

West Annex Phase II
Heritage Conservation District (HCD) Study
Community Consultation Meeting (CCM) #1 – Summary Report



Prepared by LURA Consulting for the City of Toronto

West Annex Phase II Heritage Conservation District (HCD)
Community Consultation Meeting #1 – Summary Report

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Introduction

Background

The purpose of the West Annex Phase II Heritage Conservation District (HCD) Study is to determine if the Study Area merits designation as a district. The HCD Study will involve a survey of the Study Area to provide an analysis and understanding of the area's history, evolution, and heritage character – both tangible and intangible.

The outcome of the Study is to determine appropriate heritage planning tools for the conservation of the area's cultural heritage value, as informed by the Study's analysis and public engagement. This may include the recommendation to the Toronto Preservation Board to pursue to designate all or a portion(s) of the area under Part V of the *Ontario Heritage Act* and for Heritage Planning staff to proceed with the preparation of a Heritage Conservation District (HCD) Plan.

Study Area

The West Annex Phase II HCD Study Area generally encompasses properties between Bedford Road and Bathurst Street to the east and west, and between Dupont Street and Bloor Street West to the north and south. The Study Area is adjacent to two existing Heritage Conservation Districts: the East Annex Heritage Conservation District (designated Part V in 1994), and the West Annex Phase I "Madison Avenue" Heritage Conservation District (Notice of Intention to Designate Part V given in 2015, LPAT approval in 2019). The boundary of the Madison Avenue HCD cuts through the middle of the Study Area and includes the properties fronting onto Madison Avenue from Dupont Street to just north of Bloor Street West. The Study boundary does not necessarily reflect any potential district boundary. A map of the Study Area is provided below. More information about the West Annex Phase II HCD Study can be found on the City of Toronto's [website](#).

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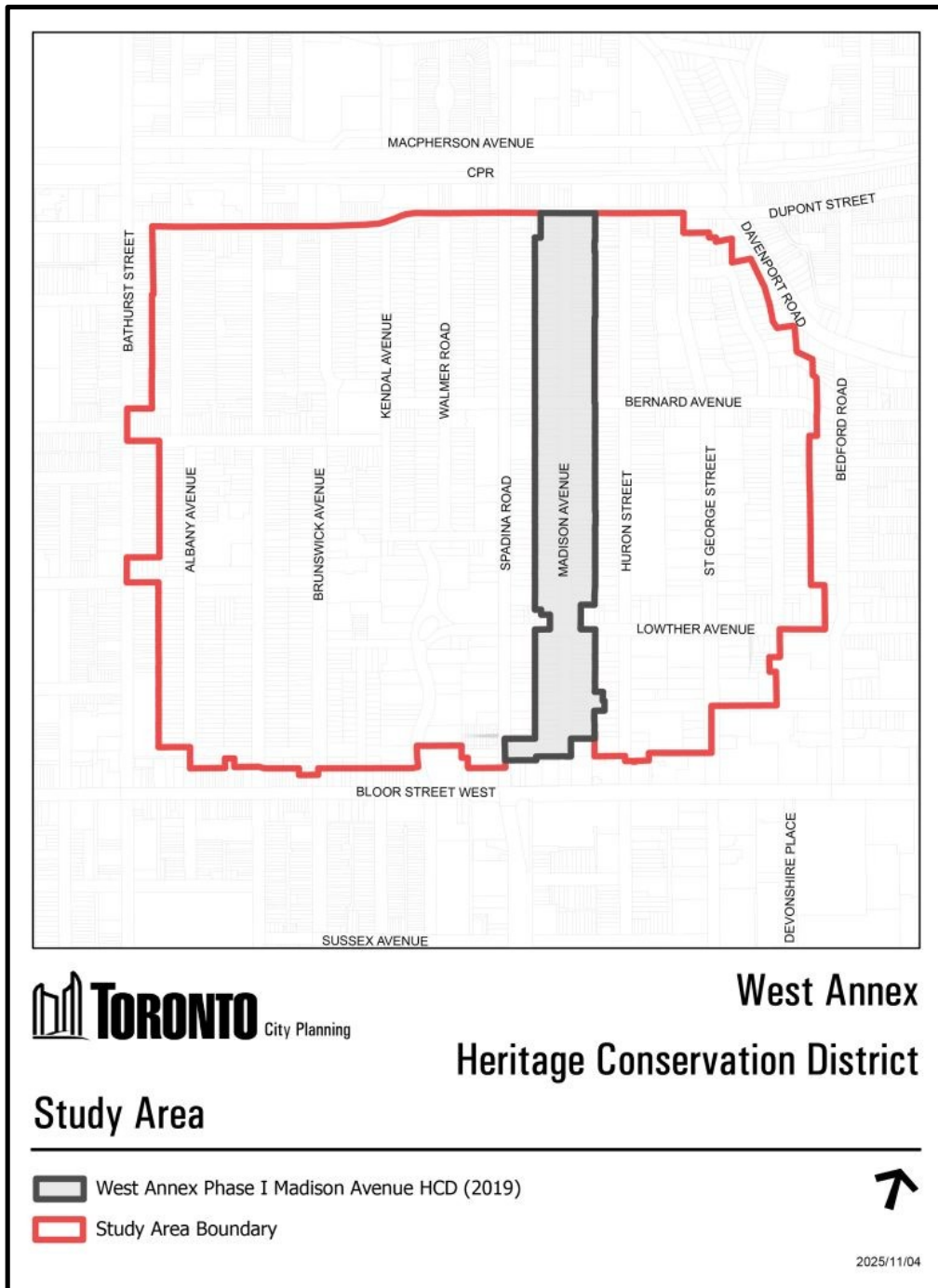


