



# West Annex Phase II Historical Context Statement and Heritage Survey Project

Final Report

Prepared for:  
Annex Residents' Association  
P.O. Box 19057, R.P.O. Walmer  
Toronto, Ontario M5S 3C9

ASI Project No. 21CH-001  
December 2022



## Acknowledgements

The study team would like to thank Project Lead Sandra Shaul and the following members of the Annex Residents' Association West Annex Heritage Project Steering Team for their guidance and support throughout the project: Gillian Bartlett, Rita Bilerman, Lynne DiStefano, Tim Hadwen, Edward Leman, Jay Lilge, Charlotte Mickie, Lois Miles, Terry Montgomery, Elliott Shulman, Elizabeth Sisam, and Henry Wiercinski.

The study team would also like to thank the following Heritage Planning/Urban Design staff members from the City of Toronto for their guidance: Tamara Anson-Cartwright, Program Manager, Policy & Research; Alex Corey, Senior Heritage Planner; and Liz McFarland, Heritage Planner.

For their help in accessing research material, providing historical background information, and/or for their contributions and feedback, the study team thanks: Councillor Erma Ferrell and Darin Wybenga, Traditional Knowledge and Land Use Coordinator, Mississaugas of the Credit First Nation; Paul Richard, Project Manager & Coordinator, Aki Wiidookaagewin (Earth Helpers), Paul Martel Park; Philip Cote, M.F.A., Young Spiritual Elder, Artist, Activist, Ancestral Knowledge Keeper, Historian, and Cultural Mediator; Angus D. Palmer, General Manager, Wigwamen Incorporated; Ed Janiszewski, Community History Project; the Toronto and East York Community Preservation Panel; the City of Toronto Archives; the Toronto Reference Library; the Palmerston Branch of the Toronto Public Library; and the Archives of Ontario.

For their expert facilitation work for the Community Information Meeting and Focus Group Meetings, the study team would also like to thank the team at Maximum City, including Josh Fullan, Eleanor Rae, and Meredith Gillespie.

The study team also thanks members of the public for their active and enthusiastic participation in the project.

Cover Image: Looking northwest from Prince Arthur Avenue and St. George Street, 1993  
[City of Toronto Archives]



## Project Personnel



Principal-in-Charge:  
Rebecca Sciarra, M.A., C.A.H.P.

Senior Project Manager and Engagement Lead:  
Annie Veilleux, M.A., C.A.H.P.

Lead Cultural Heritage Specialist:  
Kristina Martens, B.A., Dip. Heritage  
Conservation

Survey/Evaluation and Data Management Lead:  
Laura Wickett, B.A. (Hon.), Dip. Heritage  
Conservation

Research Lead and Survey Coordinator:  
Meredith Stewart, M.A., M.S.c., C.A.H.P. Intern

Survey Technician:  
Jessica Bisson, B.F.A. (Hon.), Dip. Heritage  
Conservation

Geomatics and Database Specialist:  
Carolyn Nettleton, B.A.

Cultural Heritage Technicians:  
Leora Bebko, M.M.S.t.

Lindsay Parsons, M.M.S.t., M.P.L.



## Executive Summary

The Annex Residents' Association retained Archaeological Services Inc. (A.S.I.) to undertake the West Annex Phase II Historical Context Statement and Heritage Survey Project (West Annex Heritage Project). The project study area is generally bounded by Bathurst Street, Dupont Street, Bedford Road, and Bloor Street West. The initial terms of reference identified that the project was to gather the necessary research and data for completing a potential future Heritage Conservation District (H.C.D.) Study and Plan for the West Annex area. As such, this project presents a preliminary understanding of the historical land-use themes, events, and impulses that shaped development patterns in the West Annex area and how those relate to its surviving built forms, streetscapes, and the lived experiences of people who have lived in, owned, rented, visited, and/or frequented the area over time. In doing so, this study chronicles how the subject area has always occupied an advantageous and desirable position in the localized landscape within the City of Toronto, formerly the Town of York, and before that, the place known as Tkaronto.

### Study Area Context

Prior to the advance of colonizing activities associated with Euro-Canadian settlement patterns, the West Annex study area was used and occupied by Indigenous groups. The study area borders the southern edge of the Davenport Road, a corridor that follows the same path of the *Gete-Onigaming* trail. This trail was a portage route that followed the base of an escarpment and carried Indigenous peoples across the region. The escarpment was formed 10,000 years ago through the drainage of glacial Lake Iroquois. Taddle Creek, now long buried, also meandered through the West Annex area, likely acting as a gathering place for various Indigenous peoples. In the early 1800s, affluent families and landowners in the Town of York would come to own the subject lands through processes of inherited wealth. The Baldwins and Wellses of the "Family Compact" developed these lands and their surroundings as rural estates and summer houses, later carving the lands up for residential urban subdivision to serve the growing population in York. Some of the earliest houses and properties to be developed in the area in the nineteenth century, however, sprung up around the Ontario and Quebec Rail Line, located north of Dupont Street, to accommodate influxes of workers to the area. The latter half of the nineteenth century witnessed further shaping of the subject lands in response to its prime location situated between the fast-growing town of Yorkville to the east and Seaton Village to the west. During this time, the curves of Walmer Road and adjacent large estate lots were laid out by the Wells family while Simeon Janes purchased the Baldwin landholdings in an effort to engineer a residential-only subdivision that would appeal to the wealthy elites and compete with affluent areas like Rosedale. Janes' subdivision would be named "The Toronto Annex."



