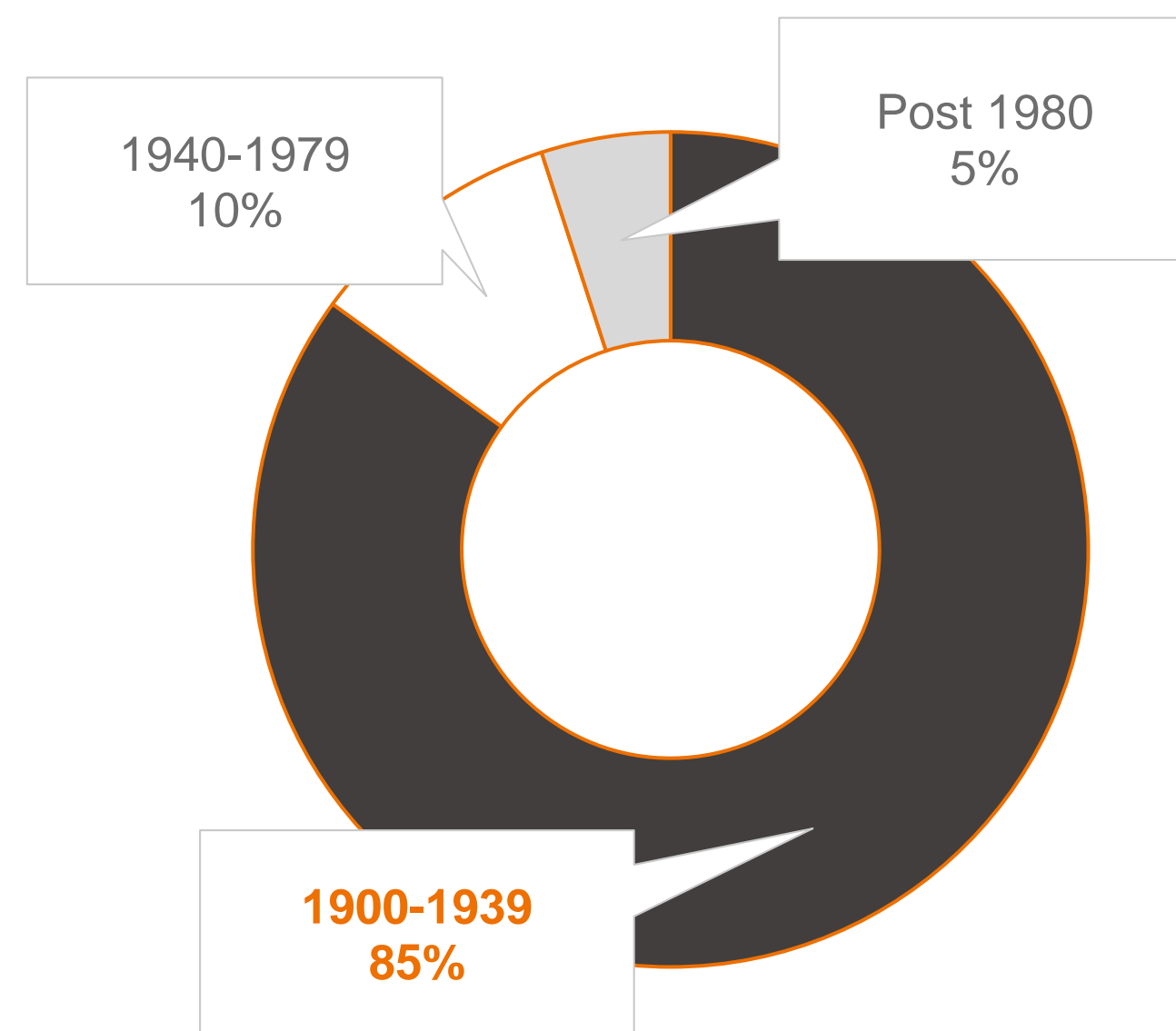
Village Main Street Overview

Heritage Potential

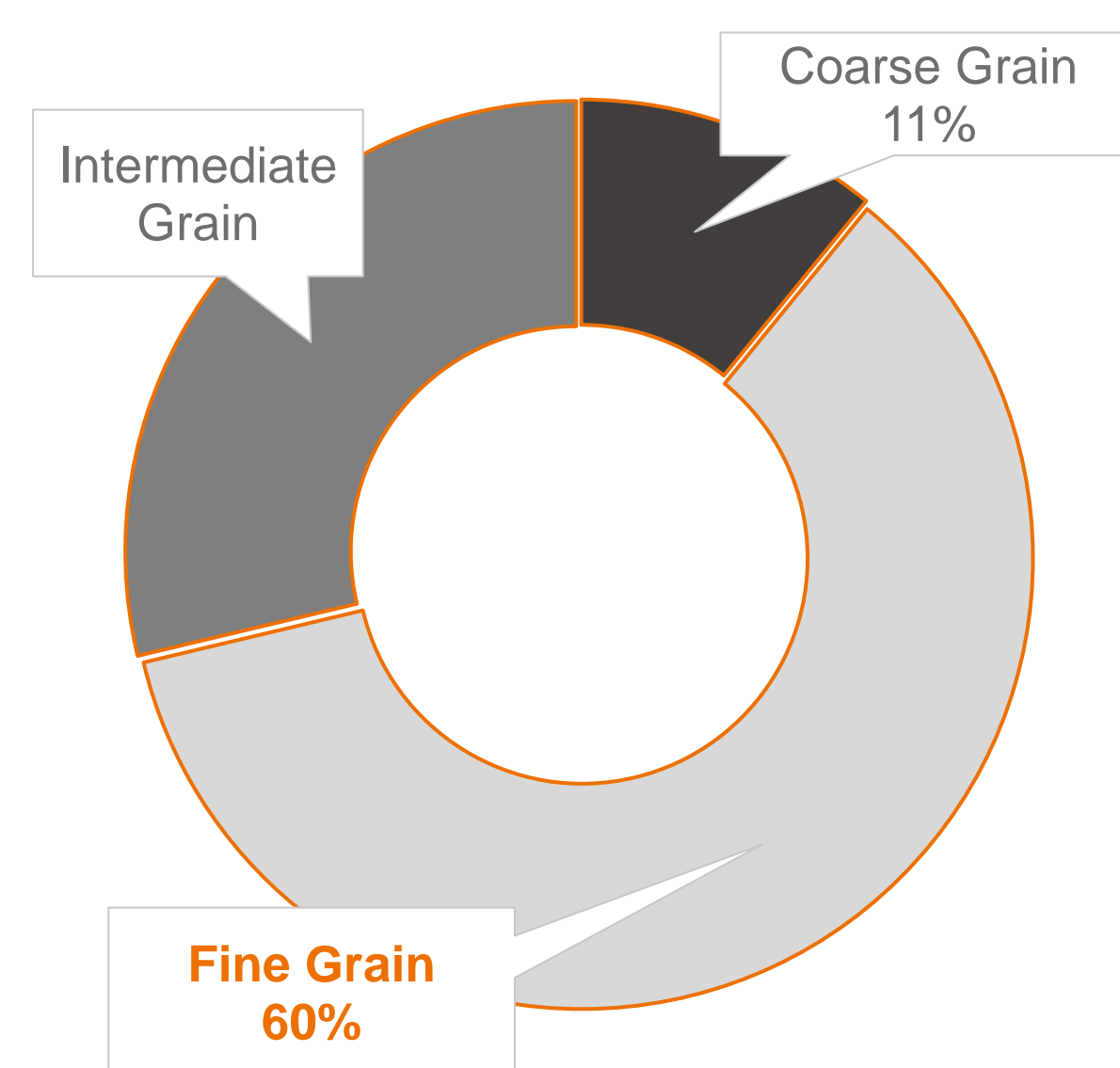
After we analyzed the character areas, one area stood out – the Village Main Street. The potential for heritage value was seen in its collection of early 20th century architecture, dominant fine grain historic property grain, landmark buildings, T-intersections, and contributing and corridor views.



