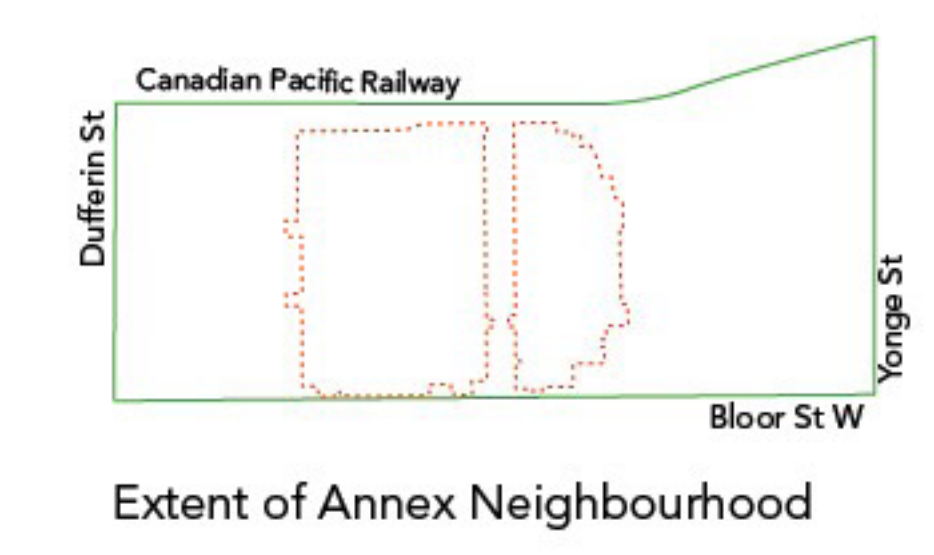
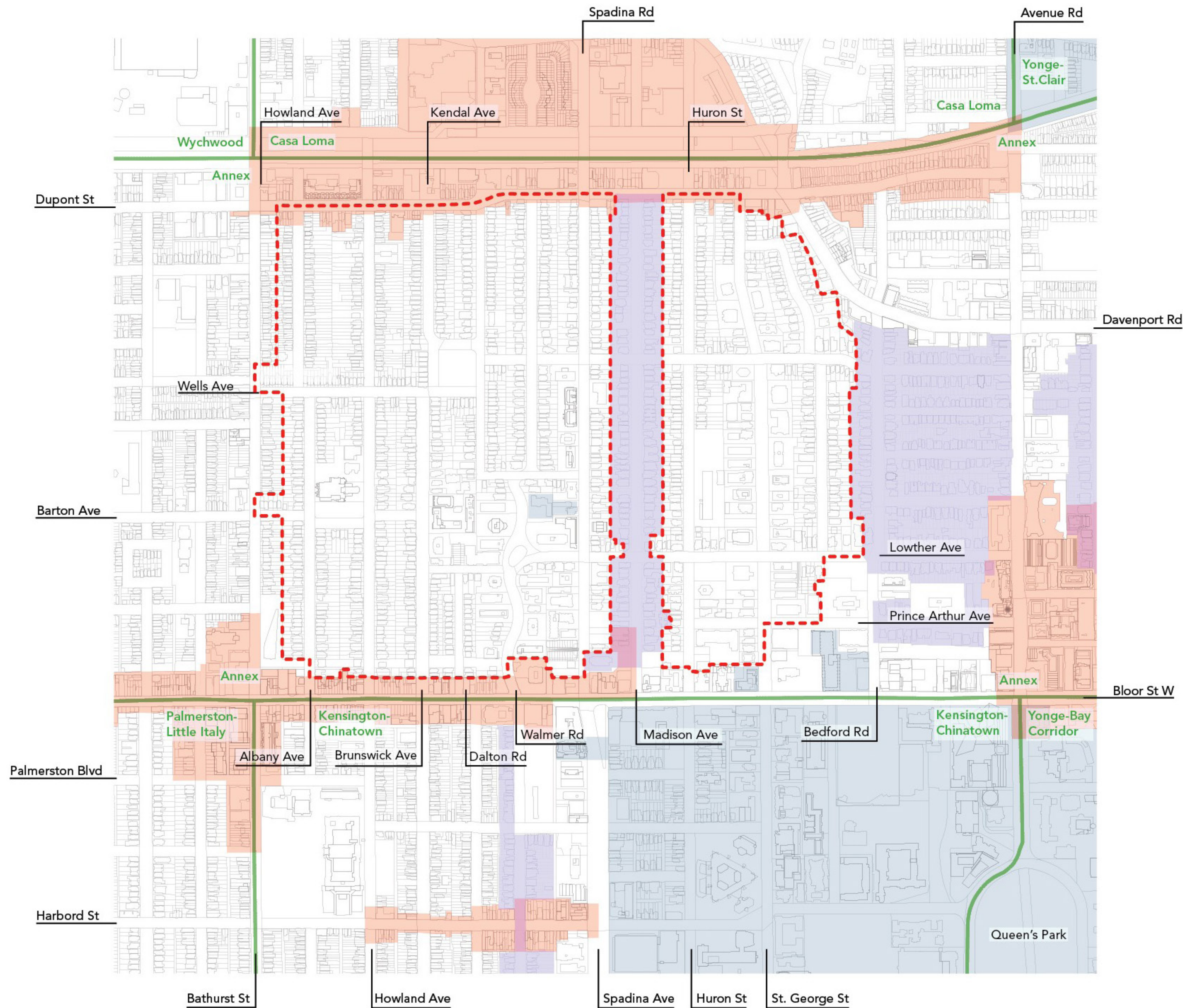


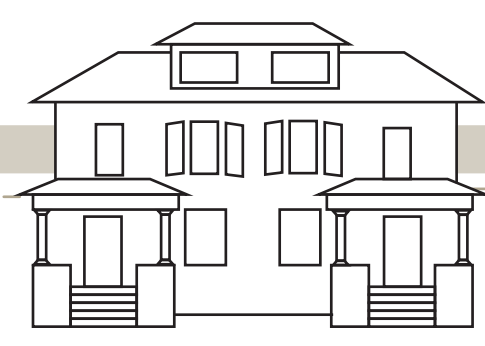


- LEGEND**
- HCDs
 - BIAs
 - Neighbourhoods (City of Toronto)
 - University of Toronto
 - St. George Campus