The Toronto Annex would go on to attract affluent landowners in the late nineteenth and early twentieth century who would build mansions and large robust detached and semi-detached dwellings. This development pattern, however, was neither pervasive nor persistent. Concurrently, modest homes were constructed and later the area would undergo various social, cultural, and economic transitions. One of Toronto's first apartment buildings, Spadina Gardens, would be built in the area and later, mid-rise and high-rise buildings would be introduced, and the former mansions would often be adapted for new or intensified purposes. The study chronicles the development trajectory to present and threads together what this place aspired to be, what it became, what it has been perceived to be, and how it has been experienced by residents and visitors through time. Knitting these pieces together has been informed by archival and documentary records, secondary sources, newsletters, photographs, conversations with dwellers and users of this portion of the "Toronto Annex," and analysis of the area's existing buildings and streetscapes.

## Study Background and Process

The project, led by the Annex Residents' Association (A.R.A.), was conducted in collaboration with Heritage Planning at the City of Toronto. The collaboration between the A.R.A., A.S.I., and City Staff was intended to ensure the research conducted and property data gathered for the project would appropriately align with future heritage studies and/or other land-use planning strategies or processes. Funding for the project was provided by Section 37 community benefit funds associated with the construction of 1 Bedford Road, a condo tower, in 2005. Section 37 funds are obtained through the *City of Toronto Planning Act*, which require developers to fund a community-benefit project in exchange for construction that is taller and/or of greater density than is permitted through the City's Official Plan.

The project was undertaken in three key phases and included a community engagement program. Public meetings were facilitated by Maximum City. Project outputs consist of an Historical Context Statement, comprehensive field survey data, and study recommendations. Data gathered during the project has been designed to align with the City of Toronto's "Built Form and Landscape Survey Form" to facilitate and advance any future study or planning projects (City of Toronto Heritage Preservation Services 2017). The project methodology and approach were designed to be non-evaluative with respect to consideration of heritage evaluation criteria, with a focus on historical research and analysis, data gathering, and community engagement.

## Results and Conclusions

The work completed for the project demonstrates that the West Annex area warrants attention and stewardship because of its historical patterns and land use themes and the stories that these tell through surviving buildings, sites, and streetscapes. The West Annex continues the historical land use



development patterns that occurred to the east, which is protected as the East Annex Heritage Conservation District. However, the West Annex is its own distinct place with a rich history, architectural traditions, and community value, forming a neighbourhood with a complex pattern of social, economic, and cultural qualities. It is a place of inclusivity and exclusivity. It has been a place for wealthy landowners and a place that could accommodate nineteenth-century workers and later, boarders, bohemian artists, newcomers, and students. These dynamics are numerous and important and need to be further understood and assessed to determine appropriate ways to manage change within and around its boundaries.

The Historical Context Statement and property data gathered through the comprehensive survey activities can support implementation of short-term and longer-range land-use planning processes and strategies. This work demonstrates that the area may be a good candidate for further study as an H.C.D. or as a cultural heritage landscape. The analysis and data presented herein can also be utilized as part of applications under the purview of the Committee of Adjustment, such as applications for minor variances. The historical research and property survey data may also provide a basis for developing site specific policies in the City's Official Plan or developing policies or guidelines as part of other initiatives such as a Secondary Plan for the area and/or its environs.

## Recommendations

Recommendations based on completed work focus on the wise use, management, and/or protection of known or potential cultural heritage resources within the West Annex. These recommendations are provided in detail in Section 6.0. A summary of the recommendations is included below:

- Based on the research and analysis conducted to date, the West Annex Heritage Project study area is a good candidate for further evaluation as an H.C.D. or cultural heritage landscape. Work completed for the project has produced a strong and rich volume of historical research, survey data, and consultation. This documentation illustrates the West Annex area is perceived as a distinct place and with a strong degree of visual and historical coherence. It is valued by the community and has the potential to meet criteria contained in Ontario Regulation 9/06 of the *Ontario Heritage Act*.
- As part of the required analytical and heritage evaluation work to be undertaken in future studies, it is recommended that the following historical themes, narratives, ideas, spatial patterns, and neighbourhood characteristics receive additional assessment: Bloor Street West; Dupont Street; Transportation Impacts to Spadina Road and St. George Street; Tree Canopy; Walmer Road Corridor; and, Working Class Annex.
- A list of select properties not currently designated under Part IV of the *Ontario Heritage Act* that may merit designation have been recommended for further review and assessment.