Figure 1: The West Annex Phase II Heritage Conservation District Study Area Boundary

Community Consultation Meeting #1

Meeting Objectives

Community engagement is an important component of the HCD Study. The City of Toronto held the first Community Consultation Meeting for the West Annex Phase II HCD Study on October 21, 2025, from 4:30 p.m. to 7:00 p.m. at the Native Canadian Centre of Toronto, 16 Spadina Road.

The purpose of the event was to:

- Introduce the West Annex Phase II Heritage Conservation District (HCD) Study, including approach, timing, and activities
- Present background material and a preliminary understanding of the area
- Seek the participation of members for the Local Advisory Committee (LAC)
- Answer community member questions about the HCD Study Process
- Highlight next steps

Meeting Details

The meeting format featured an open house with stations that offered community members an opportunity to learn about the HCD Study, speak with City staff and the consultant team, and share feedback.

The stations were:

1. Entrance and registration
2. Welcome and Land Acknowledgement
3. Heritage Conservation District in Toronto and HCD Study Area Map
4. West Annex Phase II HCD Study Process & Timeline
5. Goals and Key Deliverables
6. Ontario Heritage Act's New Requirement for an HCD
7. Heritage Incentive Program
8. Heritage Permits
9. Input Station (with colouring sheets to support a family-friendly environment)
10. Stay connected

Feedback was obtained through the following methods:

- a) Verbal discussions documented through staff or sticky notes,
- b) Comment forms submitted during and after the meeting; and
- c) Direct e-mails to City of Toronto staff.

Approximately 80 community members participated. Comment forms and e-mails received by November 11, 2025, are included in this summary report. Additional comments received after November 11, 2025 will be included in future summary reports.

In addition to public meetings, a Local Advisory Committee (LAC) will be established to gather feedback from a diverse range of residents and voices within the Study Area throughout the HCD Study process. Copies of the draft Terms of Reference and an application form to participate in the LAC were also made available at the Community Consultation Meeting.

Summary of Feedback

What We Heard

A summary of the feedback received during and after the meeting is presented below and organized by the discussion question and theme. The summary provides a high-level synopsis of recurring comments, concerns, or suggestions from community members' verbal discussions with staff and written comment forms received during and after the meeting.

The discussion questions provided were:

1. What places in the West Annex are most important to you?
2. What are the most important buildings, streetscapes, landscapes and/or views in your neighbourhood? Are they captured within the Study Area?
3. Are there any places that serve as landmarks, such as buildings or sites that are important for their physical presence or their historical or community significance?
4. What are the most important stories, people or events in your neighbourhood's past that we should know?
5. Do you have any other comments, questions, or concerns, about the West Annex Phase II Heritage Conservation District Study you would like to share?

Important Places

Discussion Question: What places in the West Annex are most important to you?

Places

- Churches, community centres, mid-rises/multiplexes.
- Fine-grain retail buildings.
- Restaurants and shops along Bloor Street.
- All the residential streets in the proposed Study Area. Some specific streets mentioned include Spadina Road, Madison Avenue, Bedford Road, Bloor Street, Dupont Street, and St. George Street.
- Walmer Road is cited as a highly appreciated street for its layout/design (mix of building types and styles, integration of green space/features).
- Several participants cited Brunswick Street as being a nice street for its pedestrian activity, its buildings, and especially its bike lane and a significant thoroughfare for the community. Brunswick Street and the surrounding area are an essential example of a historic subdivision landscape (c.1900s).

