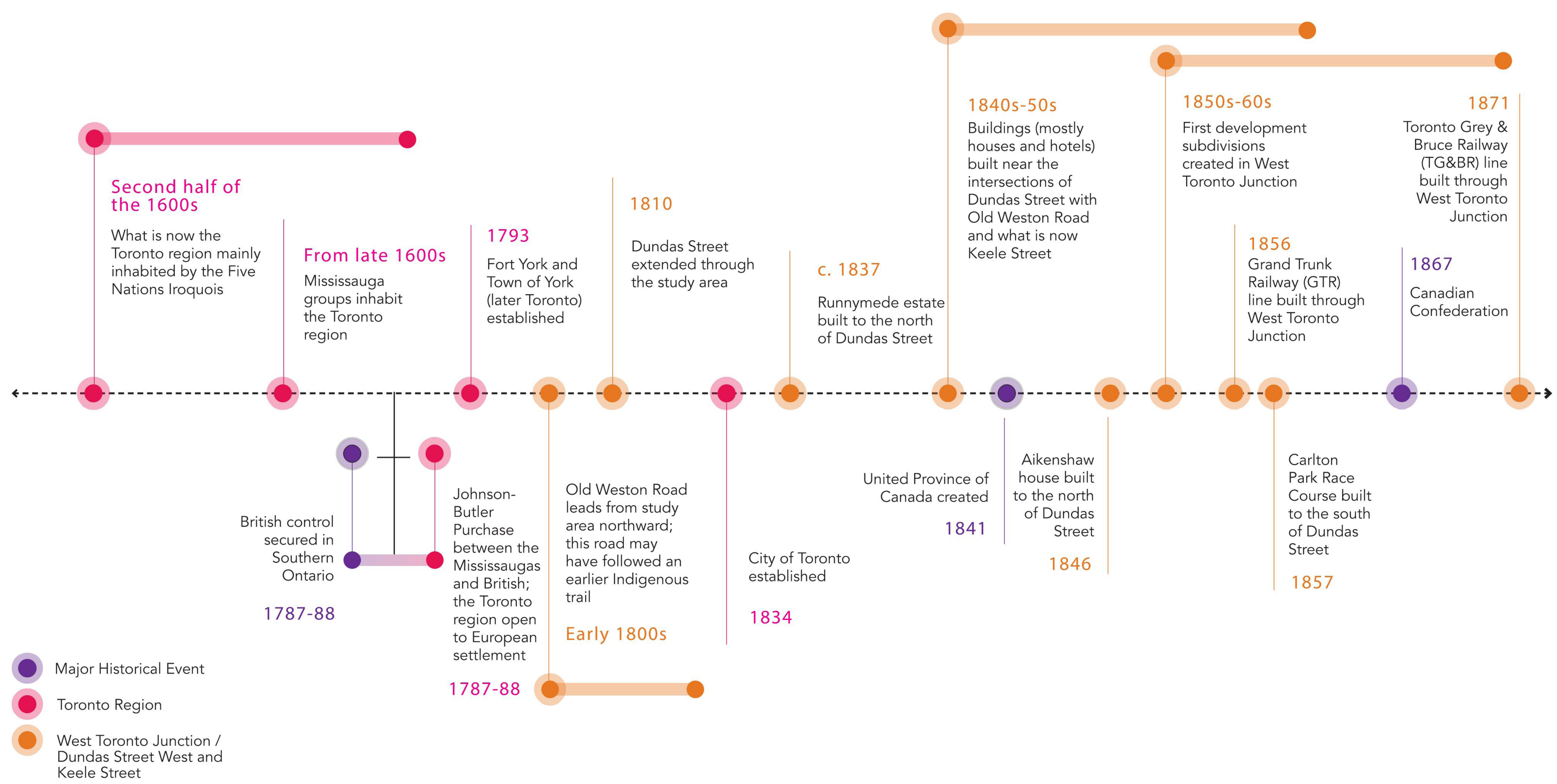


# Historic Timeline (1/3)



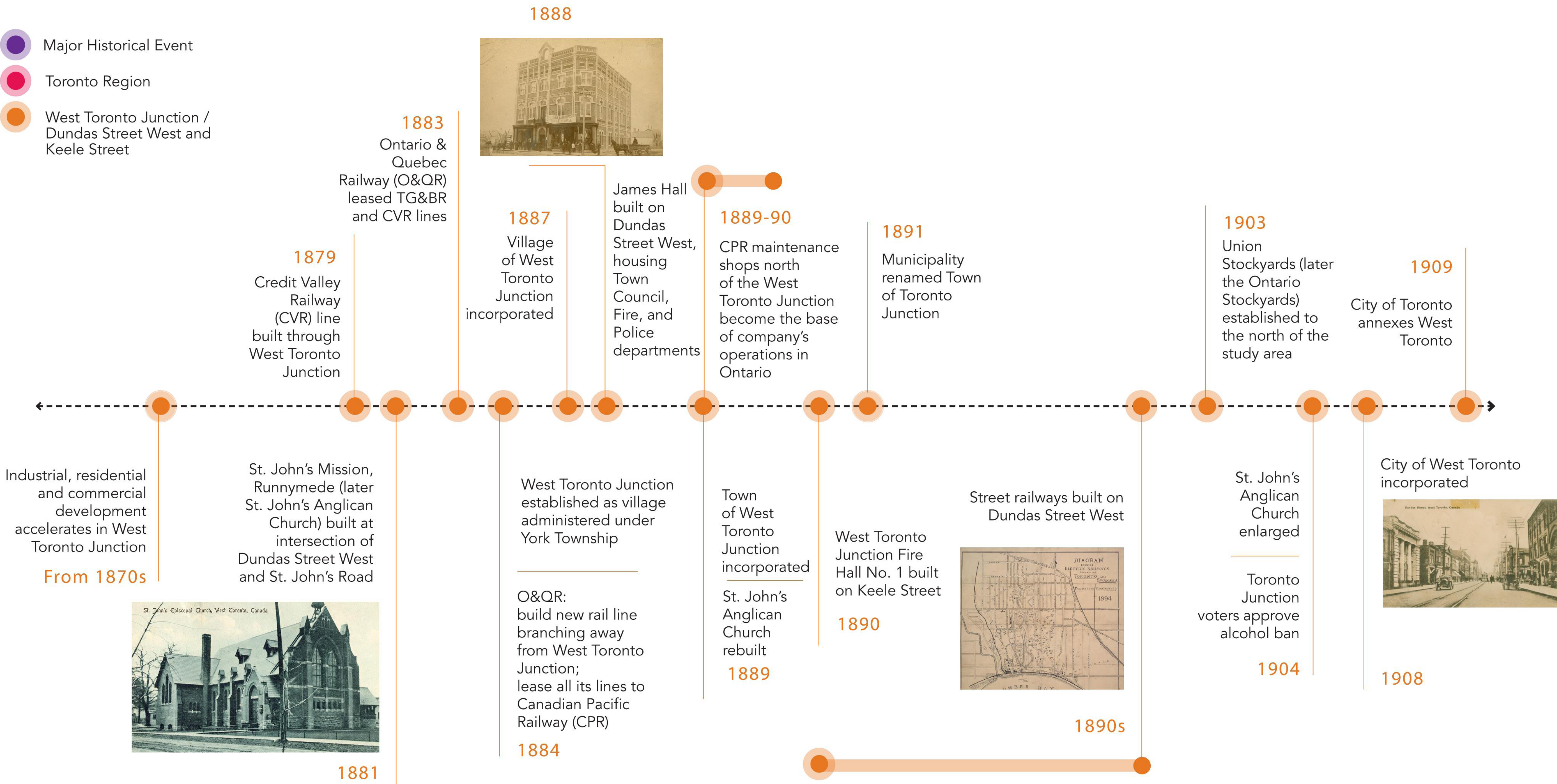
## West Toronto Junction Heritage Conservation District Study: Open House

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# Historic Timeline (2/3)

- Major Historical Event
- Toronto Region
- West Toronto Junction / Dundas Street West and Keele Street