# Table of Contents

Acknowledgements .....	1
Project Personnel .....	2
Executive Summary .....	3
Study Area Context .....	3
Study Background and Process .....	4
Results and Conclusions .....	4
Recommendations .....	5
List of Figures .....	8
List of Maps .....	12
1.0 Introduction .....	14
1.1 Study Purpose .....	14
1.2 Project Methodology and Approach .....	15
1.3 Properties on the Heritage Register .....	25
2.0 Community and Stakeholder Consultation .....	27
2.1 Public and Stakeholder Meetings .....	27
2.2 A.R.A. West Annex Heritage Project Steering Team Meetings .....	29
2.3 Additional A.R.A. Outreach .....	29
3.0 Historical Context Statement .....	30
3.1 West Annex Themes .....	30
3.2 Historical Overview of the West Annex and Surrounding Area .....	32
4.0 Key Findings of Heritage Survey .....	129
Preliminary Analysis .....	129



5.0 Preliminary Analysis of Thematic Relationships .....	159
5.1 Natural Environment.....	161
5.2 Urban Context .....	163
5.3 Community and Social Context .....	166
5.4 Proximity .....	168
5.5 Community and Stakeholder Consultation .....	170
6.0 Summary of the West Annex’s Historical Context .....	176
7.0 Recommendations.....	185
Individual Properties Recommended for Further Heritage Assessment.....	187
References.....	192
Appendix A: Properties on the Heritage Register .....	194
Properties Designated under Part IV of the <i>Ontario Heritage Act</i> .....	195
Properties Listed on the City of Toronto’s Heritage Register .....	195
Appendix B: Public Engagement .....	197
Appendix C: Architectural Styles .....	219
Appendix D: Non-Designated, Pre-1903 Properties in the Study Area....	237



## List of Figures

Figure 1: Process chart showing key milestones of the West Annex Heritage Project, with survey, research, and reporting located along the top and engagement activities located on the bottom.....	15
Figure 2: Map showing the location of the Indigenous trail called <i>Gete-Onigaming</i> , meaning “at the old portage,” at the base of the escarpment formed by the ancient Lake Iroquois shoreline. The trail would later be used by Euro-Canadian settlers as well [Archives of Ontario]. .....	40
Figure 3: Map showing the surveyed land within the plan of York with Queen Street indicated (yellow), 1818 [Library and Archives Canada: NMC 17026. Winearls, MUC no. 2040 (2), annotated by A.S.I.] .....	43
Figure 4: Russell Hill, constructed in 1818 on the escarpment within the Baldwin estate [Toronto Public Library].	48
Figure 5: The grand house (no longer extant) constructed by Wells on the “Davenport” property, a namesake carried on from the previous landowner, was located just beyond the boundaries of the present-day West Annex but signified the growing popularity and concentration of wealth emerging in the area, c 1900 [Archives of Ontario]. .....	48
Figure 6: Location of the Cathedral of St. Alban the Martyr nestled between newly subdivided lots in 1884 plan [Toronto Public Library]. .....	49
Figure 7: Robert Russell Baldwin on the porch of 36 Lowther Avenue, located east of Bedford Road, c. 1880 [Toronto Public Library]. .....	50
Figure 8: Despite the development occurring in the surrounding areas, the present-day West Annex maintained a pastoral, rural landscape into the end of the nineteenth century, as seen in this view north on Bedford Road from Lowther Avenue, c. 1880s [Toronto Public Library]. .....	52
Figure 9: Simeon Janes’ advertisement for lots in Lot 24 as part of his broader “Toronto Annex” development plan, 1885 [Unwin, Brown and Sankey]. .....	52
Figure 10: Simeon Janes’ advertisement for lots in Lot 23 as part of his broader “Toronto Annex” development plan, 1886 [Unwin, Brown and Sankey]. .....	53
Figure 11: Map showing the annexations passed by Council resulting from Simeon Janes’ plan for development, no date [City of Toronto Archives]. .....	54
Figure 12: Location of the Annex (identified with yellow box) within the broader context of Annexations within the City of Toronto, 1915 [University of Toronto]. .....	55
Figure 13: 212 St. George Street was constructed in c. 1905 for wealthy business owner Charles B. Powell, serving as an example of the type of homes constructed for the elite within the establishing neighbourhood, 1922 [City of Toronto Archives]. .....	66
Figure 14: The original home at 212 St. George Street remains within the streetscape, though it has been converted into multi-unit lofts [A.S.I. 2021]. .....	66
Figure 15: Drawing by Robert McInnis of 37 Madison Avenue, the first “Annex Style” house designed by architect E.J. Lennox [The Annex Book]. .....	67
Figure 16: Example of the “Annex Style” popular in the 1880s and 1890s shown at 83-85 Walmer Road, 2021 [A.S.I. 2021]. .....	68

Figure 17: Fervor of house construction in the early twentieth century resulted in rows of homogenous housing and uniform tree lines, visible in this photograph of the northwest corner of Albany Avenue and Wells Street [City of Toronto Archives]. .....68

Figure 18: Drawing of the newly constructed St. Alban the Martyr Anglican Church, located on Howland Avenue north of Barton Avenue, c. 1898 [Toronto Public Library]. .....71

Figure 19: Walmer Road Baptist Church, located on the northwest corner of Walmer Road and Lowther Avenue, 1911 [City of Toronto Archives]. .....72