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- Dalton Road is a street that shows a mixture of building types and demographics (students, grad students, families); it was also called a good example of natural, gentle density, or “middle density”.
- Spadina Road is one of their favourite streets to walk down because of the character of the buildings. The consistency of its historic character represents a specific period in the history of subdivision planning. It tells a story about what early downtown-adjacent subdivisions looked like in Toronto.
- The “urban” quality of porches, columns, even the rhythm of spaces between the buildings, and the pedestrian-focused thoroughfare.
- The story and where the Spadina expressway entry would have been (Spadina and Bloor).
- The Canadian Pacific Railway.

Parks and Open Spaces

- All greenspaces and existing roads patterns.
- The trees, the parks, and parkettes in the area. Parks specifically mentioned include:
 - Jean Sibelius Square and all the small parks around the Study Area.
 - St Albans Square.
 - Gwendolyn MacEwen Parkette.
 - Taddle Creek Park.
- Some participants use the St Alban’s Square and trail space as a thoroughfare; they love the tree-lined path that cuts through the park, and they find it to be a unique streetscape/landscaping feature in the city; another participant uses both the square for social gathering and the path for travelling through the area.

Diverse House-Forms

- Many participants appreciate the flexibility of the historic house-forms overall, such that the original built forms were adapted and repurposed to suit the range of living situations (e.g. converted into multi-units) without losing much of their original appearances/character.
- The subdivision of large houses into rental properties was highlighted by some participants as an asset and contributes to the heritage of the district. Some participants raised concerns about houses that were subdivided being converted back to single-family homes.
- Historically, an area of experimentation in planning/building types. Several participants cited how they loved the ‘Tower in the Park’ concept (one of these participants lived at 20 Prince Arthur, which is outside the Study Area boundary, but they still see similar ideas reflected in other buildings of Uno Prii’s within the Study Area).
- Diversity of built form extends into the interior living spaces, resulting in a range of unit sizes, layouts and price ranges.
- Three-bedroom units that are spacious and include actual communal spaces like dining/living rooms where people can host social events, etc.
- The variety of units makes it exciting or encouraging to look for rental space in the area because there are many more options for renters in different stages and/or situations of

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life (versus other areas of the city where there is a uniformity of small, minimal units with zero distinction between bedroom/living room/kitchen space).

- Houses themselves accommodate multiple uses, even down to their porches; one participant discussed how his neighbours in a multi-unit house form use their porch space as a foyer and gathering space where the various occupants and their visitors meet up, cross paths, and congregate.
- The original, spacious forms of the houses can absorb and accommodate many people from different life situations: students, new families, established families, social housing tenants, older couples, younger professionals, and more.
- There is diversity of living spaces. The variety of residential building styles has enabled the development of a range of unit sizes, layouts, and price ranges within the area.
- Experimentation and adaptation of forms have resulted in a successfully socio-economically diverse community.
- The many multiplex houses add important closeness and density.

Houses and Apartments

- Houses on Albany Avenue, Howland Avenue (north of Barton Avenue), Kendal Avenue (west side of Bernard), Lowther Avenue (especially 181-183 Lowther Avenue), and Admiral Road (all buildings and specifically 32 Admiral Road).
- The apartment building at 35 Walmer Road (known as "The Vincennes"), designed by Uno Prii, is characteristically significant.
- The building at 59 Spadina Road and the two neighbouring apartment towers have a rich history as a diverse community and multi-income spaces. Participants have been student residents and young professionals in these buildings.
- White Edwardian apartment building at 63-65 Kendal Avenue and its sister building near Bedford Road and Chicora Avenue.
- St. George Street has a mix of styles of grand Victorians and Edwardians that complement modern styles.
- 175-179 Lowther Ave.

Community Spaces and Other Properties

- Walmer Baptist Church (the original portion and the new addition)
- Alliance Francaise.
- Native Canadian Centre of Toronto.
- Campus Cooperative Buildings.
- The mid-rise apartment buildings (68 Kendal Avenue, 41 Spadina Road, 50 Spadina Road, 388 Brunswick). 68 Kendal Avenue, Audley Court, was also highlighted for having a beautiful entryway and building.
- 175-179 Lowther Avenue.
- Religious Society of Friends (Quakers), located in Toronto's Annex at 60 Lowther Avenue.
- The Old Parish House of Trinity Church (Trinity Church is outside of Study Area but the location of the Old Paris House is yet to be determined).
- Jane Jacobs' house.

