

Bloor Street Study Cultural Heritage Resource Assessment

Heritage Focus Group Meeting #2

Tuesday, January 26th, 2021

Cisco Webex

7-8:30pm

Meeting Summary

Attendance

Heritage Focus Group Members: Scott Dobson (Friends of West Toronto Rail Path); Phillip Share (South Perth Sterling Residents Association); Irmina Ayuyao (Junction Triangle Community Action Network); Kevin Putnam; Kris Erickson; Kristen den Hartog; Jasmine Frolick (Castlepoint Numa); Brett Rycombel; Adam Wynne (Toronto East York Community Preservation Panel)

City Planning Project Team: Gary Miedema (Project Team Lead, Heritage Planning); Zoi de la Peña (Heritage Planning); Nathan Bortolin (Heritage Planning); Anne Fisher (Heritage Planning); Dan Nicholson (Community Planning); Diane Silver (Community Planning); Ran Chen (Urban Design); Setareh Fadaee (Urban Design)

Common Bond Collective: Ellen Kowalchuk; David Deo

Representing Deputy Mayor Bailão: Nicholas Gallant, Senior Advisor

Meeting Purpose

Heritage Focus Groups are advisory in nature. This meeting was the second of two meetings to inform an understanding of the historical development of the Cultural Heritage Resource Assessment (CHRA) study area, including its social and community values. The focus of this meeting was on reviewing a summary of feedback from Meeting 1, updates to the Historical Overview as a result of that feedback, and the draft list of heritage potential properties resulting from a heritage survey.

Timeline

HFG members began logging in shortly before 7pm.

The meeting started at 7pm.

Gary Miedema welcomed participants and explained meeting procedures, and opened the meeting with a Land Acknowledgement.

After a round of introductions, Gary introduced the purpose of the meeting, the agenda, and the roles & responsibilities of the Heritage Focus Group.

Gary then reviewed the methodology and potential outcomes of a Cultural Heritage Resource Assessment, the legislative framework for listing non-designated properties on the Heritage Register, and the provincial criteria (O. Regulation 9/06) used for heritage evaluations.

The feedback from Meeting 1 was reviewed, with no revisions or additions.

Ellen Kowalchuk, Common Bond, then briefly reviewed the Historical Overview for the study area, noting changes made to the Historical Overview resulting from feedback from Meeting 1.

Ellen then reviewed the draft list of heritage potential properties resulting from the heritage survey. Those properties are:

- 270-276 Sterling Road
- 213 Sterling Road
- 221 Sterling Road
- 284 St. Helen's Avenue
- 1411 Bloor Street West
- 1419 Bloor Street West
- 1421 Bloor Street West
- 1422-1426 Bloor Street West

Gary facilitated a discussion (summarized below).

Discussion Questions and Comments from HFG Members

1) Do you have questions about the identification of any of the heritage potential properties?

- Concern was expressed that while the properties identified as having heritage potential could be protected, the character of the rest of the area could be lost. One participant noted that, without their current context, the properties at 270-276 Sterling Road would be meaningless. They expressed an interest in understanding the area as a district, like the Distillery District. Representatives from City Planning explained that the Heritage Register was only one tool that could be used to support the character of an area, and that the Planning Study was also considering character areas within the study area to support the development of policies for those areas.
- A question was asked about why answers to some criteria for some properties were marked "To Be Determined", and whether all of the criteria contained in O. Reg 9/06 need to be met in order for a property to be included on the Register. Ellen Kowalchuk confirmed that only one criteria needs to be met.

- A participant questioned whether a building in the rear of 270-276 Sterling Road was considered in the evaluation of those properties.

2) Are there properties not identified on the draft list of heritage potential properties that you think we should reconsider? If so, why?

- 128 Sterling Ave was mentioned as a property of interest, but it was noted that it is outside of the study area.
- A participant noted that properties on Perth St were being left out, as well as 1433 Bloor St W, and the intact Edwardian homes on the north side of Bloor St W. The consultant acknowledged the presence of early properties on Perth St, but noted that the integrity of their design has been compromised due to modifications. With respect to the properties on the north side of Bloor St W., David Deo noted that these represent a typical vernacular style found throughout much of Toronto, making it difficult to identify a feature that would satisfy O. Reg 9/06. The consultant also noted that they had examined the significance of the row itself in the context of Bloor Street West in and beyond the study area, and were not able to determine that the properties could meet O. Reg 9/06.
- One participant asked if 240 Sterling Road been considered, and noted that it was a former candy factory now converted to residential use. Others indicated that Kent Monkman had his studio in that building in recent years.

3) General Feedback

- Participants questioned how the Bloor Street Study would inform current development proposals within the area. Representatives from Community Planning explained that the acceleration of this study is partly in response to development pressures in the area, and that the study will result in Council adopted policy.
- Participants inquired as to whether elements in the landscape not connected to a building, such as retaining walls or underpasses or railway tracks, would be identified and conserved. City Planning noted that if such elements were considered attributes of a heritage property as the result of designation under the Ontario Heritage Act, they could be protected.

Written Feedback and Submissions

Some participants followed up after the meeting with further information, feedback, and suggestions for properties to consider.

- One participant followed up to express their experience as a member of the local residents' association over the years, and shared his concern that residents' voices are often ignored by the City. The member expressed a strong desire from the community to have their voices heard by local politicians and City staff. The member also relayed that the community is not against development, but is opposed to the approval of projects that are insensitive to the existing context and the needs of the community.

- A participant submitted by email further information pertaining to specific properties on Perth Avenue and Bloor St W that were also raised during the meeting, and requesting their consideration as heritage potential properties:
 - 1428-1450 Bloor Street West
 - 1433 Bloor Street West
 - 1452 Bloor Street West
 - 1423 and 1425 Bloor Street West
 - 15 Perth Avenue
 - 21-31 Perth Avenue
 - 47-49 Perth Avenue
 - 59-61 Perth Avenue
 - 73 Perth Avenue
 - Building behind 276 Sterling Road
 - 214 Sterling Road
 - 233 Sterling Road
 - 234-238 Sterling Road
 - 240 Sterling Road
 - 253-269 Sterling Road

- One participant followed up with further information confirming the existence of an early train station at Bloor Street West.