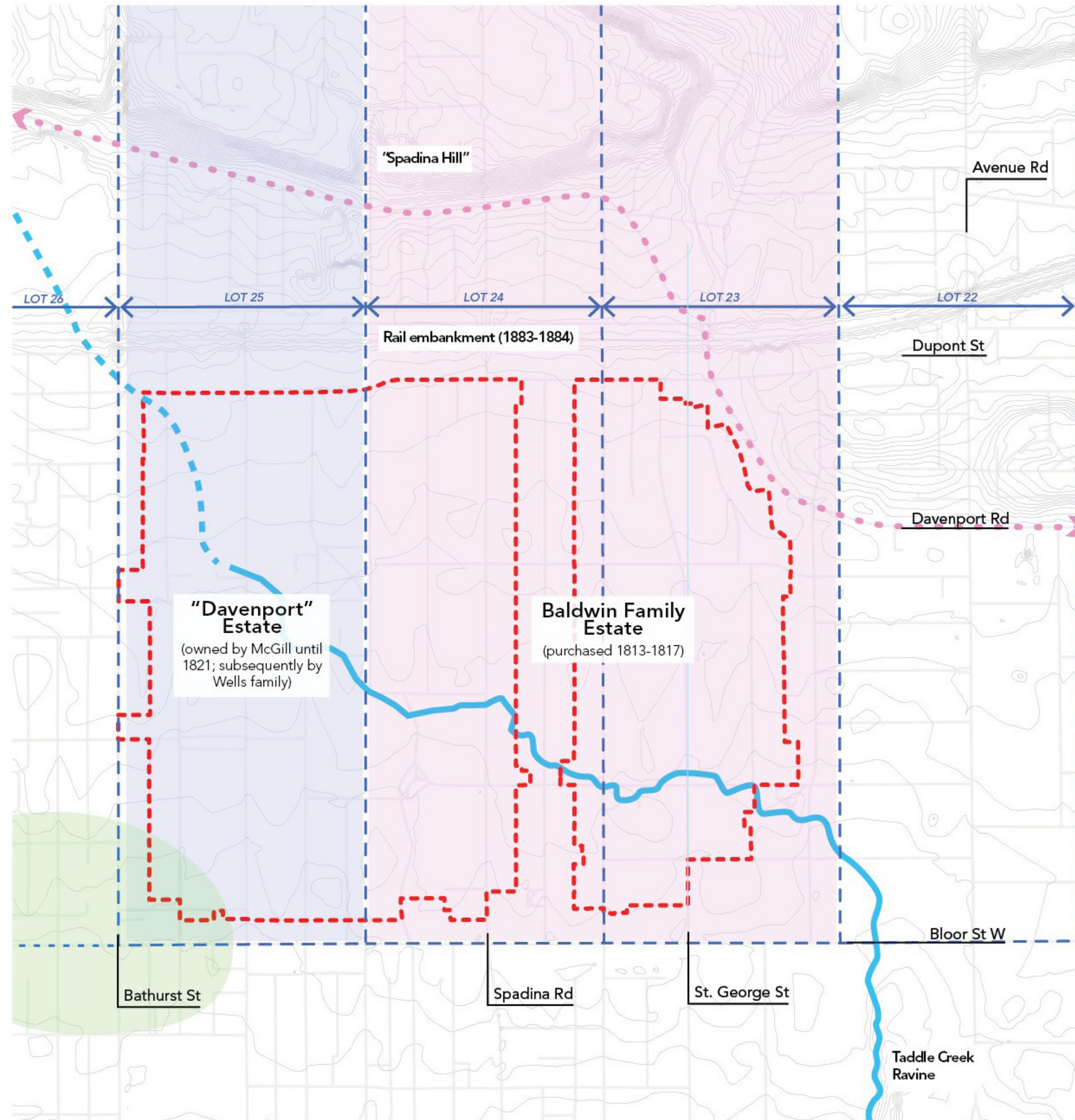
The West Annex Phase II HCD Study Area is the administrative designation for a district within the larger Annex neighbourhood, as defined by the City of Toronto, that extends from Yonge Street to Bathurst Street. The Study Area is adjacent to two existing HCDs: East Annex, to the east; and West Annex Phase I, along Madison Avenue. The Study Area is also adjacent to, or overlaps existing Business Improvement Areas (BIAs) along Bloor Street West, Dupont Street, and at Mirvish Village. The district is just north of the University of Toronto's St. George Campus; some University facilities are also located within the Study Area.

West Annex Phase II: Heritage Conservation District Study: Open House

Contemporary Boundaries



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LEGEND

- Taddle Creek (inferred former location)
- Taddle Creek (former location)
- Gete-Onigaming ("at the old portage") later Bull's Road; Davenport Road
- The Bush settlement (c. mid-19th century)

The Study Area is nearly flat. Historically, Taddle Creek meandered through the district and likely served as a seasonal landscape or place for those First Nations whose traditional territory encompasses the area. It may have cut a ravine in the land, but the watercourse and any associated topography were rerouted underground and covered over in 1884.

Prior to European settlement, an Indigenous carrying place trail, *Gete-Onigaming*, ran near the Study Area along what is now Davenport Road.

The Study Area falls within Lots 23, 24 and 25 of the rural concessions surveyed in the 1790s and that extend beyond the "Spadina Hill" escarpment to the north. These concessions correspond to the historic Davenport and Baldwin estates. The Study Area also fell within the York County community of Seaton Village.