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- Spadina Garden, apartment building considered ‘a family home’.
- Original portion of Jackman Institute of Child Studies.

People

- Historic people who live or used to live in the Annex.

Important Features

Discussion Question: What are the most important buildings, streetscapes, landscapes and/or views in your neighbourhood? Are they captured within the Study Area?

Architectural Features

- Many participants loved the style/design/materials of the older buildings in the area because of their beauty and how they create an atmosphere of welcome and a sense of “homecoming.”
- The unique architecture of the buildings, regardless of how the building is used presently.
- Residential homes from the 1920s have many historic details and craftsmanship.
- The style of the older buildings is artistic and noticeable, giving people something to look forward to when they’re coming home and making them enjoy and appreciate their living space.
- Some smaller infill houses built between 1920s and 1940s were described as “Leaside” homes.
- There is a warmth to the materials (older bricks, decorative bargeboards), and the design of the street-facing façades.
- Historic buildings can have a grounding effect and give people a sense of stability, creating a solid base for progress and change.
- Stained glass above all the residential windows, brick, stone detailing, wood detailing (process, eaves and trim), and all the craftsmanship are important architectural features.
- Preservation of old stone and brick facades. To build towers up to the top if necessary and keep old homes on the first to 4th floors.
- Features that are not a right-angle are special (to this area and more broadly) and new additions/developments should not include glass rectangles.

Streetscape

- The annex is more about its streetscapes than its individual places. It is a multi-layered cultural landscape. Admiral Road was highlighted as a good streetscape example.
- The human-scale and lower height buildings in the neighbourhood.
- Scale of the buildings is pedestrian scaled (versus a wall of high-rise buildings that can feel intimidating or remote).
- The design of the porches, doors, and windows create a sense of figurative permeability, such that a pedestrian can feel connected to the building and its occupants because these features feel approachable and establish a liminal space between the public and

private spheres (versus a stark divide between these spheres in high-rise, flat glass or metal façades). This makes it feel less lonely and safer to walk down these streets.

- These historic features help to support “life in the streetscape.” This is compared to many impersonal contemporary buildings, and due to their façade designs, they can feel very exclusionary to pedestrians.
- A critical feature is the uniformity of vast swaths of red brick architecture and human-scale dwellings that allow the sky to breathe.
- The coherence of the streetscape.
- Edges are important. The retail and larger buildings on the west side of Bathurst Street and the north side of Dupont Street are significant. Within the Study Area, the east side of Bathurst Street and the South side of Dupont Street are underdeveloped low-rise residential areas that detract from the vibrancy of those streets.

Landscape and Natural Features

- The landscapes and points of interest created by homeowners and the community, e.g., community gardens, free libraries, pollinator gardens, garden fairie doors, community public, and private art.
- The trees, front lawn, and gardens. The leaves bring healing and are the best feature. Many developer advertisements cite “The leafy tree-lined streets” in the Annex.
- Trees should be preserved unless they are sick or dangerous.
- Mature trees are very special in the Study Area.

Gateways, View and Vistas

- “History is more than a picture.” There is a benefit to not only look at historic photos of a neighbourhood but being able to compare that photo to the neighbourhood it captures and seeing how many historic buildings are still around and continue to contribute to the contemporary area, creating continuity in a community and the sense that you are a part of long-term progress.
- Structures and subway structure/entry ways at exits.
- One participant noted that the neighbourhood views are not important, for example, the view of Casa Loma from the Annex.
- The points of entry of the neighbourhood are mostly TTC-related and prominent on the east side of the area.

Landmarks

Discussion Question: Are there any places that serve as landmarks, such as buildings or sites that are important for their physical presence or their historical or community significance?

Architectural Landmarks

- 11 Spadina Road because it is the only residential building on the block. As well as 53 Spadina Road.