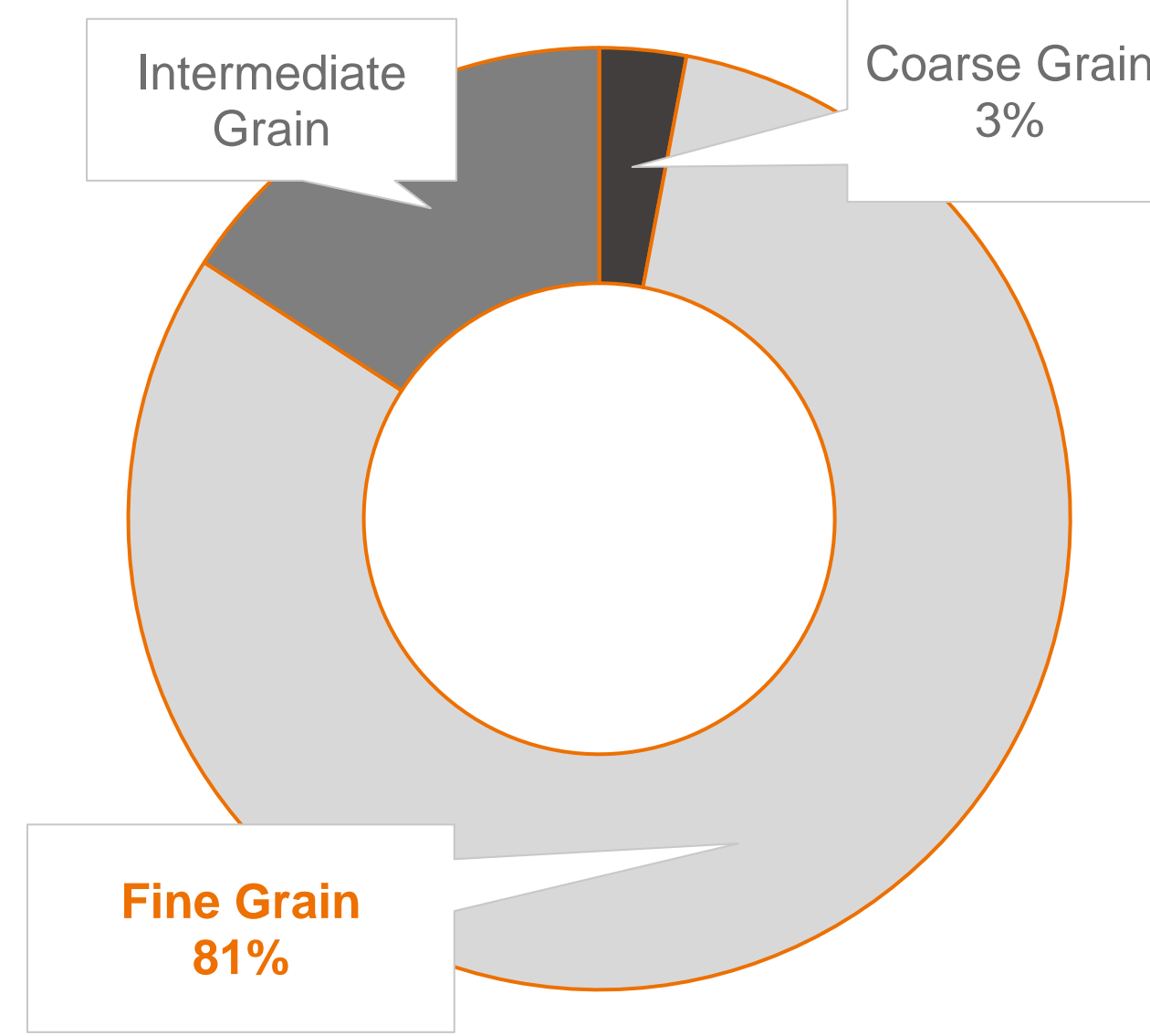
Dates of Construction



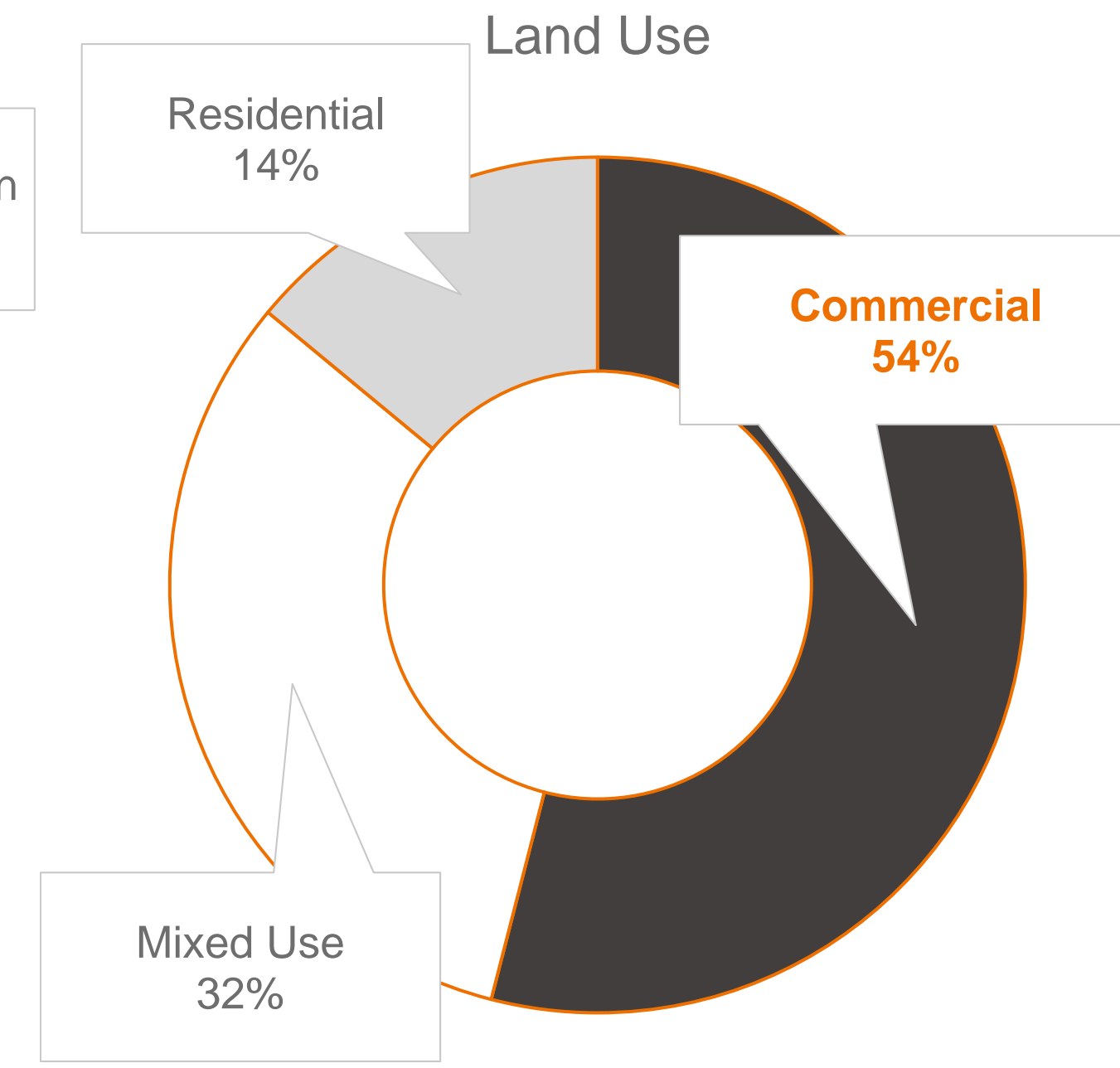
Property Grain – Total Number of Buildings