Historic Land Uses and Topography

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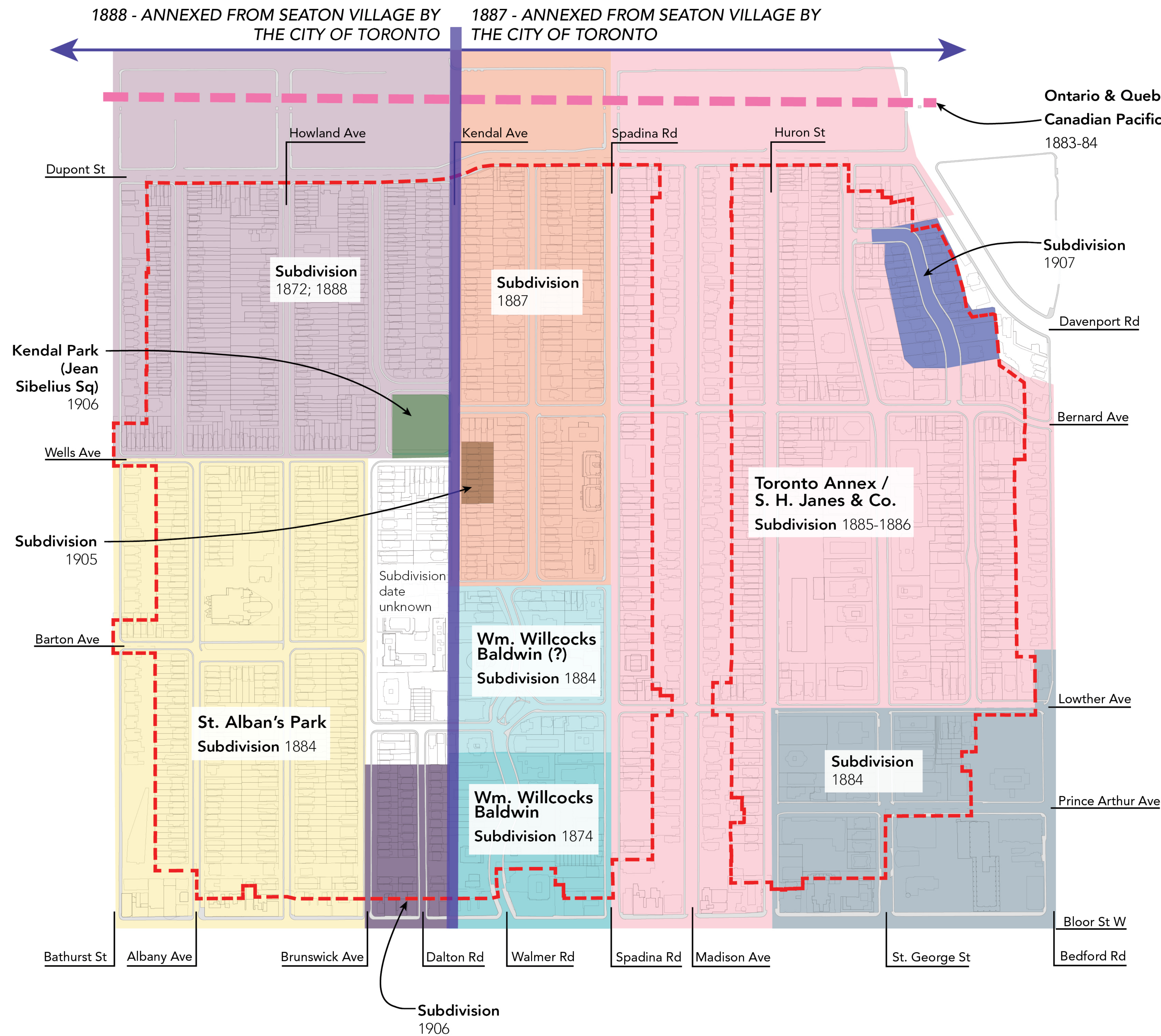
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The Study Area was subdivided between 1872 and 1907. Many of the subdivisions were registered several years before all of their lots were built on by homeowners or speculative builders. While some of the area's developments were laid out by the Baldwin and Wells families who owned the area's historic estates, other subdivisions were the work of developers who purchased parts of the estates. Among these developers, S. H. Janes named his subdivision "The Toronto Annex" in anticipation of its annexation by Toronto, which occurred in 1887; the western third of the Study Area was annexed the following year. "The Annex" came to be applied to the district that includes the Study Area and adjacent neighbourhoods.