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- The Northwest Corner of Spadina Road and Dupont Street at the TTC Subway has the same building style as the southeast corner. Additionally, it features place cards that showcase the history of Spadina Avenue.
- Audley Court at 68 Kendall Ave.
- Christe House at 101 Admiral Road.
- Author's house at 105 Admiral Road.
- Former horse carriage garage in the area (address unknown).
- Walmer Church is a vast community anchor.
 - Suggestion to consider moving the Spadina Branch of the Toronto Public Library into the Walmer Church, as it would preserve both the architecture of the church and keep it in use as a community space.
- The Uno Prii buildings, especially 44 Walmer Road, and 35 Walmer Road, which are within sight of one another. These buildings have a high degree of craftsmanship and merit.
- 'Friend's House' at 60 Lowther Avenue is beautiful and speaks to both the community and the spirit.
- The Church of Christ Scientist, an Art Deco-inspired and Cartesian structure, seems to embody a confluence of science, futurism, and religion.
- Jackman Institute of Child Studies.
- St. Paul's (Outside of Study Area but a key landmark).
- The remaining Annex mansions, many now occupied by fraternities and sororities, are tremendously impressive and evoke Toronto's Gilded Age.

Community and Cultural Landmarks

- The Native Canadian Centre.
- Affiliated housing is amazing. These refer to off-campus rental properties that have a formal agreement with an institution, like a university, that are marketed to students.
- Several churches in the area including the Walmer Road Baptist.
- The First Church of Christ, Scientist
- Religious Society of Friends (Quakers), located at 60 Lowther Avenue.
- 40 Walmer (proposed for demolition) and the apartment building at 88 Bernard in particular, which are known for their seasonal decorations. Those decorations are a signal of happy tenants and caring superintendents.

Events, People and Social Character

Discussion Question: What are the most important people or events in your neighbourhood's past that we should know about? Participants noted the following events that happen in the West Annex neighbourhood:

Historical and Cultural Foundations

- Artist.
- Gardens.
- Indigenous stories.
- Settlers.

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- Religious institutions.
- Bio-diverse gardens.
- Taddle Creek Park, the buried river system and changing nature.
- Indigenous housing, shelters, and supportive housing that have been integrated within an accessible neighbourhood.
- Many of the early owners of the Annex properties were prominent citizens who brought with them their own stories.
- Old family homes, sometimes including home support workers.
- Primary area of diversity with regards to renters and owners as well as resident population. This was particularly highlighted about the southeast area of the West Annex (near Bloor Street, where all the high-rises are).

Social and Cooperative Housing History

- Campus cooperative houses. A collection of cooperatively owned student residences is in the historic Annex houses. It began in the 1940s with the rise of the socialist movement and has continued to this day. One of the remaining affordable student cooperative houses in Toronto.
- The cancellation of the Spadina Expressway resulted in a series of government-owned buildings along Spadina Road, some of which eventually became social housing spaces (therefore, from community efforts come community benefits).
- Several participants mentioned the mutually positive impact of having social housing in this area (where those who live in the housing benefit from being located within this community, and the community benefits from having them here).
 - Social housing occupants contribute to the socio-economic diversity of the area; diversity of having people in different life situations included within one community.
 - Occupants then also have access to the same benefits of the area's location as the rest of the community (walkability, central location close to downtown, access to transit options, lively social atmosphere, well-designed buildings).
 - The social housing buildings themselves are of a similar style/type to the rest of the buildings in the area; occupants living in this social housing are more naturally integrated into the area (versus sticking out as "other"). They are therefore connected to the community and form part of the whole, rather than being excluded from it.

Social Diversity and Neighbourhood Character

- Several participants highlighted the socio-economic diversity of the area as a significant positive aspect. One participant described their appreciation for the liveliness of the neighbourhood (a bustling area; lots of foot traffic).
 - The dynamic contributes to the abovementioned liveliness and the frequency of people from different ages and situations in life being able to live in proximity to and interact with one another.
 - One participant provided an example of their single-family home on Brunswick is located next door to a multi-unit house full of younger, university-aged occupants.

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- There is an “honesty” to the socio-economic diversity of the area that reflects a realistic spread of incomes and living/life situations (as opposed to neighbourhoods where the incomes of occupants are more uniform / creating a “sameness” in the composition of the community that does not reflect the reality of the city at large).
- The history of the Annex after WWI and into the present as a sheltering place for low-income people, including students, writers, artists, working people, and folks in recovery or needing social assistance. So many historic homes and legacy apartment buildings had the capacity and flexibility to adapt and welcome new people, often very different from the original owners and tenants.