Figure 20: Huron Street Public School building constructed in 1889, photographed c. 1920 [City of Toronto Archives]. .....73

Figure 21: Walmer Circle (now Gwendolyn MacEwen Park) was the first allocated open green space in the neighbourhood when the plot was formed as a traffic circle with the laying of Walmer Road and Lowther Avenue in the late nineteenth century, c. 1980s [City of Toronto Archives]. .....74

Figure 22: Kendal Square (now Jean Sibelius Park) was declared a city park for use by residents in 1906, photographed in 1913 [City of Toronto Archives]. .....74

Figure 23: 41-45 Spadina Road, the first apartment building to be constructed in the Annex in 1905-06, photographed in 1974 [City of Toronto Archives]. .....75

Figure 24: Example of twentieth-century vernacular infill construction typically constructed in the 1930s and 40s at 61 Bernard Avenue, 2021 [A.S.I. 2021]. .....85

Figure 25: Spadina Road in 1949 exemplifies the tree-lined residential streets that characterized the West Annex, despite changing demographics in the neighbourhood. The streetscape would change in the following decades as a result of road widening [City of Toronto Archives]. .....85

Figure 26: Looking south from Casa Loma tower (located north of the West Annex) towards Spadina Road, showing the density of residential construction in the neighbourhood and the proximity to the rail line, prompting many wealthier Annex residents to seek greener pastures in more spacious Toronto neighbourhoods [City of Toronto Archives]. .....86

Figure 27: Crowds gathering outside the Church Army Centre located at 143 Howland Avenue illustrates how non-residential uses, such as volunteer organizations and private schools, began to permeate the neighbourhood through the conversion of existing houses [City of Toronto Archives]. .....87

Figure 28: A mix of “old Annex” and new apartment building construction coexisting on St. George Street, c 1960s – 70s [Annex Residents’ Association]. ..... 100

Figure 29: Uno Prii at age 75 in front of 44 Walmer Road, one of several apartment buildings he designed in the West Annex, c 1999 [Toronto Star]. ..... 100

Figure 30: Family on their balcony at 59 Spadina Road [Alfred Holden’s *This Fabulous Place*]. ..... 101

Figure 31: Huron Street Public School constructed following the demolition of the original 1898 school building in 1956, photograph taken c 1960s-70s [Annex Residents’ Association]. ..... 101

Figure 32: Advertisement for the Annex Home Produce Fair to be held at the Huron Street Public School, on Saturday, September 30,1972 [Voice of the Annex Newsletter (Series 448, File 5 – City of Toronto Archives)]. ... 102

Figure 33: Group of Therafields members in front of one of their homes at 73 Walmer Road [Axis 2/161]. ..... 102

Figure 34: Map showing the route of the proposed Spadina Expressway, with location of the West Annex circled in yellow, no date [BlogTO]. ..... 103



Figure 35: March to Queens Park to oppose the construction of the Spadina Expressway, 1970 [Toronto Public Library].....	103
Figure 36: Annex resident in Jean Sibelius Park within the West Annex, 1979 [Toronto Star via Toronto Public Library].....	117
Figure 37: Converted detached single-family home advertises rooms for rent on the northeast corner of Lowther Avenue and Bedford Road, 1978 [City of Toronto Archives].....	118
Figure 38: A Therafields reunion for the Brunswick-Kendal milieu held in the backyards of Brunswick Avenue houses following the groups disbanding, 1982 [Facebook – Therafields, Toronto Group]. ....	118
Figure 39: Rental composition in the Annex in 2016 [Annex Tree Management Plan presentation, 2016 – on file with the A.R.A.].....	119
Figure 40: Looking northwest from Prince Arthur Avenue and St. George Street shows a landscape of old and new that is carried into the twenty-first century, 1993 [City of Toronto Archives].....	119
Figure 41: Intact streetscape on Howland Avenue south of Well Street [A.S.I. 2021].....	144
Figure 42: Evolved streetscape on St. George Street, looking southwest from Lowther Avenue [A.S.I. 2021]. ....	144
Figure 43: Looking north on Spadina Road between Lowther and Kendal Avenues in 1949 [City of Toronto Archives]. ....	145
Figure 44: Looking north on the same stretch of Spadina Road in 2022, showing the changes that resulted from a road widening and the evolution of buildings that co-mingle on the streetscape [A.S.I. 2022].....	145
Figure 45: Not intact streetscape on Dupont Street, looking west from Walmer Road [A.S.I. 2021].....	146
Figure 46: 177 Walmer Road [A.S.I. 2021].....	149
Figure 47: 76-78 Howland Avenue [A.S.I. 2021]. ....	150
Figure 48: 113-119 Howland Avenue [A.S.I. 2021]. ....	151
Figure 49: 6-24 Annex Lane, 8C, 8D, Spadina Road [A.S.I. 2021]. ....	152
Figure 50: 216 Howland Avenue [A.S.I. 2021]. ....	153
Figure 51: 285 St. George Street, a pre-First World War low-rise apartment building, known also as an “apartment house” [A.S.I. 2021]. ....	153
Figure 52: 169 St. George Street [A.S.I. 2021]. ....	155
Figure 53: 100 Spadina Road [A.S.I. 2021].....	156
Figure 54: Varied architectural styles along the street identified as valuable to the community, as seen at 171-175 Walmer Road, c. 1970/80 [City of Toronto Archives].....	171
Figure 55: Gwendolyn McEwen Park, one of several parks identified as important gathering places in the neighbourhood, c. 1980 [City of Toronto Archives]. ....	172
Figure 56: Memory board created by artist and Annex resident Lynne Dalgleish during the 100-year anniversary celebration for Wiener’s Hardware Store [Annex Residents’ Association Newsletter, June 22, 2022].....	172
Figure 57: Front porches on Albany Avenue, c. 1970 [City of Toronto Archives].....	174
Figure 58: The same stretch of porches on Albany are still present today, with further maturation of vegetation along the streetscape [A.S.I. 2022].....	175
Figure 59: Row of early twentieth-century houses on Brunswick Avenue that form a “typical” West Annex streetscape [A.S.I. 2022].....	178