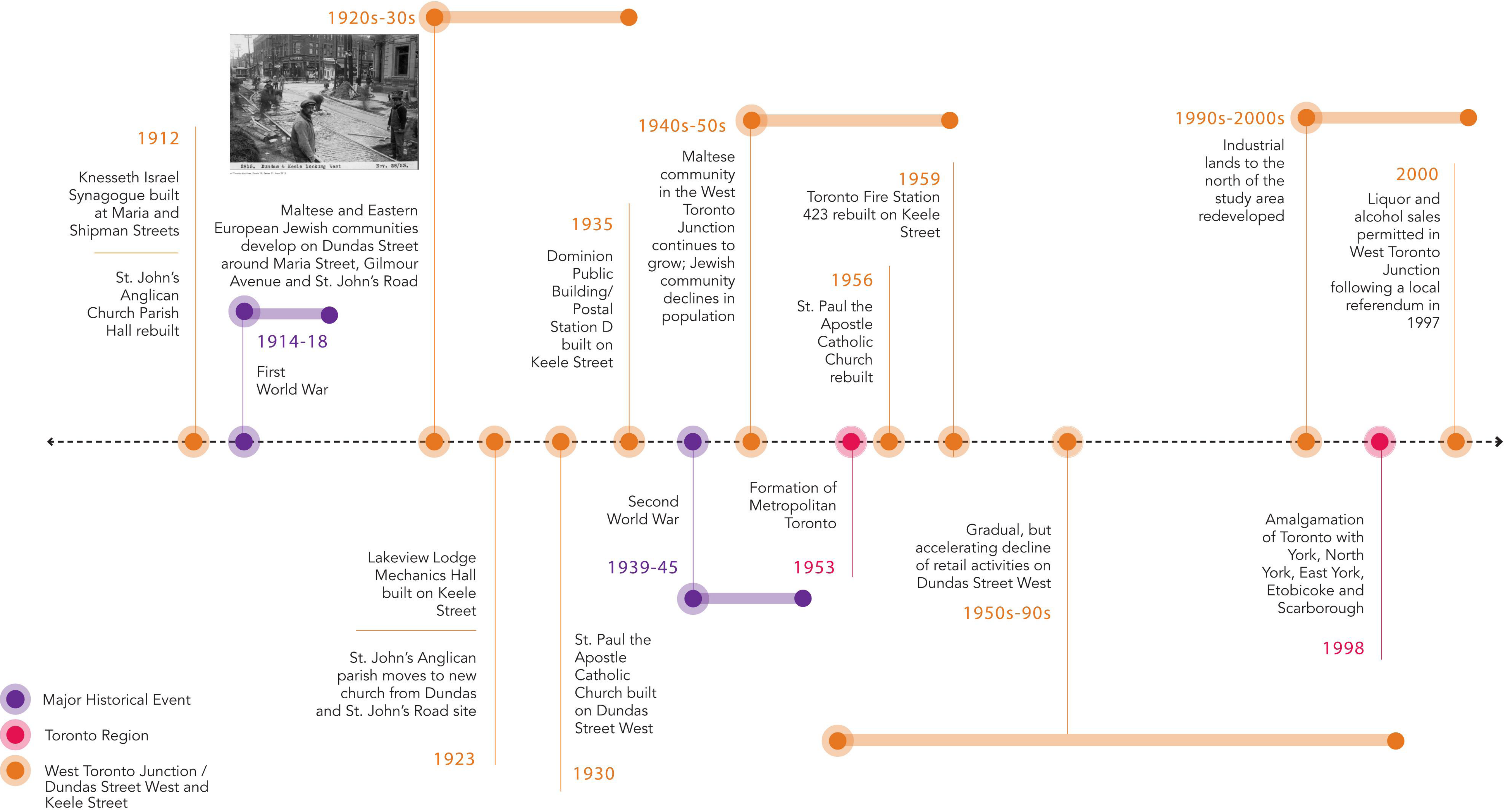


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# Historic Timeline (3/3)