Affordable Housing and Community Continuity

- The younger university-age demographic, likely 19-23 years old, draws people to the area and inspires residents to want to remain living in the area because of a pre-established connection/community.
 - The purpose-built rental building with rent control. The “big chunky” places to live that accommodate multi-unit dwellings and naturally foster collaborative environments.
 - The well-made interior features and the layout of the living unit (its space and design).
 - The Central location of the building, the area in general, and the walkability.
 - The proximity to the University of Toronto, close to transit and the affordability.
- These features (noted above) contribute to the fact that students do not leave immediately after graduating; the conditions of the area encourage long-term residents, who in turn establish a community/character/culture (as opposed to being an area of transient renters that only live there short-term and then move on, and never allowing a community to establish).
- The large, historic buildings converted to rooming houses (and in some cases, small apartment buildings) can continue to function as such, and both the structures and the tenants will receive adequate protection from the City and the Province, conserving our architectural legacy and the neighbourhood mix.

Notable people and incidents

- The diverse demographic mix in the area today.
- Many authors and artists that have lived in the area including Jane Jacobs, Margaret Atwood and Adrienne Clarkson.
- Arts community, mix of academia, students, new Canadians, seniors.
- The area's creative/multifaceted culture as a launching pad for people just starting in their academics, careers, etc.
- The Massey Murder on Kendal Avenue. The last man hanged in Canada was convicted of this murder.
- Therafields is a significant story, and there are still residents living in the Annex who were part of their social experiment.
- Cults on Admiral Avenue.
- March to the Chinese consulate after the “Tiananmen Square” event.
- Nora Johnson: a community figure who wrote an article about the historical planning changes that have occurred in the Annex.

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- Bobbi Speck, Tija Dirks and Alfred Holden, who have deep roots in the area.
- The former Gurney Mansion, at 44 Walmer Road, served as a boarding house. A young mother lived there from 1944 to 1946, while she was a student at the University of Toronto.

Additional Comments

Discussion Question: Do you have any other comments or concerns about the West Annex Phase II Heritage Conservation District Study you would like to share?

HCD – Support and Opposition

- Many participants feel it is important to conserve the West Annex and allow development/redevelopment. Participants want to find a balance of keeping the character of the area while still allowing for an increase in density (population and massing).
- Some participants were very supportive of an HCD while others were not.
 - Supportive participants expressed that an HCD is long overdue for the West Annex to protect the area from demolition.
 - Opposing participants expressed concerns that an HCD can prevent density and development and noted concerns that an HCD will freeze the area in time and to avoid growth.
- Some participants noted that the beauty of the neighbourhood includes change, progress and development.
- One participant feels that an HCD will help improve development dialogue.
- Some participants would like to speed up the HCD Study process to protect areas such as Dalton Road, which is facing rezoning.
- Some supporters of HCDs suggested that there could be more concentration on how the HCD could be regulated in the future. It was noted to ensure the HCD is in alignment with the City and the Province.
- Some opposers of HCDs suggested there is enough regulation and there should be no more.
- Some participants expressed concern with HCDs encouraging pushing out multi-tenant spaces for large single-family homes.
- One participant feels that heritage is not about NIMBYISM but rather it can focus on the exteriors and still allow for the buildings to be put to maximum good use.
- HCD in a central location should be approached with extreme care. The hope is that over time, the area can continue to be home for many different people, which could mean fewer single homes and more small and mid-size apartments.
- The intersection of subway lines in the area should be a prime location for intensification and new housing. One participant believes that freezing development (through implementing an HCD) will only drive up housing prices and make it increasingly difficult for people to continue living in the neighbourhood. It was suggested that there should be a policy that manages growth and welcomes more residents.
- One participant wants to maintain the freedom to alter the front of their house without extra red tape or expense. They feel that many properties are older and in need of

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repairs, and an HCD designation would place burdens on homeowners to make necessary repairs or improvements.

Study Area Boundary

- Some participants were happy to see the boundary include the south side of Dupont Street, particularly to preserve 680 and 682 Huron Street and suggested that the north side of Dupont be considered for inclusion.
- Two additional properties are proposed within the Study Area at 288 to 264 Bloor Street between Huron and St. George St. A rationale, including archival research, was provided.

Open House Presentation Information

- Participants liked the maps presented in the open house.
- Many participants thanked the staff for a very valuable community drop-in session that was informational and helpful.
- Some of the maps' construction dates seem inaccurate, and participants would like to know where the data came from.
 - Check the date of construction of 428 Brunswick (a participant believes it is 1909).
- The legend on the number of storeys is unclear.
- Communication and promotion of community events could be improved.