Figure 60: Map showing the location of the *Gete-Onigaming* at the base of the escarpment formed by the ancient Lake Iroquois shoreline [Archives of Ontario]. .....179

Figure 61: Murals at Paul Martel Park are set amongst the Native plant ecology that were introduced as part of the revitalization of the park [Joseph Sagaj via the Bloor Street B.I.A.].....179

Figure 62: Detail of 1878 map showing the curve of the newly laid Walmer Road (circled) and the generous lots it provided in comparison to the subdivided land to the west and north [Alfred Cotterell’s *Yorkville and its Vicinity*]. .....180

Figure 63: The curve in Walmer Road is still present today. Its generous lots are still home to grand late nineteenth- and early twentieth-century homes though mid-rise apartment buildings now also mingle with the residences. Their footprint and scale were also suited to the lots size afforded by Walmer Road [A.S.I. 2022]. ... 180

Figure 64: Detail of advertisement for lots within St. Alban’s Park, a subdivision plan within the West Annex, shows the lure cast for prospective buyers using the subdivision’s proximity to the city and its conveniences despite the suburban location (highlighted with yellow) [Toronto Public Library].....181

Figure 65: Grand homes on Lowther Avenue reflect the wealth of former Annex residents [A.S.I. 2021]. .....182

Figure 66: Porches have been a constant feature in providing a sense of place and as a source of community engagement, as exemplified by these porches on Kendal Avenue [A.S.I. 2022].....182

Figure 67: Members of Therafiels in front of 73 Walmer Road, one of the many Annex homes they owned as an organization [Axis 2/161].....183

Figure 68: The “old Annex” homes are interspersed with Modernist apartment buildings in this photo from the 1960s or 70s [Annex Residents’ Association]. .....183

Figure 69: The same view as the image above shows one of the Annex’s earliest homes (now a fraternity) maintains its place amongst the Modernist apartment buildings that were introduced to the streetscape in the mid-twentieth century [A.S.I. 2022]. .....184

Figure 70: Gwendolyn McEwan Park, a public space born out of a traffic circle, has the visual and experiential feel of being at “the centre of it all” in the West Annex [A.S.I. 2022].....184

## List of Maps

Map 1: The West Annex Heritage Project study area boundary with building footprints and property parcels. The comprehensive survey activities were conducted for properties within the study area boundary. Note, Madison Avenue is excluded from the study area for the current project but is geographically and thematically considered part of the West Annex neighbourhood.....	18
Map 2: Map of the Annex and surrounding urban context showing the project study area boundaries as well as the East Annex Heritage Conservation District on its east border and the West Annex Phase I (Madison Avenue) Heritage Conservation District which divides the study area.....	19
Map 3: Historical boundaries that defined and shaped the Annex neighbourhood.....	20
Map 4: Contemporary boundaries that define the Annex. ....	21
Map 5: Properties within the study area that are included in the City of Toronto’s Heritage Register. ....	26
Map 6: Map showing the location of Taddle Creek within the area, which would be covered over in stages during the nineteenth century, and the escarpment of the ancient Lake Iroquois shoreline located north of the present-day West Annex. ....	39
Map 7: Location of the Wells and Baldwin family properties within Lots 23 to 25 in the Second Concession from the Bay, 1860 [Tremaine]. ....	47
Map 8: Location of the Wells and Baldwins properties within the fast-developing city, showing the establishment of Seaton Village and Yorkville to the west and east respectively, 1878 [Alfred Cotterell’s <i>Yorkville and its Vicinity</i> ]. ....	51
Map 9: Fire insurance plan showing subdivided lots but few buildings located within the West Annex, 1903 [Goad]. ....	65
Map 10: Fire insurance plan from 1910 contrasts with earlier mapping from 1903, showing a majority of the lots within the area have a house constructed on the property, 1910 [Goad].....	69
Map 11: Map showing approximate economic and social class distribution within the neighbourhood based on analysis of the extant building stock and historical sources. The areas highlighting the locations of homes for the wealthy elite identify where homes of major financial figures such as Eaton and Gooderham built mansions, which stand in slight contrast to the surrounding area of affluent homes that were more contained in comparison but were still more elaborate in design and character than the middle- and upper-class area that contained fine homes with more uniform construction. ....	70
Map 12: Apartment towers built along Walmer Road, Spadina Road, lower Huron Street and St. George Street are visible in aerial photography from 1965.....	98
Map 13: Current distribution of housing types in the West Annex highlights the concentration of apartment buildings on Walmer Road, Spadina Road and St. George Street. ....	99
Map 14: Current use of built forms in the study area. ....	130
Map 15: Original built form type of structures in the study area. ....	132
Map 16: Date range of construction for built forms in the study area. ....	134
Map 17: Architectural styles expressed within the study area. ....	136
Map 18: Height based on number of storeys of the built forms in the study area.....	138
Map 19: Primary exterior cladding for the built forms in the study area. ....	140