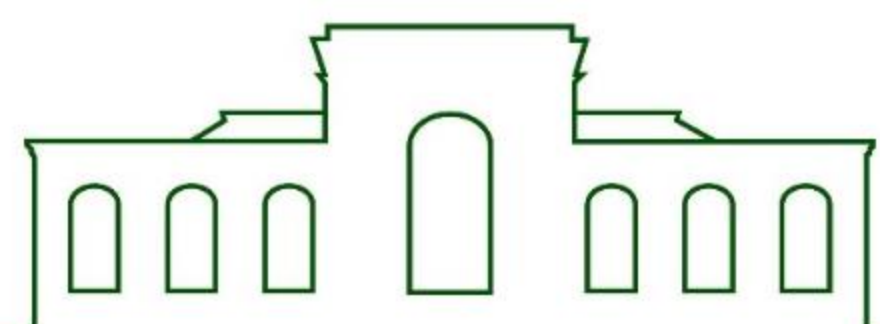
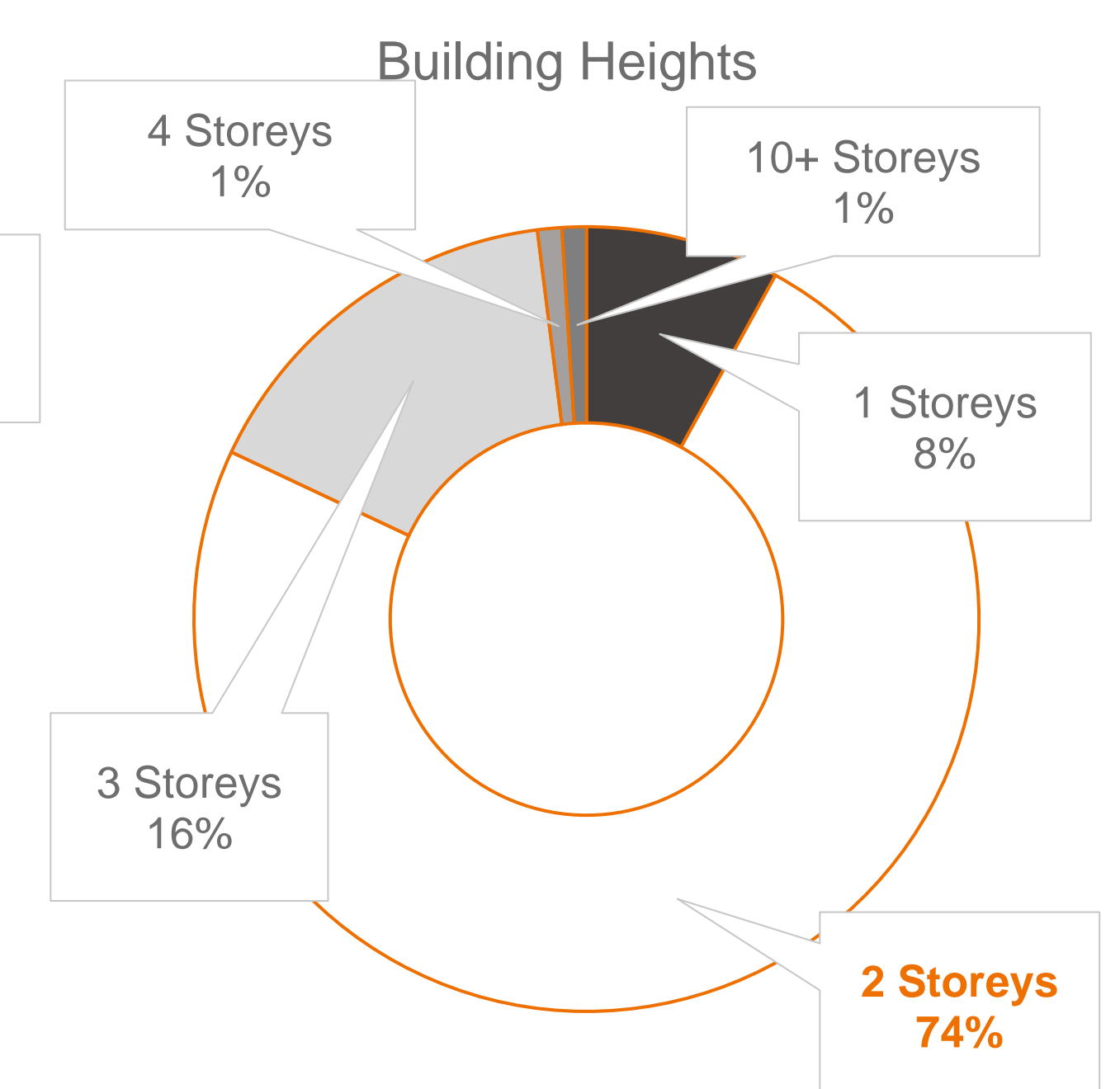
Property Grain - Total of Streetwall