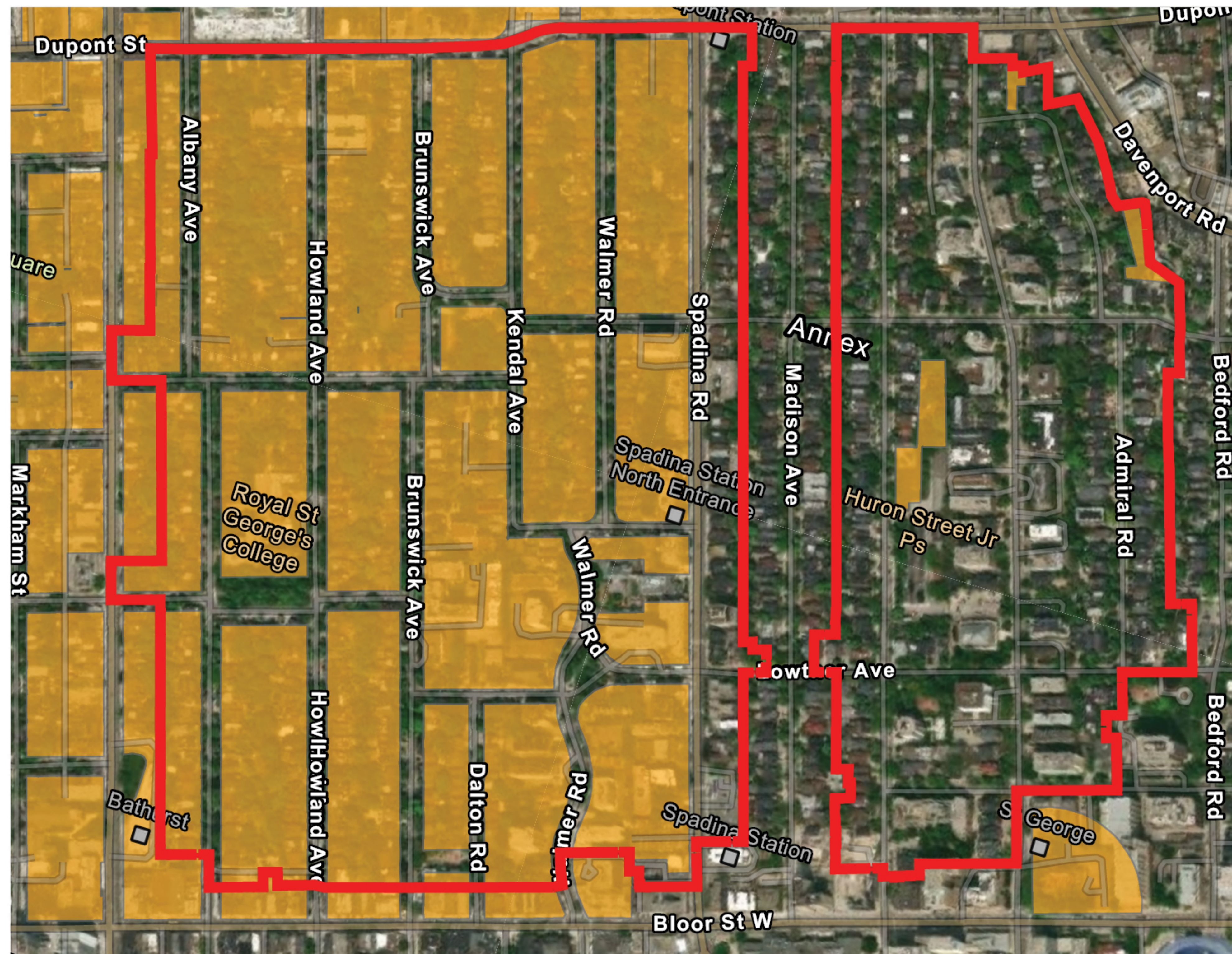


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Subdivision and Annexation





According to the Toronto Archaeological Management Plan (AMP), very few lands within the West Annex Phase II HCD Study Area east of Madison Avenue are identified as retaining archaeological potential. West of Madison Avenue, however, almost all lands within the Study Area are deemed by the AMP to have archaeological potential, based on their historic location within Seaton Village before annexation by Toronto.



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Archaeological Potential





The dates of construction of extant buildings within the West Annex Phase II HCD Study Area ranges between 1868 to the present day. Around 87% of the Study Area's buildings were built before 1975. More specifically, approximately 70% of the area's buildings were constructed between 1899-1919, its major period of development.

Although only around 4% of the Study Area's buildings were built during the other notable development period, between 1959-1979, many of these are large structures that significantly impact certain streets and sectors.

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Dates of Construction



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- [] Parcels with multiple buildings
- Coach House
- Corner House
- Detached House
- Semi-Detached House
- Townhouse
- Rowhouse
- Low-rise Multi-unit Residential (up to 5 storeys)
- Mid-rise Multi-unit Residential (6-11 storeys)
- High-rise Multi-unit Residential (12 storeys and higher)
- Office Building
- Place of Worship
- Consulate
- Library
- School
- Subway Station
- Not Applicable

The Study Area predominantly features fully detached and semi-detached single-family houses of two to three storeys, dating mostly from its development as a residential suburb in the late 19th and early 20th centuries. Its residential buildings

also include row (town) houses, and mid-to high-rise buildings located on Walmer and Spadina Roads and St. George Street. Institutional buildings (churches, schools, community services, etc.) are also found in the area.

West Annex Phase II: Heritage Conservation District Study: Open House

Building Sub-Type



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The Study Area is heavily comprised of residential properties ranging from single-family homes to high-rise apartment buildings. Institutional uses are located within the residential streetscapes, especially in the southeastern part of the study area. Some of these institutions occupy purpose-built buildings, while others have moved into retrofitted houses or other building types; for instance, a number of municipal services are located on Spadina Road in what were originally family homes. Commercial activity is found near Bloor and Dupont Streets, and in retail spaces at the base of high-rise buildings.

- ⬜ Parcels with multiple buildings
- ⬜ vacant
- ⬜ Commercial
- ⬜ Institutional
- ⬜ Consulate
- ⬜ Shelter
- ⬜ Municipal and Community Services
- ⬜ Subway
- ⬜ Garage
- ⬜ Fraternity/Sorority
- ⬜ Residential
- ⬜ City Park
- ⬜ Public Schoolyard

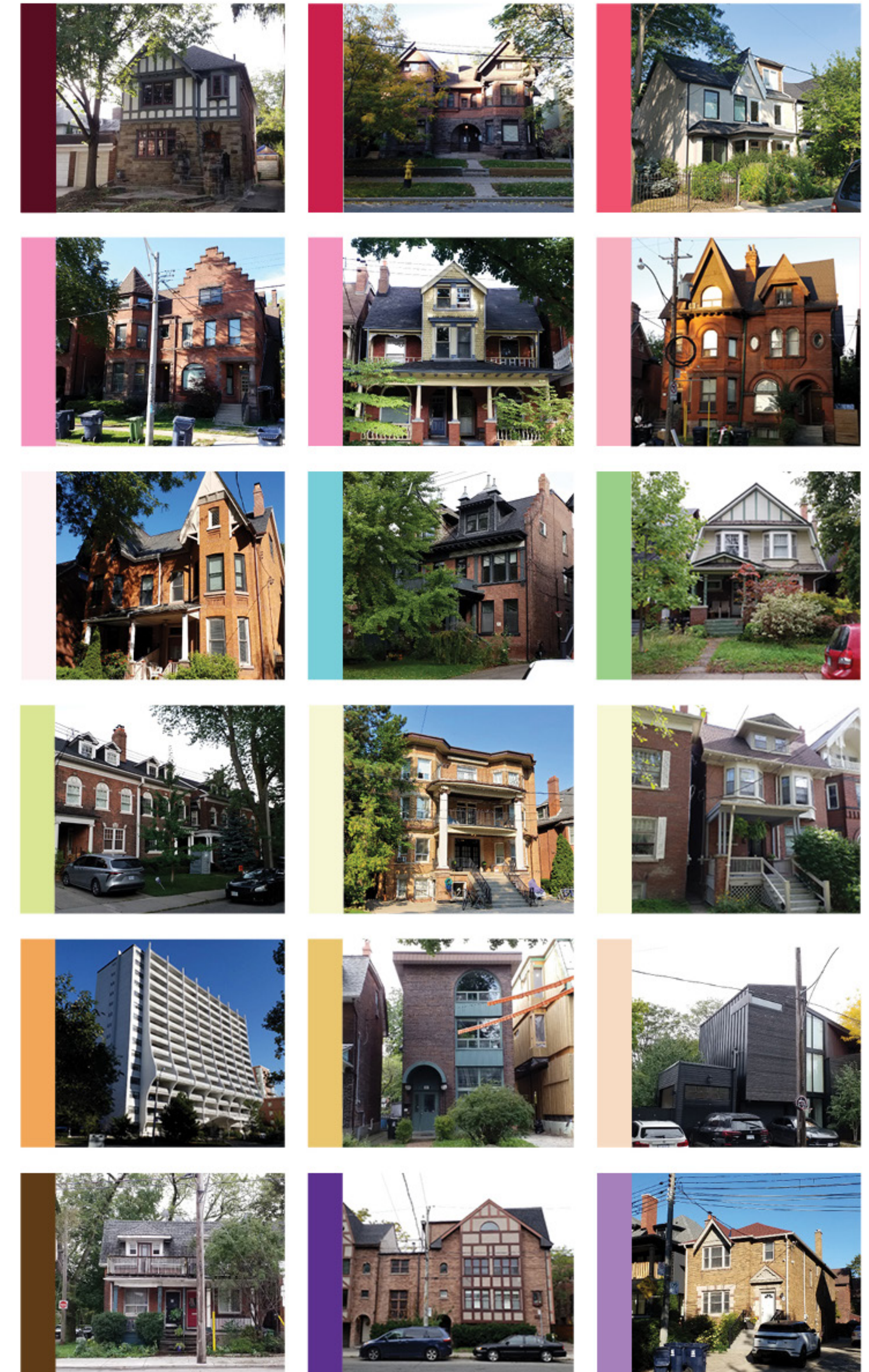
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Current Use