Development, Density and Growth

- There is a concern that renters will be displaced.
- Within the recommendations, ensure room for densification in the Annex near the subway. Historically, the neighbourhood has housed more people and participants emphasized that the area can again.
- The areas in the Annex which are most diverse (looking at census data) are Walmer Street, St. George Street. These are streets which allow for higher density and are vulnerable to redevelopment.
- It is essential to have a healthy retail space with job-creating shopping options.
- Spadina Road should be developed into a retail / mixed-use, higher-density area over time.

Demolition and Preservation

- The demolition of 175-179 Lowther. This is perceived to not be aligned with the HCD process.
- The subdivision of large houses into rental properties is an asset and contribute to the area's character.
- Concerns were raised about the specific designation of 661 and 665 Huron Street, due to added restrictions and cost of maintenance.

Rooming Houses

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- Rooming houses are not inherently harmful and are mostly positive because they contribute to the overall diversity of housing types and occupants of socio-economic statuses. Improvements can be made in their regulation to ensure the safety of tenants, prevent the emergence of anti-social habits, and deter the deterioration of the buildings themselves. Overall, the Annex is an ideal area for accommodating rooming houses.
- Some participants have noticed some failing rooming houses in the area, over the years, and mentioned how some pockets of deterioration have occurred.

Parks and Public Realm

- The city should consider park maintenance. It's not enough to provide these spaces; they need to be maintained (citing issues with plant maintenance and the upkeep of park features, such as benches).

Development Engagement and Construction Processes

- The community is not “anti-developers,” but said that they like it when developers come into the communities and discuss their proposed projects with the people who live there.
- There is a dislike of construction projects that are prolonged and exceed their promised completion dates (if developers can't meet deadlines, then they should not promise them because it causes increased frustration for community members, in addition to dust and noise pollution).
- Prolonged projects can affect the composition of the community (participant relocated to another house in the Annex because their prior home was too close to a long-term construction project).

Areas of Clarification

Participants posed questions about HCD Study and Plan processes as well as impacts on residents, property owners and future developments. Specifically, participants asked the following questions:

HCD Study: Purpose and Process

- How do HCDs come about? Why are we studying this area now?
- How much does an HCD study cost, and why do some HCD studies not lead to an HCD Plan?
- What role does the Councillor play in shaping the HCD and related policies?

Boundary

- How is the boundary of the HCD determined?
- Spadina is ripe for redevelopment; why include it in an HCD?
- Has the HCD considered the social history? The immigrant community in proximity to (former) Honest Ed's.

HCD Plan

- How would a future HCD Plan affect owners' ability to change their property?
- How would a future HCD Plan affect the ability to add density to the area?

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- Would a future HCD Plan stop development/redevelopment?
- Will an HCD Plan prevent additional housing from being built?

Impacts

- What does being listed/Part IV/ HCD mean for a property?
- What are the benefits of this area being an HCD? What are the drawbacks?
- What impact might the HCD have on property values?
- How have Madison Ave HCD and the East Annex HCD impacted development? Are there increased costs because of it? Has it deterred certain types of development? Do we know what the positive and negative impacts have been? Is anyone measuring or taking notes of this?
- Will an HCD prevent outsiders from keeping up their properties?

Property Alterations and Renovations

- Would it be challenging to secure insurance for a “heritage” property?
- Will the HCD make it more challenging to build or renovate homes in the future?
- Can development applications and approvals be revisited or amended once the HCD is in place?
- Will an HCD impact the ability to build 4-plexes and increased housing in the area?

Planning and Housing Policies

- How does the West Annex HCD align with the City’s housing policy?
- Do MTSA/PMTSA policies override HCD guidelines?
- What will the impact of an HCD be on the redevelopment of the streets?

Definitions

- What is the definition of a gateway?
 - Why are there no gateways along the western-most boundary (Bathurst)?
 - Why are there no gateways along the eastern-most boundary?
 - Why are Spadina and Lowther, Spadina and Bernard, Bathurst and Bloor not considered a gateway?
- What is the definition of a landmark?
- What is the definition of archaeological potential?

Historical Timeline

- Why did some residents move out of the Annex in the mid-1900s?

Comments Outside Study Area

Participants posted additional feedback outside the West Annex study area boundary, which should also be taken into consideration. Specifically, participants asked the following questions:

Locations and Local Character

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- Bloor Street from Bathurst to Spadina has many small businesses contributing to its character, but larger developments are displacing them.
- Participant doesn't want to see a repeat of what happened along Queen West (smaller "indie" stores losing out to corporate conglomerates).
- Paupers Pub. The exterior and interior are highly recommended to conserve, even if they are outside the proposed area.
- Christie Pits, Casa Loma and University of Toronto Campus.
- Other locations outside of the Study Area such as:
 - Trinity St Paul Church
 - Bloor Cinema (Hot Docs). A neighbourhood and city cultural staple.
 - 93 Madison Avenue

Interim Development Impact and Livability

- Dislike of areas (such as Bloor Street from Spadina to St. George) that are slated for redevelopment but become derelict while in that state of waiting; development should not destroy the liveliness/liveability of an area while waiting in the interim.