Land Use



Building Heights



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Village Main Street Overview

Landmark Buildings

With your help, we identified a series of landmark buildings throughout the Study Area. Landmark buildings are notable from an architectural or historical perspective and contribute to an understanding of the area in unique ways. Within the proposed Bloor West Village HCD boundaries we identified six landmark buildings.



2333 and 2357 Bloor Street West



2219 Bloor Street West



2197 Bloor Street West



2305 Bloor Street West

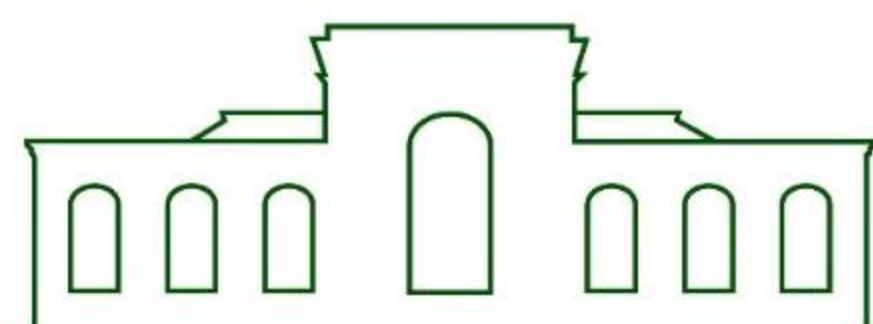
2223 Bloor Street West

2199 Bloor Street West



The Influence of the BIA

We heard loud and clear that Bloor West Village wouldn't be what it is today if it were not for the efforts of the BIA. Not only was it the first BIA in the world, the establishment of the BIA in 1970 resulted in significant streetscape improvements. By 1972, overhead wires and signs were removed, street furniture was installed, including concrete planter boxes, benches, and garbage receptacles, and trees were planted. The BIA has effectively conserved the early 20th century character of the area by offering continued support to local businesses and advocating for the area.



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Heritage Evaluation – Village Main Street

Design Value or Physical Value

Criteria	Yes/No
Has a rare, unique, representative, or early collection of a style, type, expression, material or construction method	Yes
Has a rare, unique, or representative layout, plan, landscape, or spatial organization	Yes
Displays a consistently high degree of overall craftsmanship or artistic merit	No

Historical Value or Associative Value

Criteria	Yes/No
Has direct associations with a theme, event, person, activity, organization or institution that is significant to a community	Yes
Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area	Yes
Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer, or theorist who is significant to a community	No

Contextual Value

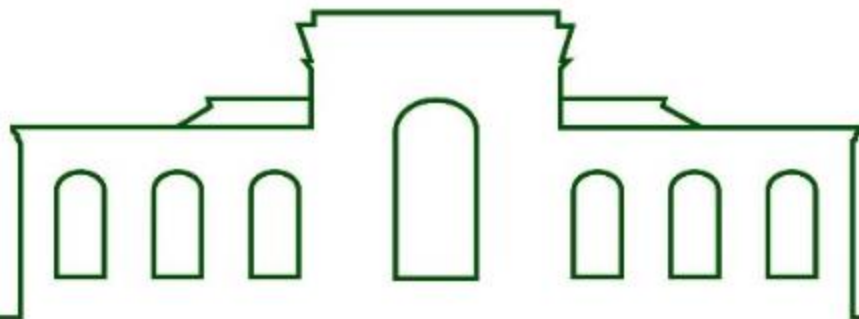
Criteria	Yes/No
Possesses a character that defines, maintains or supports the area’s history and sense of time and place	Yes
Contains resources that are interrelated by design, history, use and/or setting	Yes
Is defined by, planned around, or is a landmark	No

Social Value or Community Value

Criteria	Yes/No
Yields information that contributes to the understanding of, supports, or maintains a community, culture or identify within the district	Yes
Is historically and/or functionally linked to a cultural group, an organized movement or ideology that is significant to a community, plays a historic or ongoing role in the practice or recognition of religious, spiritual, or sacred beliefs of a defined group of people that is significant to a community	Yes