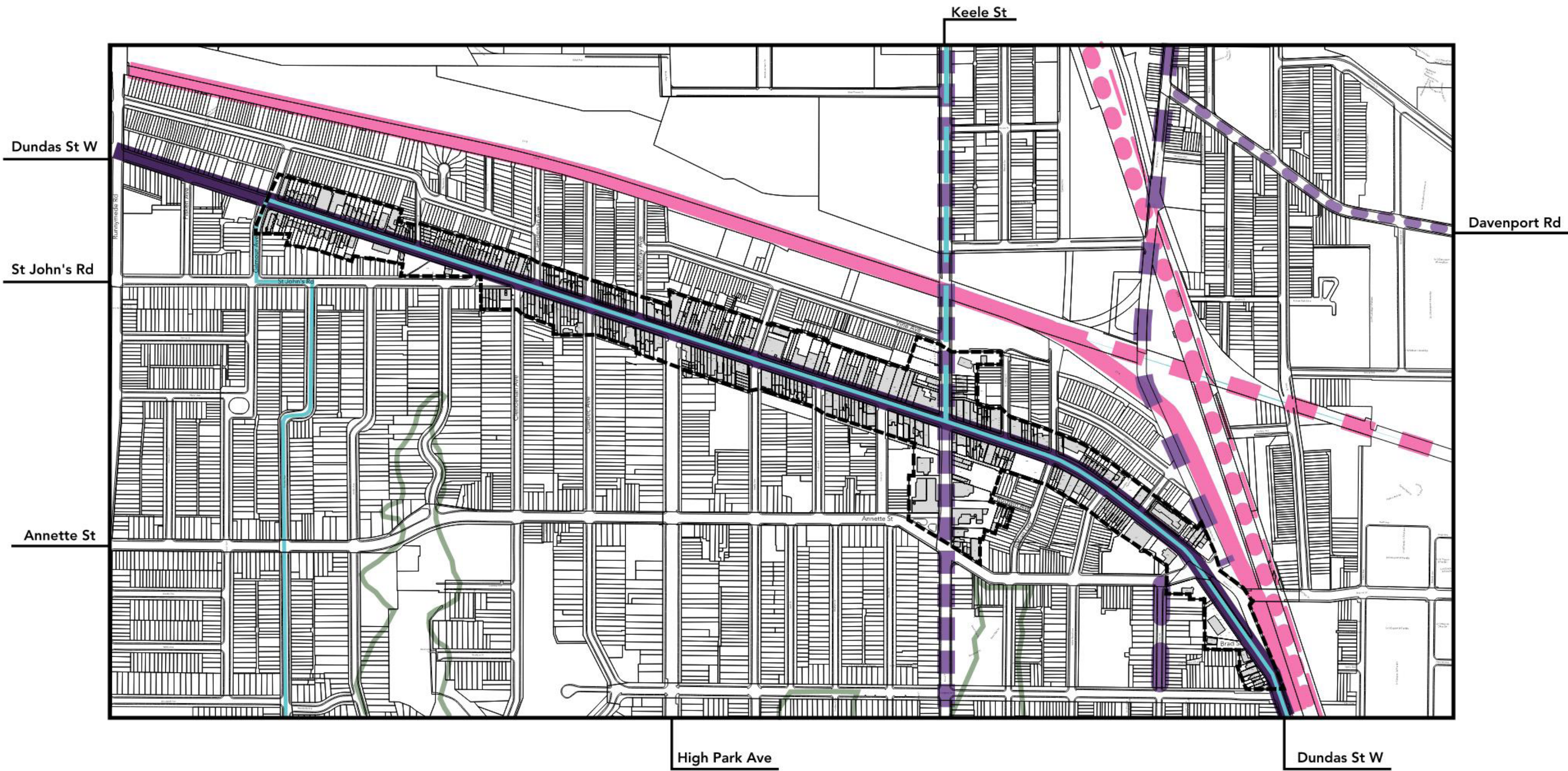


# Evolution Mapping

## Railways & Valleys

### Legend

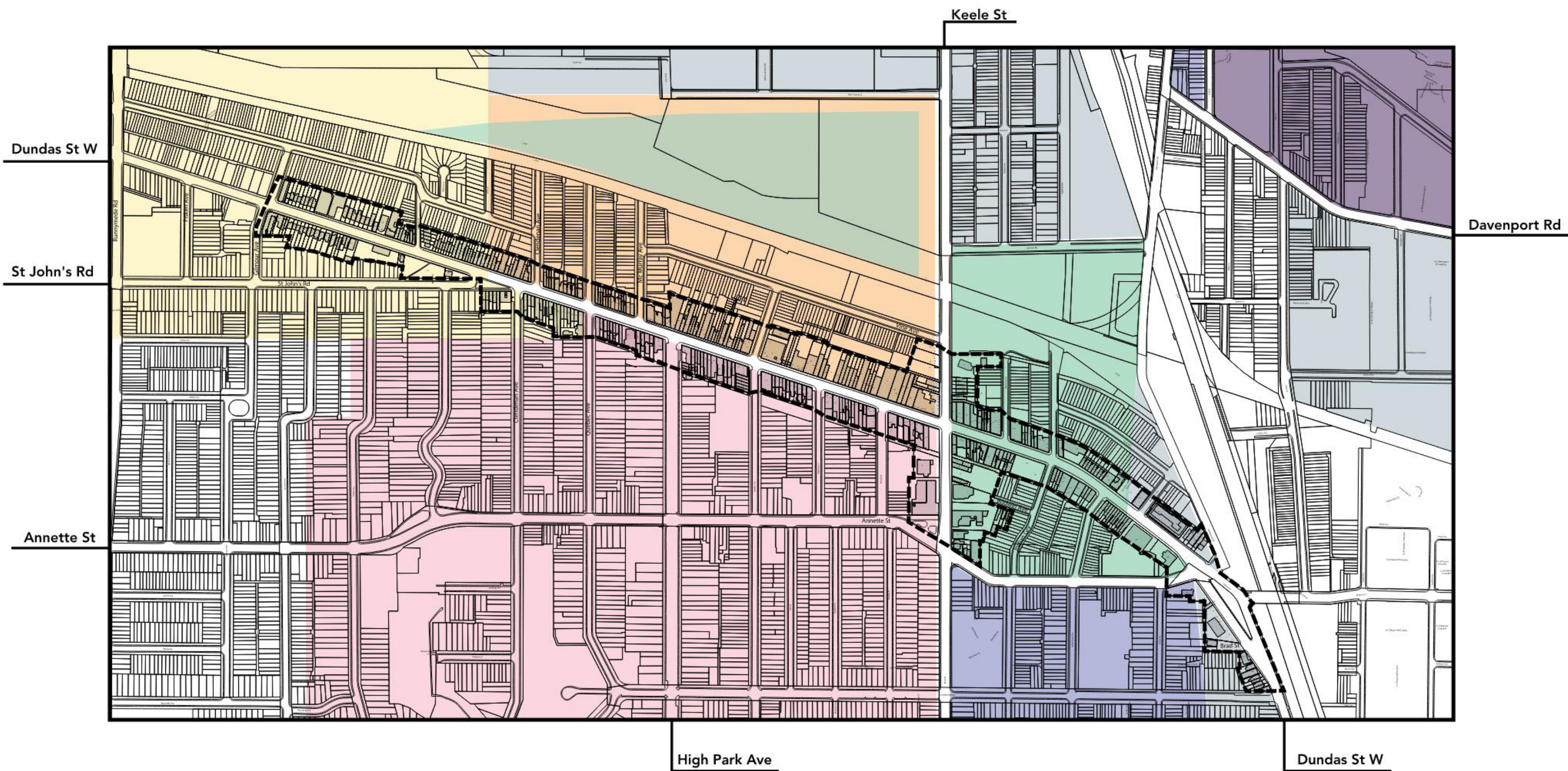
- Old Weston Rd and Indian Rd Early 1800s or before
- Keele St (c. 1840s-1850s)
- Davenport Rd (Earlier Gete-Onigaming/ Old Portage)
- Dundas St W (1810)
- Valley Contour
- City and Suburban Electric Railway co. (c. 1891)
- Davenport Street Trailway co. (c. 1891)
- Grand Trunk Railway (GTR) - (1856)
- Toronto, Grey and Bruce Railway (TG&BR) - (1871-1881)
- Ontario and Quebec Railway (O&Q) - (1881-1884)
- Canadian Pacific Railway (CPR) From 1884
- Credit Valley Railway (CVR) - (1879-1883)
- O&Q (1883-1884)
- CPR (From 1884)
- O&Q (1884)
- CPR (From 1884)