Map 20: Streetscape typologies for road corridors in the study area.....142

Map 21: Residential built form types for residential properties in the study area.....147

Map 22: Converted building uses, including alternative housing, in the study area. ....157

Map 23: Primary key theme of each property located in the study area. ....160

Map 24: Natural environment theme illustrated through planned and natural forms. ....161

Map 25: Distribution of Urban Context subthemes .....163

Map 26: Distribution of Community and Social Context subthemes. ....166

Map 27: Illustration of how Proximity subthemes are dispersed within and adjacent to the study area.....168

Map 28: Property-specific features identified by the community to have significance and/or tell the story of the Annex located both within and outside of the study area. ....170

Map 29: Characteristics and elements that contribute to the “sense of place” and ease of access expressed by the community through public engagement. ....173



# 1.0 Introduction

## 1.1 Study Purpose

### Project Background

The Annex Residents' Association (A.R.A.) retained Archaeological Services Inc. (A.S.I.) to undertake the West Annex Phase II Historical Context Statement and Heritage Survey Project (West Annex Heritage Project). The initial terms of reference identified that the project was to gather the necessary research and data for completing a potential future Heritage Conservation District (H.C.D.) Study and Plan for the West Annex area. The West Annex Heritage Project consists of an Historical Context Statement, comprehensive field survey, and heritage recommendations, which have been developed to form the basis for any future heritage study of the area.

The project, led by the A.R.A., was conducted in collaboration with Heritage Planning at the City of Toronto. The collaboration between the A.R.A., A.S.I., and City Staff was intended to ensure the research conducted and property data gathered for the project would benefit future heritage studies and/or other land-use planning strategies or processes. Data gathered during the project has been designed to align with the City of Toronto's "Built Form and Landscape Survey Form" to facilitate and advance any future study.

While A.S.I. was retained in 2021, marking the official initiation of the project, the heritage qualities and history of the West Annex area and its surroundings, such as Madison Avenue and residential areas located between Bedford Road and Avenue Road, have been recognized as creating a distinct and special place in the City of Toronto for many years. In 1994, the East Annex area was designated as an H.C.D., followed by the designation of Madison Avenue, between Bloor and Dupont Streets in 2019. Numerous properties have been listed and designated in the area by the City of Toronto.

The goal for the A.R.A. in pursuing the West Annex Heritage Historical Context Statement and Heritage Survey Project is to provide Heritage Planning at the City with the foundational background research and survey data required to initiate an H.C.D. Study or other heritage study.

### What is an Historical Context Statement?

The Historical Context Statement describes and explains the contemporary form and character of the area through key themes and significant periods of its evolution. It identifies key building types, eras, and historical themes within the neighbourhood's social, economic, and cultural history, including a description of what characterizes the Annex today. Themes associated with the West Annex are identified based on research, analysis, and consultation with the A.R.A. West Annex Heritage Project Steering Team, Heritage Planning at the City of Toronto, and the community. The Historical Context Statement also includes an historical overview that is organized into time periods, from the earliest Indigenous presence to today, that may have shaped the contemporary form and character of the area. The periods identified typically indicate a moment of growth and/or cultural change that impacted the



use and development of the built form and surrounding landscape. The Historical Context Statement is not meant to be a comprehensive history of the West Annex. It has a very specific focus to recognize links between what happened in the past and what is on the ground today.

## 1.2 Project Methodology and Approach

The following subsection will provide details on the study area boundaries, methodology and approach for the historical and background research and the comprehensive survey, as well as a summary of the public engagement and outreach undertaken as part of the project. These details will provide an overview of the key tasks completed as part of the overall project plan and schedule, which are also highlighted in the process chart below (Figure 1).