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The West Annex Phase II HCD Study Area includes a variety of architectural styles reflecting the area's development and redevelopment as a largely residential neighbourhood. Attractively ornamented houses built in the late 19th and early

20th centuries express fashionable styles from those periods such as Queen Anne Revival, the Annex House Style (a Toronto hybrid of Queen Anne and Romanesque Revival), and Edwardian Classicism. Many vernacular infill houses built from

the 1920s-1940s present ornamental components from other styles such as Tudor Revival. The Modernist walk-up and high-rise apartment buildings dating from the 1950s-1970s range from simple and functionalist to dramatically expressive.

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Architectural Stylistic Influences



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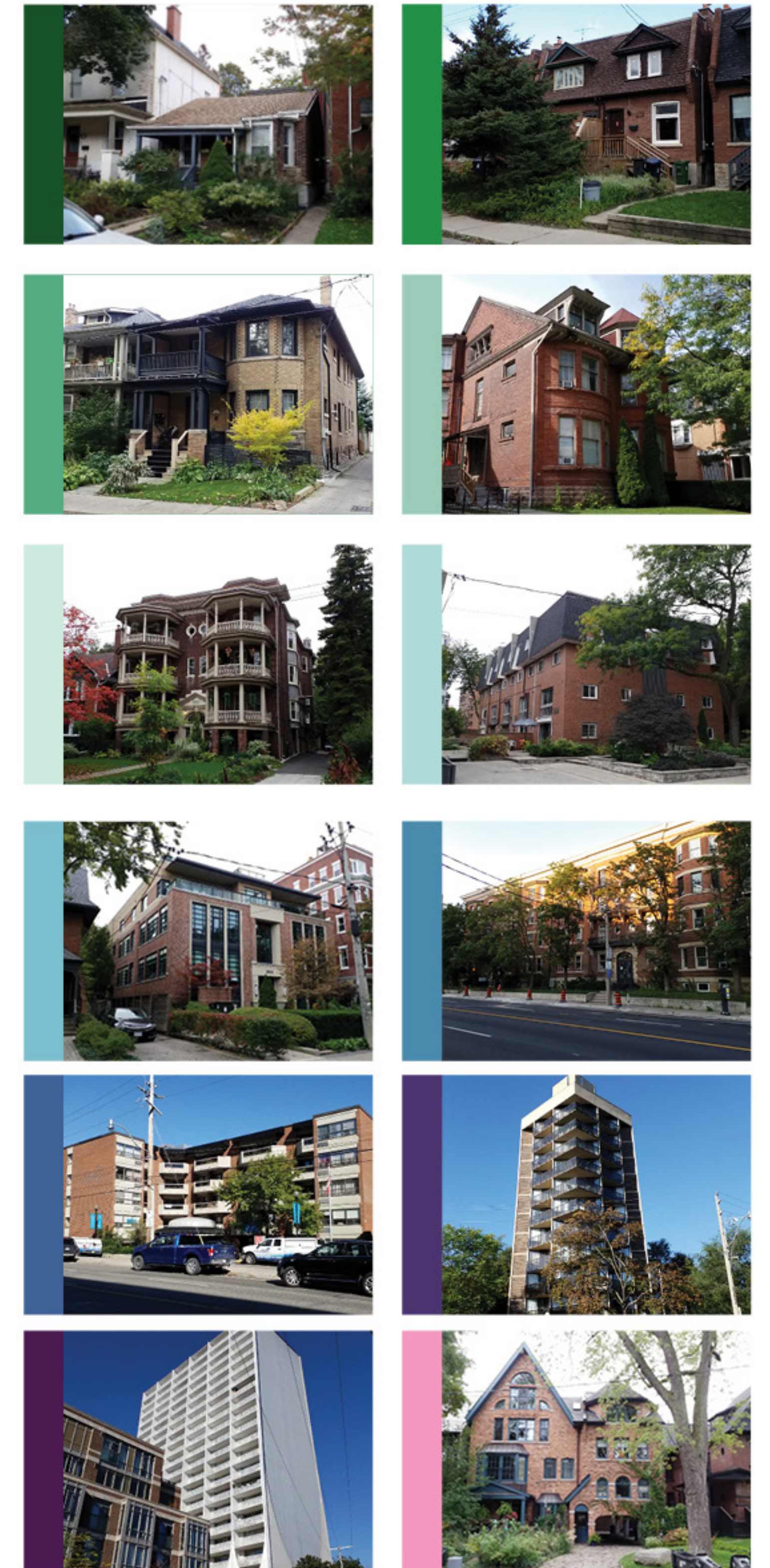
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Building heights in the West Annex Phase II HCD Study Area range from 1 to 22 storeys. The Study Area has predominantly 1- to 3-storey structures, comprising approximately 90% of the existing building stock. Mid- and high-rise structures of over 3.5 storeys are mostly located along

Walmer and Spadina Roads and St. George Street in the southern and eastern sectors of the Study Area, where there has been considerable redevelopment since the late 1950s.