Natural Value or Scientific Value

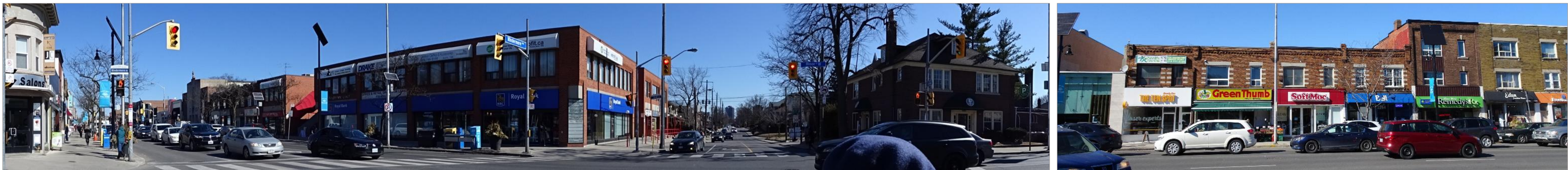
Criteria	Yes/No
Has a rare, unique, or representative collection of significant natural resources	No
Represents, or is a result of, a significant technical or scientific achievement	No



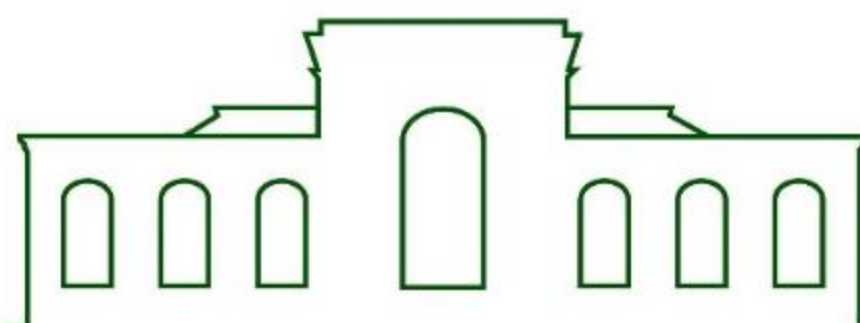
BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

District Integrity – Village Main Street



Criterion	Response	Significance
Visual, functional, or historical coherence Reflected in the consistency of resources related to the cultural heritage values and character of the district. It can be determined by analyzing resources in a district to understand if there are common thematic, architectural or associative characteristics that unify, relate to, and communicate the cultural heritage values of the district.	Yes	<p>The area has a high consistency of resources that are related to the cultural heritage values and early 20th century character of the area. This is evident in the high concentration of fine grain historic properties between Kennedy Avenue and Jane Street. Additionally, the layout and organization of land use within these areas is largely intact and has not been dramatically altered since the early 20th century.</p> <p>The high number and notable presence of properties dating to the key historical period in the area gives it an identifiable character that is authentic and recognizable to residents, shopkeepers, and visitors to the area.</p> <p>The majority of the structures in the area date to between 1900-1939. These buildings range from one to three storeys and reflect commercial typologies and early 20th century architectural styles present in Ontario during that era. The area contains six landmark buildings, with five that date within the period of significance.</p>
Authenticity A district should retain most of its original or appropriate materials, layout and structures related to its identified values. Where alterations and infills exist they are generally sensitive, compatible and reinforce the cultural heritage values of the district.	Yes	<p>The area retains a high level of its original built form, architectural styles, and historical property grain. The layout and organization of land use has not been dramatically altered since the early 20th century. This authentic character is highly intact between Kennedy Avenue and Jane Street.</p>



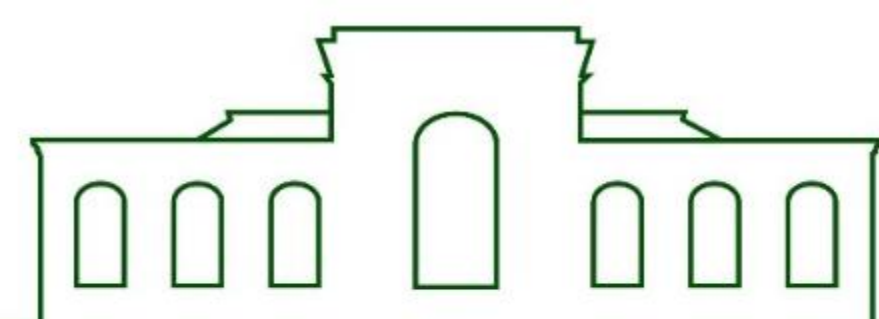
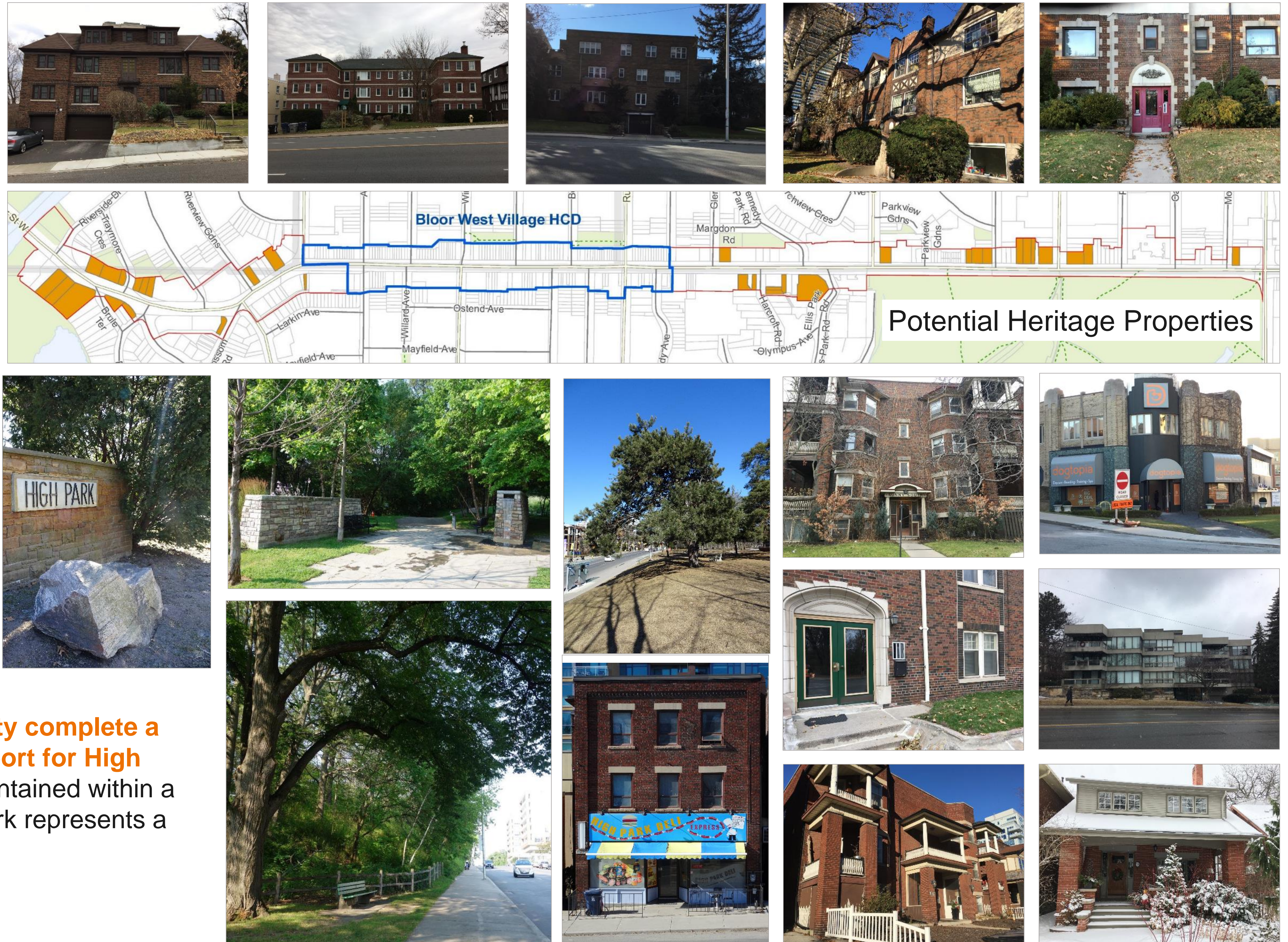
Recommendations