## Estates & Subdivisions

### Legend

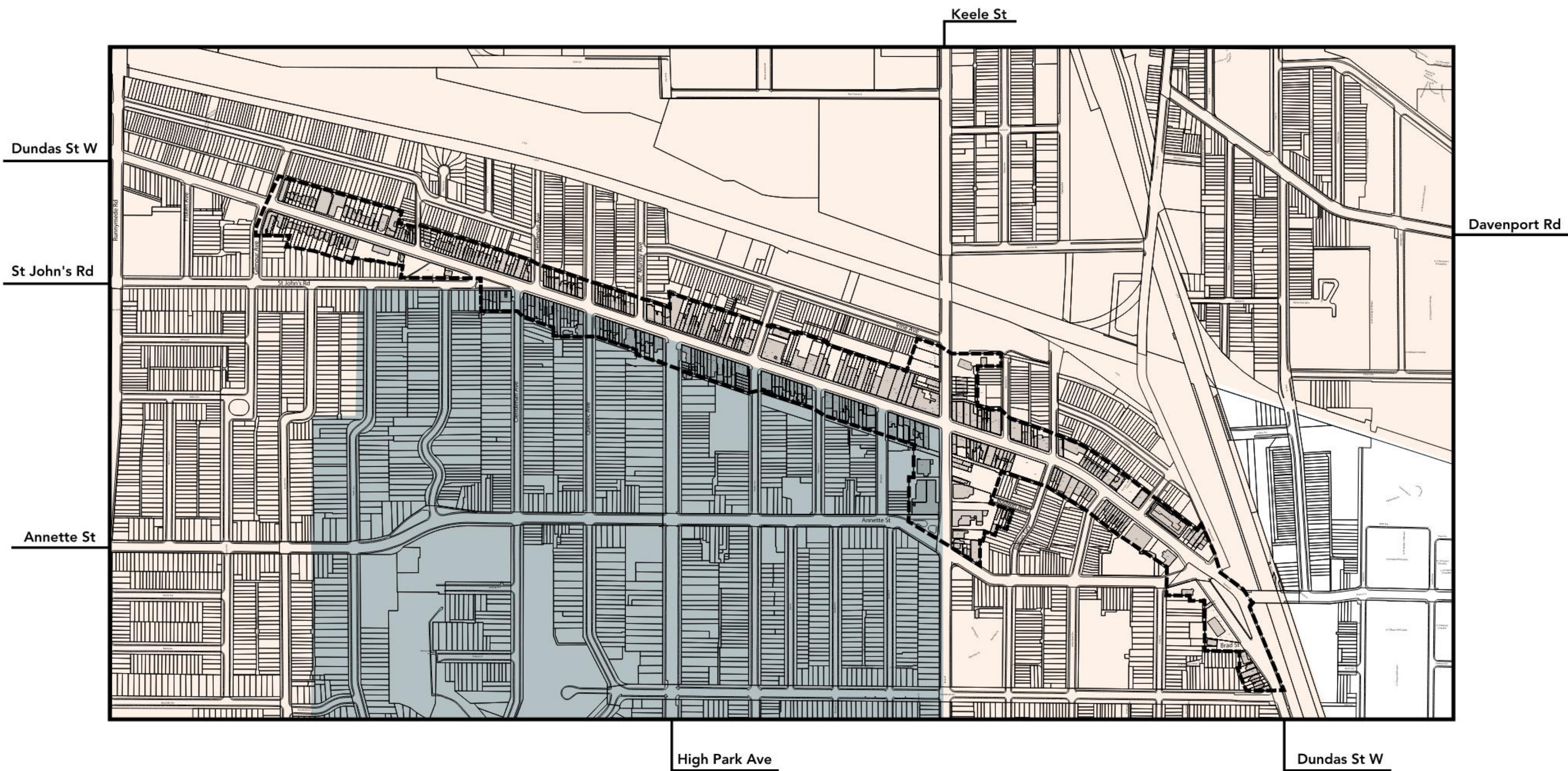
- Runnymede Estate (1837- 1855)
- Subdivided (1855-1858)
- Aikenshaw Estate (c.1840s/1850s - 1882)
- Subdivided (1882-1884)
- Keele Estate (1850s-1882)
- Subdivided (1882 - 1884)
- Subdivision (1855-1858)
- Subdivision (1874 -1878)
- CVR/CPR Yards (1878 - 1890)
- Subdivision (1882 - 1884)
- Subdivision (1885 - 1890)