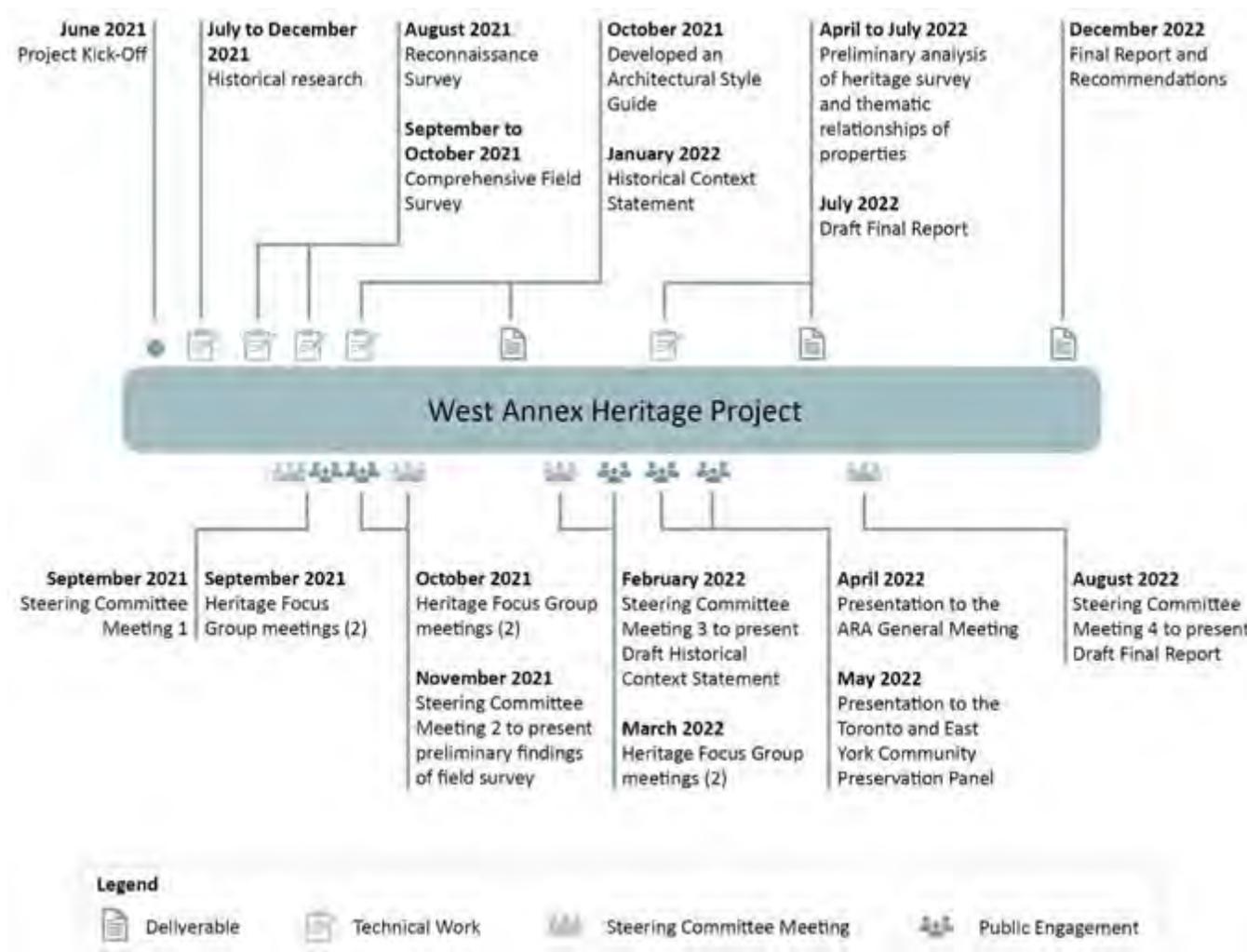


Figure 1: Process chart showing key milestones of the West Annex Heritage Project, with survey, research, and reporting located along the top and engagement activities located on the bottom.

## Study Area Boundary and Defining the Limits of the ‘Annex’

The West Annex Heritage Project study area was approved by Toronto City Council in 2015 and is in accordance with the requirements for an authorized Heritage Conservation District (H.C.D.) study. The study area boundary was later expanded to include Taddle Creek Park and 50 Prince Arthur Avenue as authorized by Heritage Planning in December 2021.

The West Annex Heritage Project study area is generally bounded by Bathurst Street, Dupont Street, Bedford Road, and Bloor Street West. The study area excludes the properties fronting onto Bathurst, Bedford, and Bloor, but includes properties along the south side of Dupont Street (Map 1). Madison Avenue is excluded from the project study area, but it is geographically and thematically considered part of the West Annex. Comprehensive survey activities and preliminary analysis based on the gathered data undertaken for the project include only those properties within the project study area. It is understood, however, that the Annex comprises a broader area from an historical development perspective and in the mind’s eye of those who live in and around and visit the neighbourhood. As such, themes and histories that relate to areas that surround the formal study area boundaries have been incorporated into elements of the Historical Context Statement where they apply.