The Heritage Register

Fieldwork and analysis carried identified a number of individual properties along Bloor Street West between Keele Street and the Humber River that are **recommended for inclusion on the Heritage Register or designation under Part IV of the Ontario Heritage Act**. These will be provided to the City as part of the HCD Study Report and are located throughout the Study Area.

High Park Cultural Heritage Landscape Study

We're recommending that the City complete a Cultural Heritage Evaluation Report for High Park. This evaluation should be contained within a study that will determine if High Park represents a Cultural Heritage Landscape.



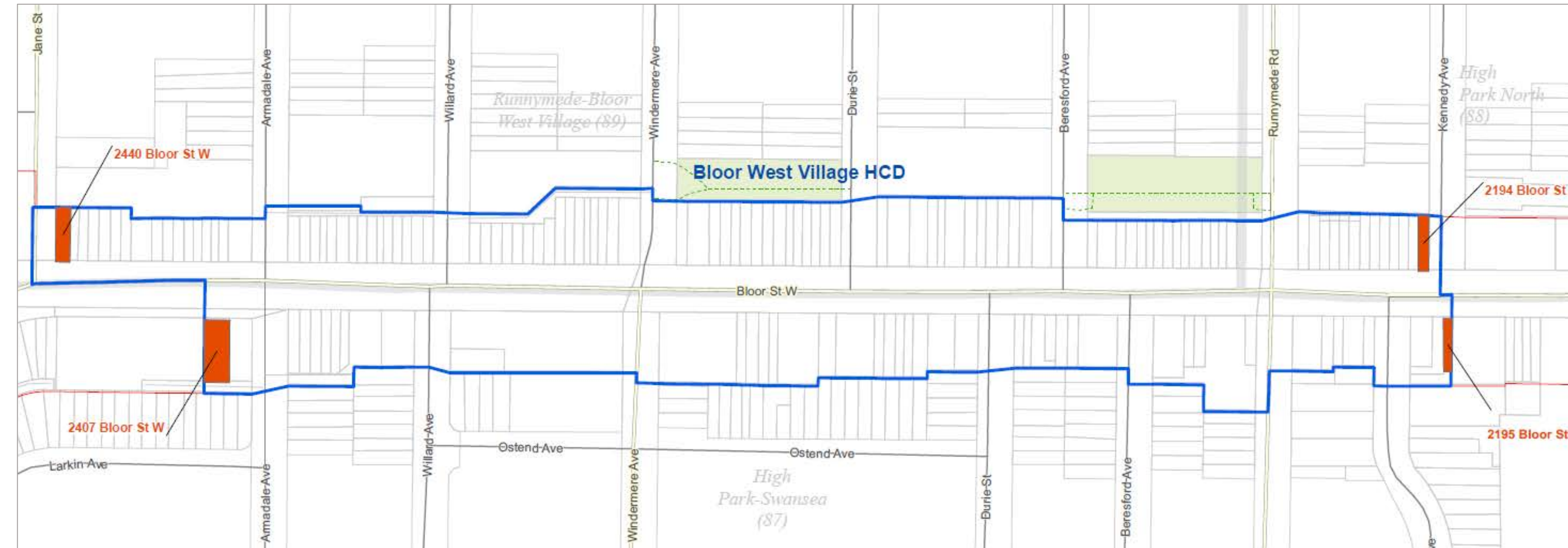
BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Recommendations

Proposed Bloor West Village Heritage Conservation District

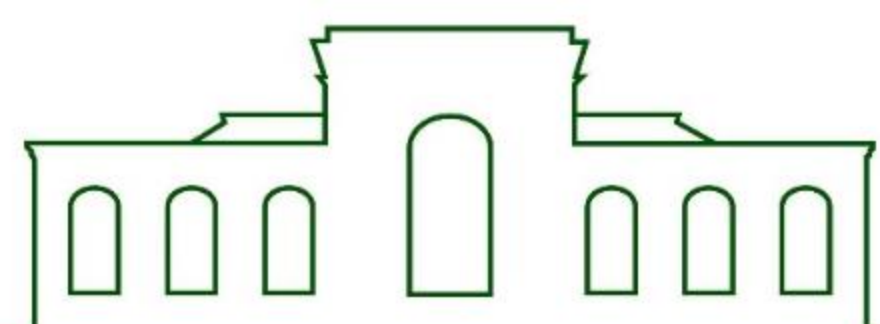
The Bloor West Village HCD comprises the **mixed use Main Street frontage** along both sides of Bloor Street West **from Jane Street through to Kennedy Avenue**. The district is bookended by three individual properties that directly support its character and a row of fine grain, two-storey buildings. It is **representative of 20th century commercial and mixed use construction** that reflect **early suburban expansion** in the City and the linear connection of small communities by **public transportation improvements** which occurred at this time.



