

Weston II Heritage Conservation District Study - Community Advisory Group Meeting #2 Part B

Tuesday, November August 10, 2020

Cisco Webex

4:00 pm – 5:30 pm

Meeting Summary

Attendance

Project Team:

- City of Toronto Heritage Planning Unit
 - Shelby Blundell
 - Gary Miedema
 - Loryssa Quattrociocchi
- LURA Consulting
 - Liz McHardy
 - Amitai Zand

CAG Members:

- Mary Louise Ashbourne
- Dave Bennett
- Julia Dinner
- Jim Lisowski
- Marlene McKintosh
- Chris Menary
- Glorianne Ropchan
- David Sovran
- Bob Young

Regrets/Absent

- Cherri Hurst (regrets)
- Laura Sestito

Elected Officials:

- Councillor Frances Nunziata (York South - Weston)

Timeline:

CAG members began logging in to the meeting on Webex at 3:45pm.

The CAG meeting started at about 4:03pm.

Liz McHardy, LURA Consulting, welcomed all in attendance.

Councillor Frances Nunziata gave welcoming remarks.

Liz facilitated a round of introductions and introduced the purpose of the meeting.

Shelby Blundell, City of Toronto Heritage Planning Unit, reviewed the timeline for the Weston II HCD Study. She then defined character analysis in the context of the Weston II HCD Study and the various physical features of the study area that were mapped for the purpose of character analysis (building year of construction, architectural styles, etc.).

Shelby reviewed the two tasks the CAG members were asked to complete at home prior to this meeting:

1. Take note of the discussion questions provided and think about them as you explore the set of survey results maps.
2. Thinking of these same discussion questions, did anything in the historical context statement stand out?

Shelby read aloud the discussion questions for the meeting:

1. What do these maps tell us about the character of this area?
2. How do they confirm or question your understanding of your neighbourhood?
3. How would you rank these maps based on their usefulness of showing the character of the area?
4. Are we missing any features that should be mapped?
5. How do the maps relate to the development history outlined in the Historic Context Statement?

Liz facilitated a discussion loosely structured around these questions. Summarizing points from this discussion are provided in the section below.

Councillor Nunziata gave closing remarks.

Shelby reviewed the next steps in the Weston II HCD Study (developing a statement and period of significance, objectives for the HCD, and delineating its boundary), and advised the CAG members to submit any additional written feedback in the weeks following the meeting.

The meeting adjourned at approximately 5:30pm.

Discussion Highlights:

- **Character analysis survey results maps:**
 - Several CAG members asked for greater legibility in the character analysis survey results maps. They requested:
 - North arrows
 - Better colour schemes/contrasts
 - House numbers placed outside lot boundaries and pointing to the parcels with arrows
 - On the architectural styles map, listing the styles in the legend in chronological order
 - Several CAG members noted errors or discrepancies in some of the maps, particularly with regard to the:
 - Building year of construction (for a property on Church Street)
 - Height of individual houses (on Church Street and Rosemount Avenue)
 - Presence of sidewalks (on Rosemount Avenue)
 - Scale of the street widths/rights-of-way map
 - House numbers not lining up with their respective parcel boundaries (in some cases)
 - Several CAG members were particularly interested in and placed greater importance on the following maps:
 - Building year of construction
 - Architectural styles
 - Building height
 - Porches

- One CAG member suggested that the Garages map be more specifically titled “Integrated and Detached Garages”, and that the Porches map feature a “Covered porches” category. Another recommended a map for chimneys.
- **Study area boundaries:**
 - One CAG member remarked that there are many unique homes outside the study area (such as along Pine Street and the east side of Elm Street) and residents of these properties may be disappointed that they were not included in the study area.
 - One CAG member suggested that the maps be updated to explain why the borders of the study are placed where they are.
- **Retrofits and modifications:**
 - A CAG member inquired whether previous or original uses are taken into consideration in the study for properties that have been retrofitted or modified over the years. A member of the project team responded that they do not explicitly examine past uses but they may factor this in if retrofits and modifications to change the property’s use alter its architectural style.
- **Diverse architectural character and history of Weston:**
 - Architectural styles and building year of construction
 - One CAG member noted that Weston was not built as a subdivision and that individual landowners had their contractors build their houses (sometimes on multiple parcels scattered throughout the neighbourhood) in the architectural style that they liked or that was in vogue at the time. Some houses were built as infill on subdivided lots. Some unique features (or “frills”) were also added on to houses for this reason, even if they did not match the traditional defining characteristics of the houses’ main architectural style, as a demonstration of the town’s prosperity. Another CAG member cited bay windows and stained or leaded glass as some examples of such unique features.
 - A CAG member commented that it is this architectural diversity that differentiates the study area from more recently built subdivisions in the surrounding neighbourhood that were built en-masse in a similar post-war style.
 - One CAG member said that the diversity of building year of construction and architectural styles makes the area attractive and integrates well with or matches the historical context statement for the study area.
 - A CAG member expressed appreciation for the constantly evolving nature of the community and hoped that this evolution would retain some of the “small town” feel of the neighbourhood through the scale of the area’s houses.
 - Street widths/rights-of-way
 - One CAG member noted that the varying widths of the streets in the study area contribute to its unique visual diversity.
 - Trees
 - A CAG member remarked positively on the neighbourhood’s old street trees contributing to the area’s unique character.
 - Bungalows along west side of Rosemount Avenue
 - One CAG member commented on the unique architecture of some of the houses along the west side of Rosemount Avenue, given that they were built on the land of the former Weston railway station.
 - Humber stone
 - A CAG member asked why Humber stone is not prevalent throughout the neighbourhood, and another CAG member answered that some houses required them for retaining walls and structural support, and that some Weston houses’ foundations are

even built with Humber stone. In other words, Humber stones in Weston are not used for aesthetic reasons, but rather for functional ones.

- **Updates from Cllr. Nunziata:**

- City of Toronto is currently in the process of installing sidewalks along Springmount Avenue and MacDonald Avenue where there currently are none.

Written Feedback Submissions:

No further comments were received after this meeting by CAG members.