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Number of Storeys



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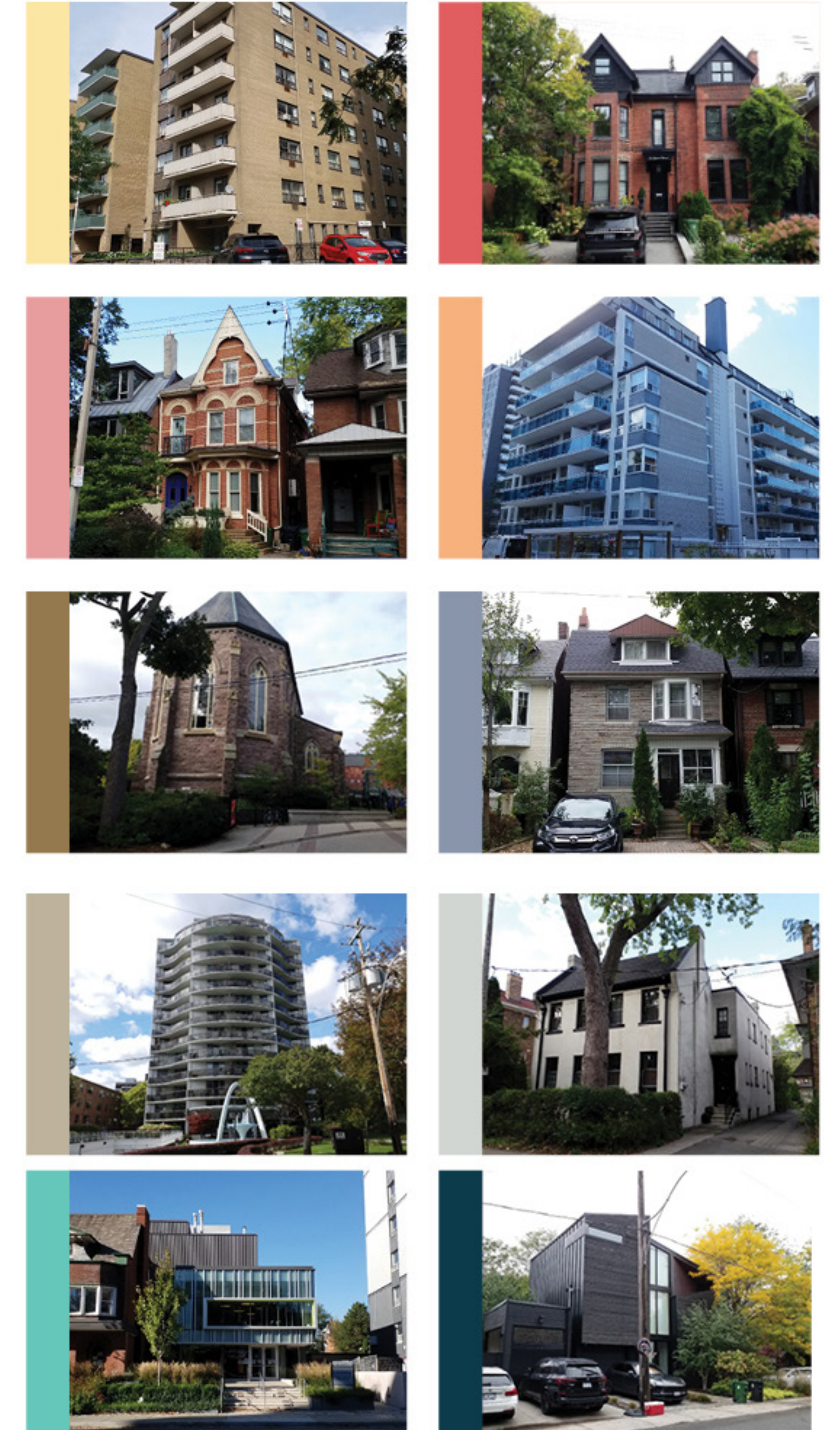




- Parcels with multiple buildings
- Brick - Buff
- Brick - Red
- Brick - Polychromatic
- Brick - Other
- Stone - cut
- Stone - veneer
- Concrete
- Stucco
- Glass
- Siding
- currently removed

Brick is the predominant material for most street-facing building façades within the Study Area. Many of the area's brick buildings additionally present trim and ornament in stone, terra cotta, wood and/or metal. Many mid-20th-century apartment buildings are also clad in brick of various

colours, while others feature white or grey concrete that contrasts with their older brick neighbours. Additionally, some buildings built since the mid-20th century primarily feature glass or stucco.