The district is:

- Dominated by traditional Main Street typologies that are almost exclusively commercial at grade
- Fine grain
- Two storeys in height with narrow vertical bays, flat roofs, and traditional masonry, windows, and simple architectural woodwork details
- Punctuated by six landmark buildings
- Reflective of the establishment of the Bloor West Village BIA

This map shows the properties that directly support the cultural heritage value of the district that we identified during our analysis of the area. Each property was constructed between 1900 and 1939, is of commercial or mixed use typologies, is between two and three storeys in height, and has a fine urban property grain.



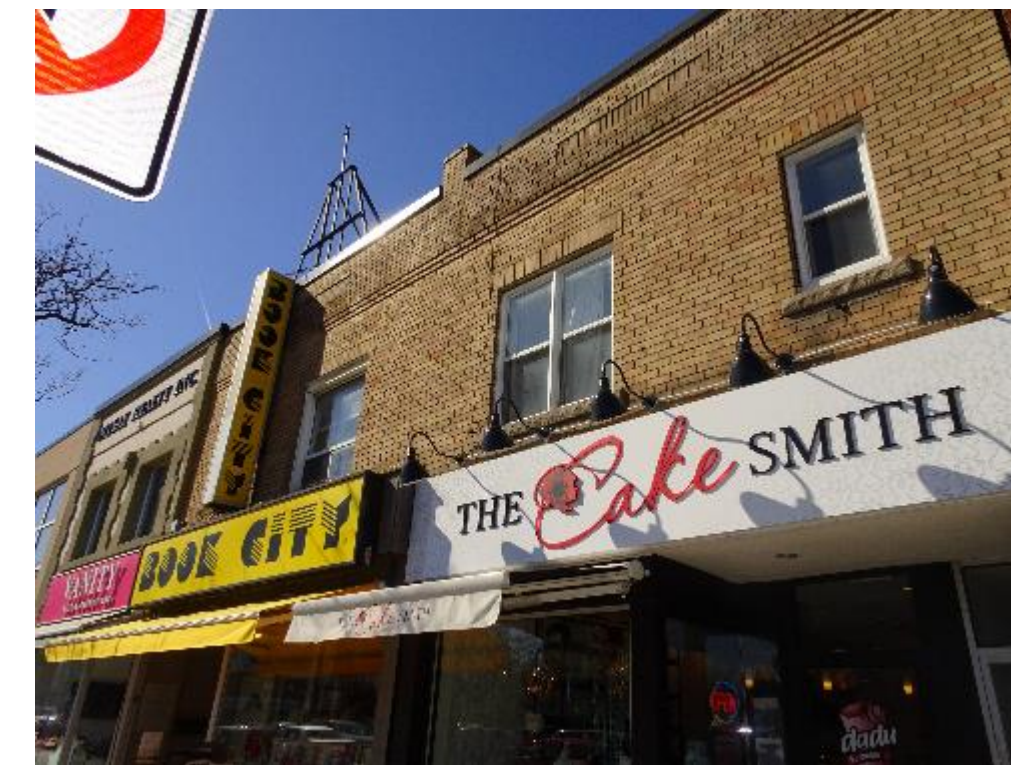
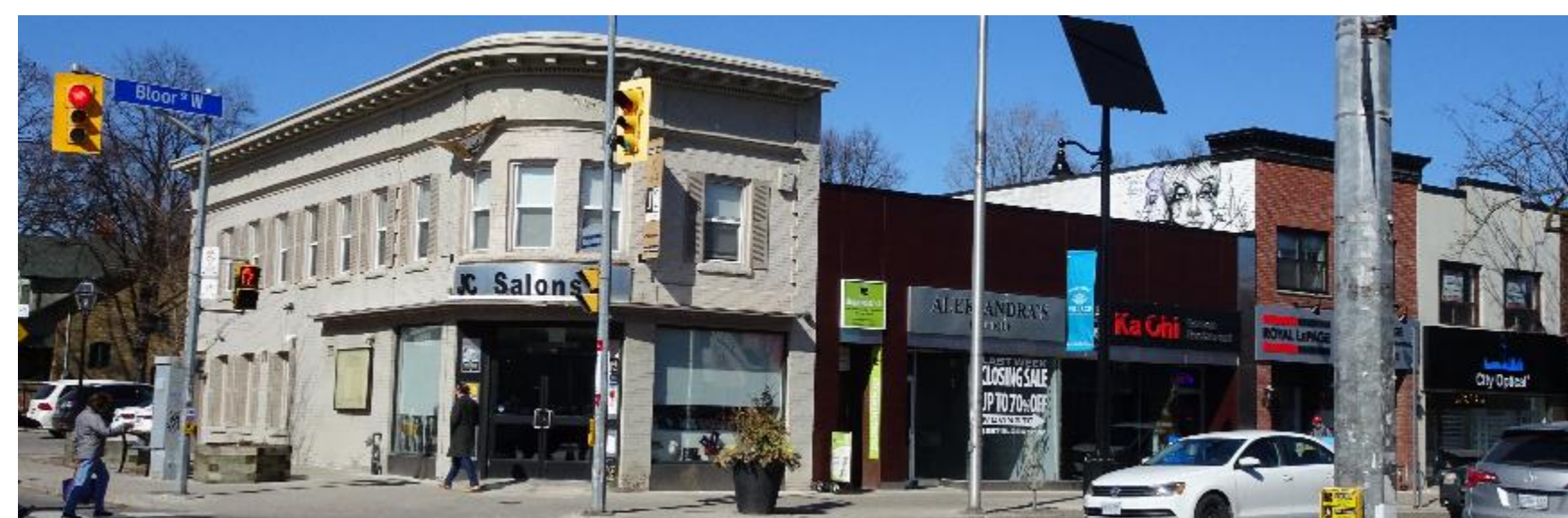
BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