## Municipalities

### Legend

- West Toronto Junction Property (1883)
- Village of West Toronto Junction (1887 -1889)
- Town of West Toronto Junction (1889 - 1891)
- Town of Toronto Junction (1891 - 1907)
- City of West Toronto (1908 - 1909)



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# Heritage Status



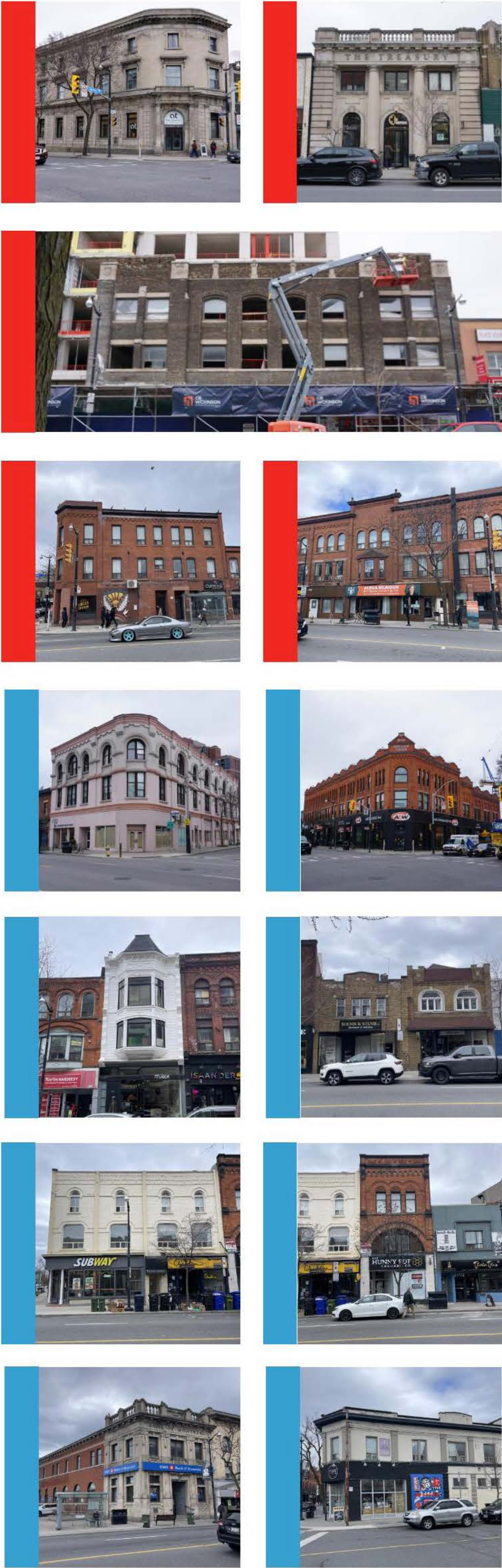
**Legend**

- Part IV
- Listed

The Toronto West Junction HCD Study Area contains 15 buildings listed on the City of Toronto's Heritage Register and 6 buildings designated under Part IV of the Ontario Heritage Act.

Most of these heritage buildings are distributed between Keele Street and High Park Avenue on Dundas St W, with the exception of 2694 Dundas Street West, located at the east end of the

Study Area Boundary. There is a cluster of heritage buildings located at the intersection of Keele and Dundas streets.



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# Current Condition: Number of Storeys