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Exterior Cladding

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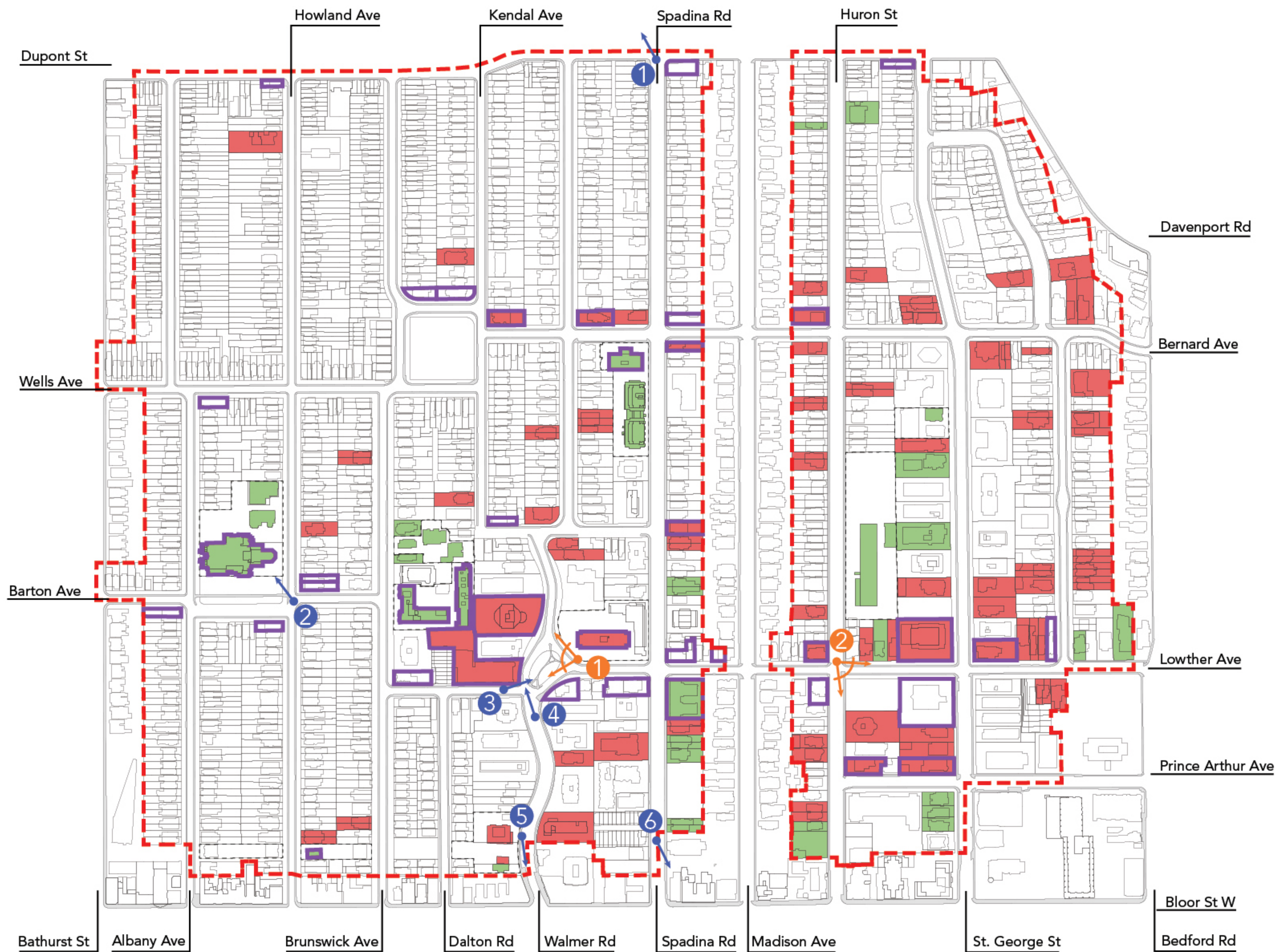
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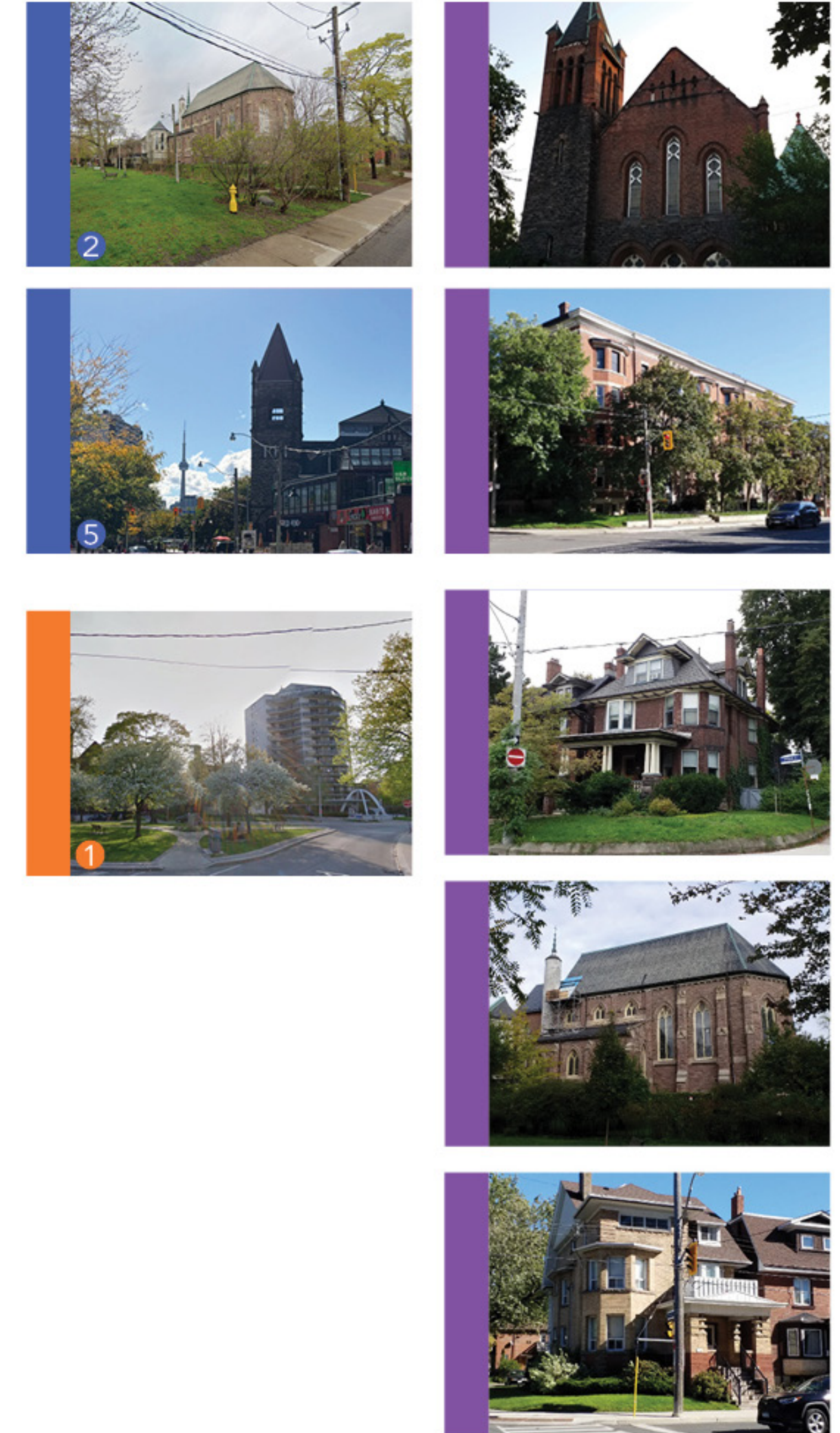
- Parcels with multiple buildings
- Listed
- Part IV
- Landmarks (preliminary)