Cultural Heritage Value – Heritage Attributes

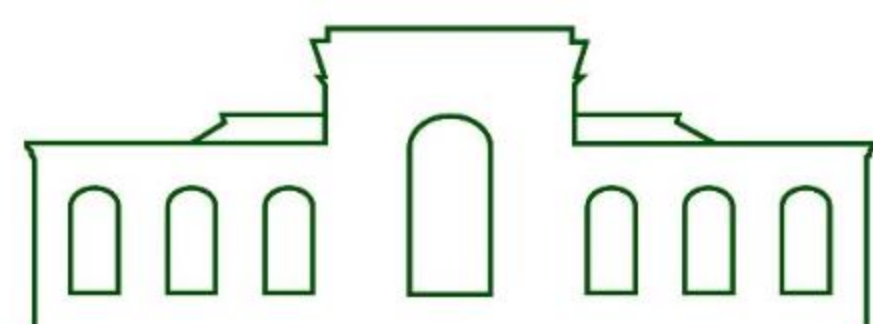
Heritage attributes related to the design and physical value include:

- Buildings constructed between 1900-1939 that are defined by the commercial and mixed-use typologies
- Predominant two-to-three storey scale of commercial and mixed-use buildings with a consistent set-back providing a comfortable pedestrian realm
- Common use of the sidewalk for marketing displays and/or café seating contributing to the public realm
- Fine grain historic urban fabric
- Predominant architectural styles that date to the early 20th century including, 20th Century Vernacular, Edwardian, Arts and Crafts, Mission/Spanish Revival, Tudor Revival
- T-intersections along Bloor Street West



Heritage attributes related to the historical and associative include:

- Key development period of 1900-1939
- Direct historical connection between transportation improvements of Bloor Street West in the 1910s and subsequent building boom that lasted until 1939
- Variation of building grain on the north and south sides of Bloor Street West reflective of differing historic development related to annexation time periods
- Role of the Bloor West Village BIA in supporting independent businesses, which has effectively conserved the early 20th century character of the area



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

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Draft Statement of Cultural Heritage Value

Overview

The Bloor West Village HCD contains a representative collection of early 20th century commercial and mixed-use properties that reflect early suburban expansion in the City of Toronto. The building stock in the Bloor West Village HCD dates primarily between 1900 and 1939.

Design/Physical Value

Characterized as a functional neighbourhood with architecture that is predominantly representative of early 20th century design and is punctuated by landmark buildings. The most common architectural styles are 20th Century Vernacular, Edwardian, Arts and Crafts, and Mission/Spanish Revival.

Historical/Associative Value

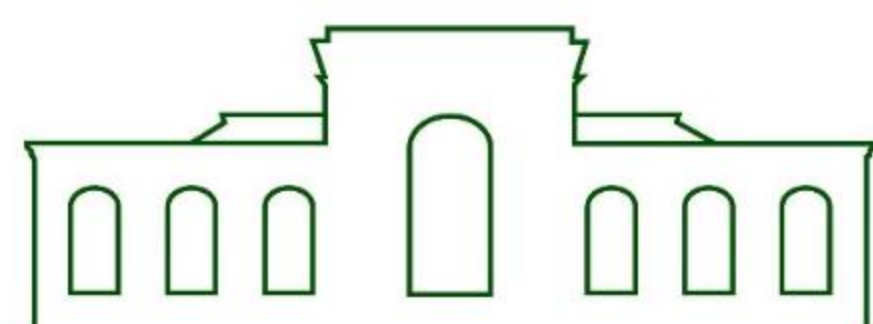
Relationship to early 20th century municipal expansion and transportation improvements along Bloor Street West (1900-1920), which influenced subsequent residential and commercial developments in the Bloor West Village HCD. The Bloor West Village BIA, established in the 1970s, is also tied to the development of the community and retention of fine grain, early 20th century built form.

Contextual Value

The distinct commercial “village” character is defined by the large number of properties between 1900-1939 with consistent built form, land use, fine grain urban fabric, and architectural styles.

Social and Community Value

Influence of the Bloor West Village BIA on the preservation of the Bloor West Village HCD character, and the “village feel” of the area. Connection to the Ukrainian community in the City of Toronto, who have influenced shops along Bloor Street West and the creation of the Bloor West Village Toronto Ukrainian Festival.



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm

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:

General Inquiries:

✉ BloorWestVillageHCD@stantec.com

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City Planning, Urban Design, City of Toronto

☎ Phone: **416-338-5702**

David Kielstra

Environmental Planner, Stantec

☎ Phone: **905-381-3247**

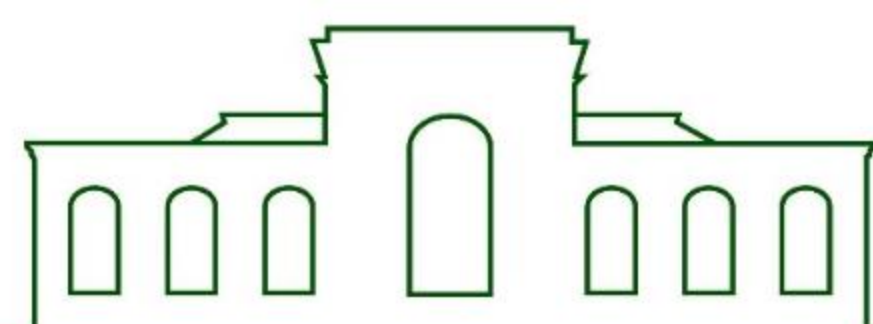
We are accepting feedback and questions until April 19, 2019.

Next steps

From here, we take your input and finalize the Bloor West Village HCD Study Report and present it to the Heritage Preservation Board.

Here is a quick list of next steps:

1. Finalize HCD Study Report
2. Present findings to Heritage Preservation Board, June 20th, 2019



BLOOR WEST VILLAGE HCD STUDY: Community Consultation Meeting 2

April 3rd, 2019, 6:00-9:00pm