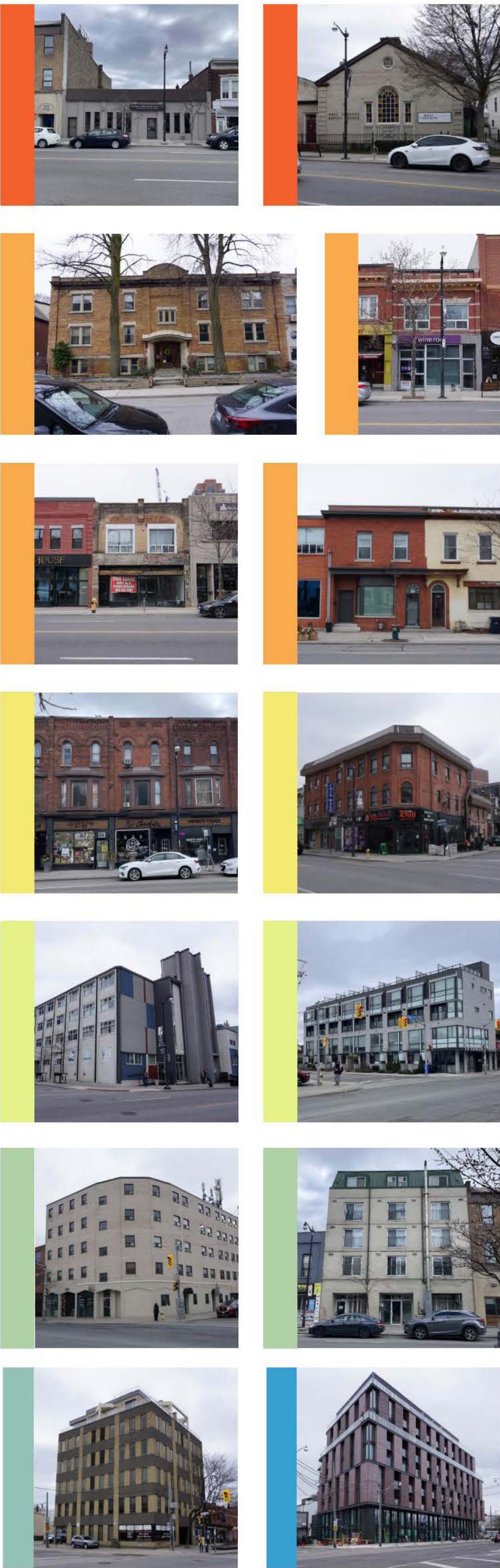


- Legend**
- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 8+

Building storeys in the West Junction HCD Study Area range from 1 to 10 storeys. The Study Area has predominantly low-rise (1-3 storey) structures, comprising 96% of the existing building stock. There

are six properties ranging from 4-6 storeys located throughout the Study Area, with a slight concentration around Indian Grove and Gilmour Avenue.

All buildings 8 storeys or more are currently being constructed or were constructed in the 21st century. These buildings are located throughout the Study Area.



## West Toronto Junction Heritage Conservation District Study: Open House

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# Dates of Construction



- Legend**
- 1899
  - 1900-1919
  - 1920-1939
  - 1940-1959
  - 1960-1979
  - 1980-1999
  - 2000+

The date of construction of buildings within the Study Area ranges between 1885 to present day, reflecting the evolving nature of the district. With the exception of 3150 Dundas St W, all extant buildings in the Study Area were constructed after the incorporation

of the Village of West Toronto (1887). Almost 50% of the buildings were constructed between 1900-1919, and almost 70% of the existing buildings in the Study Area were constructed before 1920. Development began to slow in the mid-twentieth century

with infill projects throughout the Study Area. A slight development resurgence occurred during the 1960s and post 2000. The construction dates of the existing built fabric reflect the historic waves of development in the Study Area.