Figure 2: Interaction with City staff with comments and feedback from CCM participants

Next Steps

Feedback obtained at the first Community Consultation Meeting will be considered part of the HCD Study. The LAC has been established, with the first meeting scheduled to take place in late January 2026. Project updates will be posted on the City's website.

Appendix A – Community Meeting Notice



PUBLIC OPEN HOUSE (“drop-in” style format)
Tuesday, October 21, 2025, 4:30 pm – 7:00 pm
The Native Canadian Centre of Toronto, 16 Spadina Road, Toronto

West Annex Phase II Heritage Conservation District (HCD) Study

Heritage Planning invites you to a Community Consultation Open House to introduce the West Annex Phase II Heritage Conservation District (HCD) Study and to seek community input and feedback on the HCD Study Area authorized by City Council. This is a family friendly event.

What is a Heritage Conservation District (HCD)?

An HCD is a geographically defined area that has cultural heritage value. An HCD is legally protected by a municipal by-law passed by City Council under Part V of the Ontario Heritage Act. HCDs have a concentration of heritage buildings, structures, and cultural landscapes that give them a distinct character and context within our City. There are currently 28 HCDs throughout the City of Toronto.

The purpose of the HCD Study is to determine whether the HCD Study area, or a portion(s) of the area, merits further study to prepare a HCD Plan under Part V of the Ontario Heritage Act.

At the meeting, the project team will share information about the HCD Study process, and the consultant’s initial findings while seeking community input and feedback.

What is an HCD Study?

The purpose of an HCD Study is to identify and assess the cultural heritage value and heritage attributes of the HCD Study Area. An HCD Study determines if the HCD Study Area, or areas within the Study Area, merit designation as a Heritage Conservation District Plan Area under Part V of the Ontario Heritage Act.

**Contact: Ana Martins, Heritage Planner – Ana.Martins2@toronto.ca
or 416-392-1148**

West Annex Phase II Heritage Conservation District (HCD) Community Consultation Meeting #1 – Summary Report



If the Study Area, or portions therein, is determined to merit designation as an HCD Plan area, a separate process for the development of an HCD Plan may be initiated. An HCD Study develops recommendations for any future HCD Plan boundaries and objectives for any proposed HCD Plan.

If the Study Area, or portions therein, do not warrant HCD designation, the Study is to include recommendations for other heritage conservation measures.

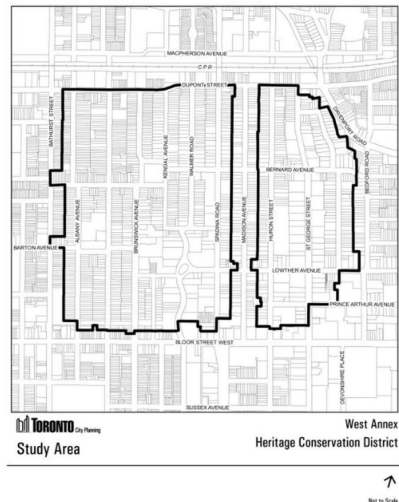
The Study findings and recommendations will be shared at the final community open house and posted online for comments in June 2026. The HCD Study and a staff report will then be presented to the Toronto Preservation Board.

Study Area

The West Annex Phase II HCD Study Area generally encompasses properties between Bedford Road and Bathurst Street to the east and west, and between Dupont Street and Bloor Street West to the north and south.

What will be included in the Study?

- Analysis of the cultural heritage value, character, and attributes of the area, including the identification of properties with and without heritage value (contributing and non-contributing properties)
- Review of the Archaeological resources in the area
- Analysis of Official Plan and current zoning provisions
- Community consultation including public meetings/ events, the formation of a Local Advisory Committee (LAC), and other consultation and feedback opportunities
- Indigenous engagement
- Recommendations of whether to pursue a future HCD Plan for the area, and if so, the boundaries and objectives of the Plan
- Proposed conservation measures if a future HCD Plan is not recommended



For more information about the HCD Study:
<https://www.toronto.ca/WestAnnexHCD>