Views

- ① Spadina-Dupont intersection, toward Casa Loma
- ② Howland-Barton intersection, toward Cathedral of St. Alban the Martyr
- ③ Lowther Avenue southwest of Gwendolyn MacEwen Parkette, toward 35 Walmer Road
- ④ Walmer Road south of Gwendolyn MacEwen Parkette, toward Walmer Road Baptist Church
- ⑤ South end of Walmer Road, toward Trinity-St. Paul's United Church bell tower and CN Tower
- ⑥ Spadina Road at Annex Lane, toward CN Tower

Vistas

- ① Lowther Avenue east of Gwendolyn MacEwen Parkette, toward Walmer Road Baptist Church and 44 Walmer Road
- ② Huron-Lowther intersection, toward 190 St. George Street and 485 Huron Street



The West Annex Phase II HCD Study Area contains 97 properties listed on the City of Toronto's Heritage Register and 36 designated under Part IV of the Ontario Heritage Act. Most of these heritage buildings are distributed in the southern and eastern halves of the Study Area, although there are clusters of heritage properties north of Bernard Avenue.

"Landmarks" on this mapping are preliminary, and currently show corner buildings with physical presence on the streetscape.

The Study Area's streets and parks offer notable views and vistas, some within the Study Area and others toward buildings beyond the Study Area.

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Heritage Status, Landmarks, and Views



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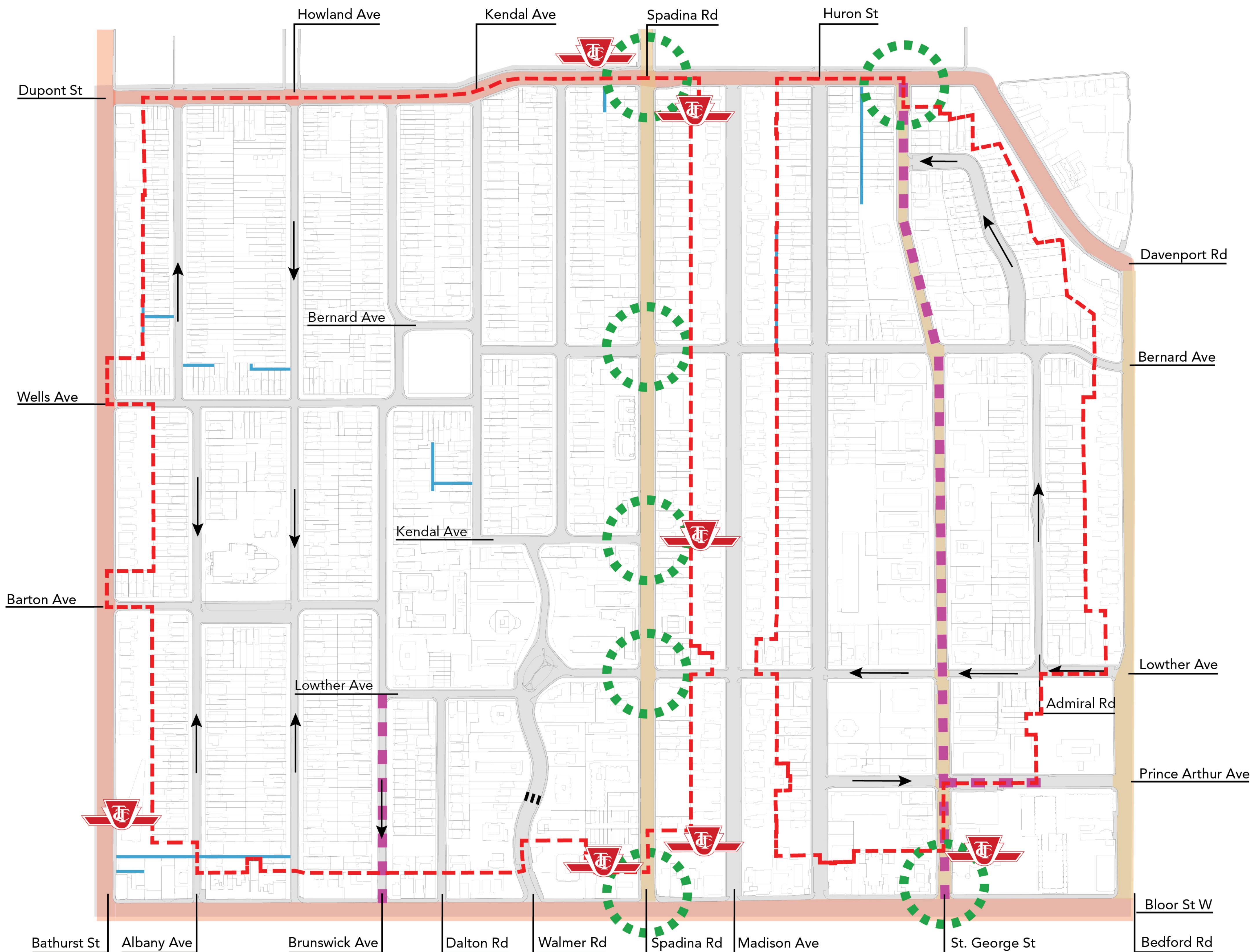
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Bloor Street West, Bathurst Street and Dupont Street, which surround the Study Area, are defined as major arterial by the City of Toronto's road classification. St. George Street and Spadina Road are classified as minor arterial and accommodate considerable traffic, along with bicycle infrastructure along St. George Street. The rest of the Study Area's Streets are local, some of which are one-way. Seven entrances to four TTC subway stations (St. George, Spadina, Bathurst and Dupont) are located within or immediately outside of the Study Area.

Potential gateways into the Annex area occur at the intersections of Spadina Road and St. George Street with Bloor and Dupont Streets. Other proposed gateways occur where local streets cross Spadina Road between eastern and western sections of the Annex.

- Local Vehicular Street with Sidewalks
- Major Arterial Road with Sidewalks
- Minor Arterial Road with Sidewalks
- Laneway
- One-way Vehicular Traffic
- Bike Lane / Bikeway / Cycle Track
- Pedestrian Crossing
- Subway Station
- Potential Annex Gateways

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Transportation