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# Current Land Use



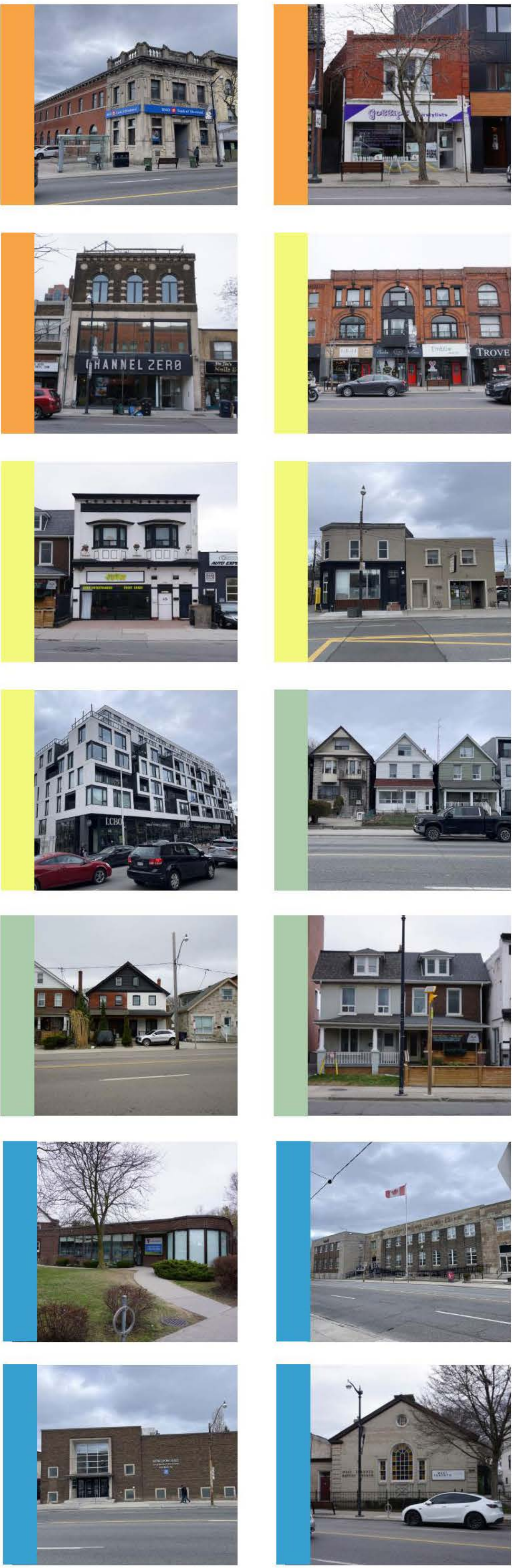
### Legend

- Commercial
- Mixed-use
- Residential
- Institutional

The Study Area has a wide variety of commercial, mixed-use, residential, and institutional buildings within its boundaries. There is a high concentration of commercial and mixed-use buildings along Dundas Street West. Most mid-rise residential

buildings incorporate commercial uses at street level. Similarly, commercial storefronts often include residential usage in their upper storeys. Institutional uses are spread out throughout the Study Area with the exception of a cluster of public and

private institutions on Keele Street, south of Dundas Street West. The western portion of the Study Area, between Gilmour Avenue and St. John's Road/Place, has the highest concentration of purpose-built residential buildings, typically semi-detached.



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## Architectural Stylistic Influences



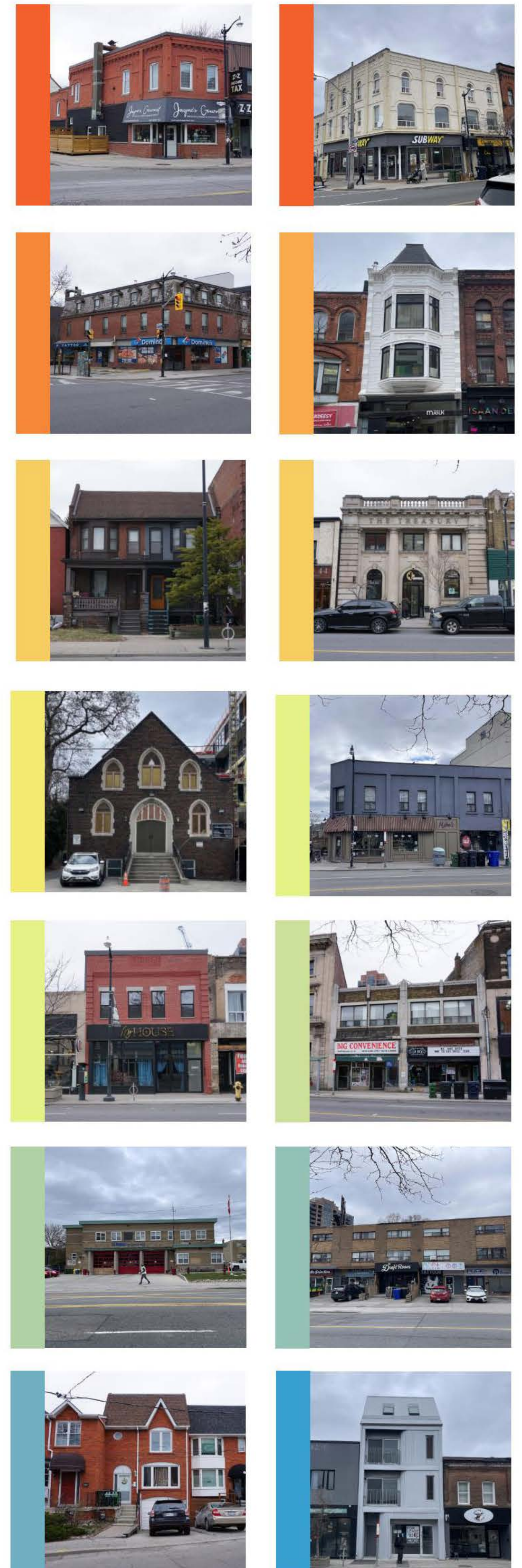
- ### Legend

- |                                                                                     |                                                  |                                                                                     |                                              |
|-------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | Italianate                                       |  | Art Deco, Art Moderne                        |
|  | Second Empire                                    |  | Modernist                                    |
|  | Queen Anne Revival                               |  | Vernacular (mid-to-late 20th C. Main Street) |
|  | Edwardian Classical & Residential Edwardian      |  | New Traditional                              |
|  | Neo-Gothic Revival                               |  | Contemporary                                 |
|  | Vernacular (late 19th-early 20th C. Main Street) |                                                                                     |                                              |

The West Toronto Junction HCD Study Area includes a variety of architectural styles as a result of the area's evolution from an early-20th century main street to a 21st century urban neighbourhood.

The predominant style, a vernacular late 19th to early 20th century main street, is characteristic of Toronto main streets. It is defined by 2-3 story construction with Victorian or Edwardian embellishments

and storefronts that create a porosity at grade that contributes to the animation of the street wall.



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