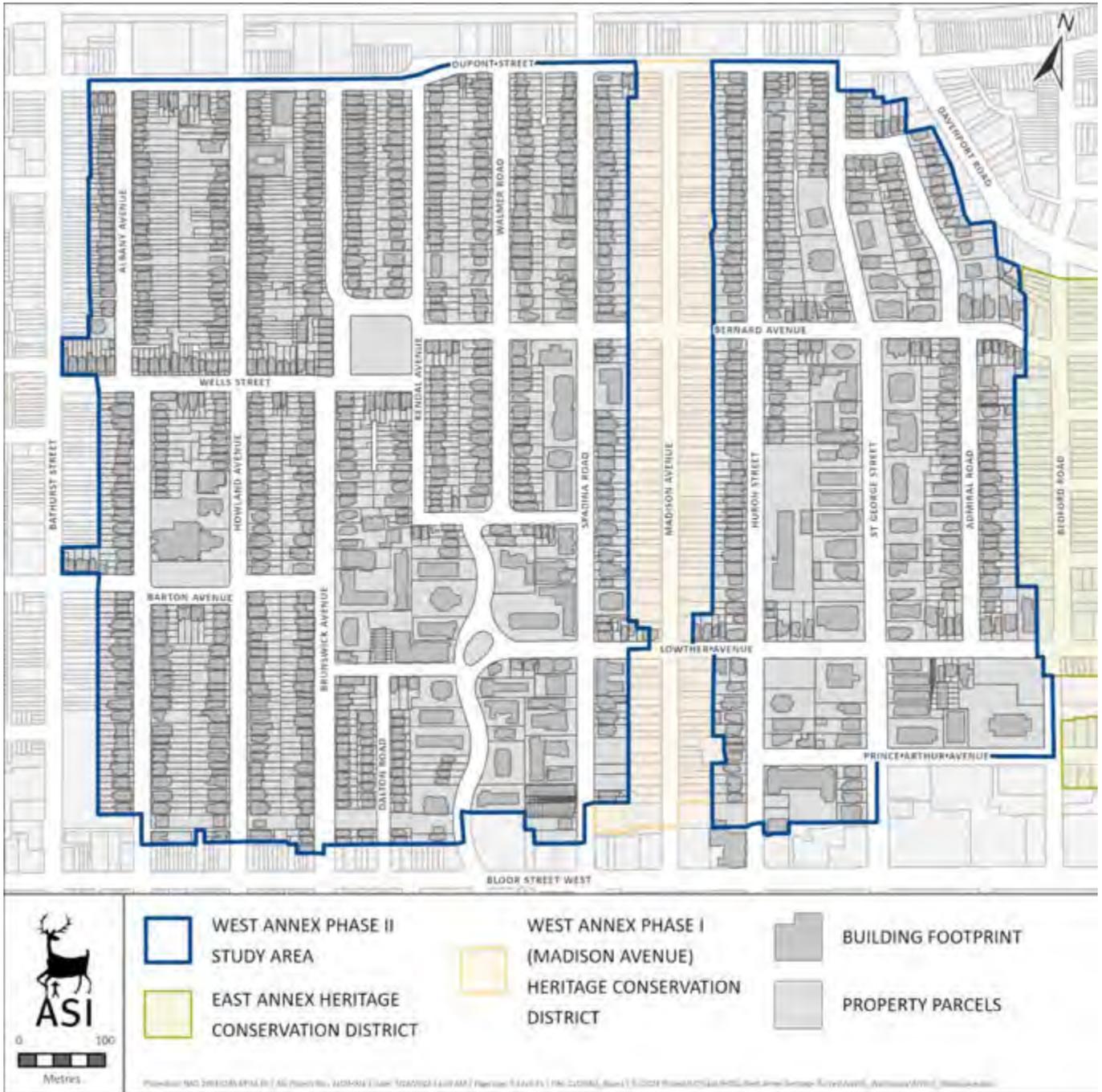
The Annex is generally understood to be bounded by Bathurst Street, Bloor Street West, Dupont Street, and Avenue Road. The West Annex Heritage Project study area covers a majority of the western part of the Annex neighbourhood. The West Annex Phase I (Madison Avenue) H.C.D. boundary includes properties that front Madison Avenue (Catherine Nasmith Architect 2018). The designation of the West Annex Phase I (Madison Avenue) H.C.D. followed a West Annex Phase I project completed by Catherine Nasmith in 2018 (Catherine Nasmith Architect 2018). Together, the Phase I and Phase II study areas form the “West Annex” neighbourhood. The “East Annex” is generally bounded by Davenport Road, Avenue Road, Bloor Street West, and Bedford Road as defined in the East Annex Heritage Conservation District Plan (Map 2) (McClelland et al. 1993). The distinction between east and west are largely an organizational mechanism for City planning purposes rather than a labelling system commonly used by the Annex community.

Historically, the Annex was described by the boundaries of annexations that were enacted primarily in the 1880s (Map 3). As described in the East Annex H.C.D., that study area comprised West Yorkville and Bedford Road and defined Bedford Road as the most westerly street within its annexation boundary. Today the area is known as the East Annex for planning purposes. Similarly, a western portion of the West Annex study area is within an annexation that was known as Seaton Village in the nineteenth century, the boundaries of which retracted over time to end at Bathurst Street. Further, the Annex name comes from a real estate promotion advertising lands from Bedford Road to Huron Street that were annexed to Toronto in 1887 and follow the historical lot pattern in the city. These lands, however, only cover a portion of the present-day Annex. With all of these various delineating and distinguishing boundaries considered, it is clear that, from its early beginnings, the Annex has been defined by shifting parameters.

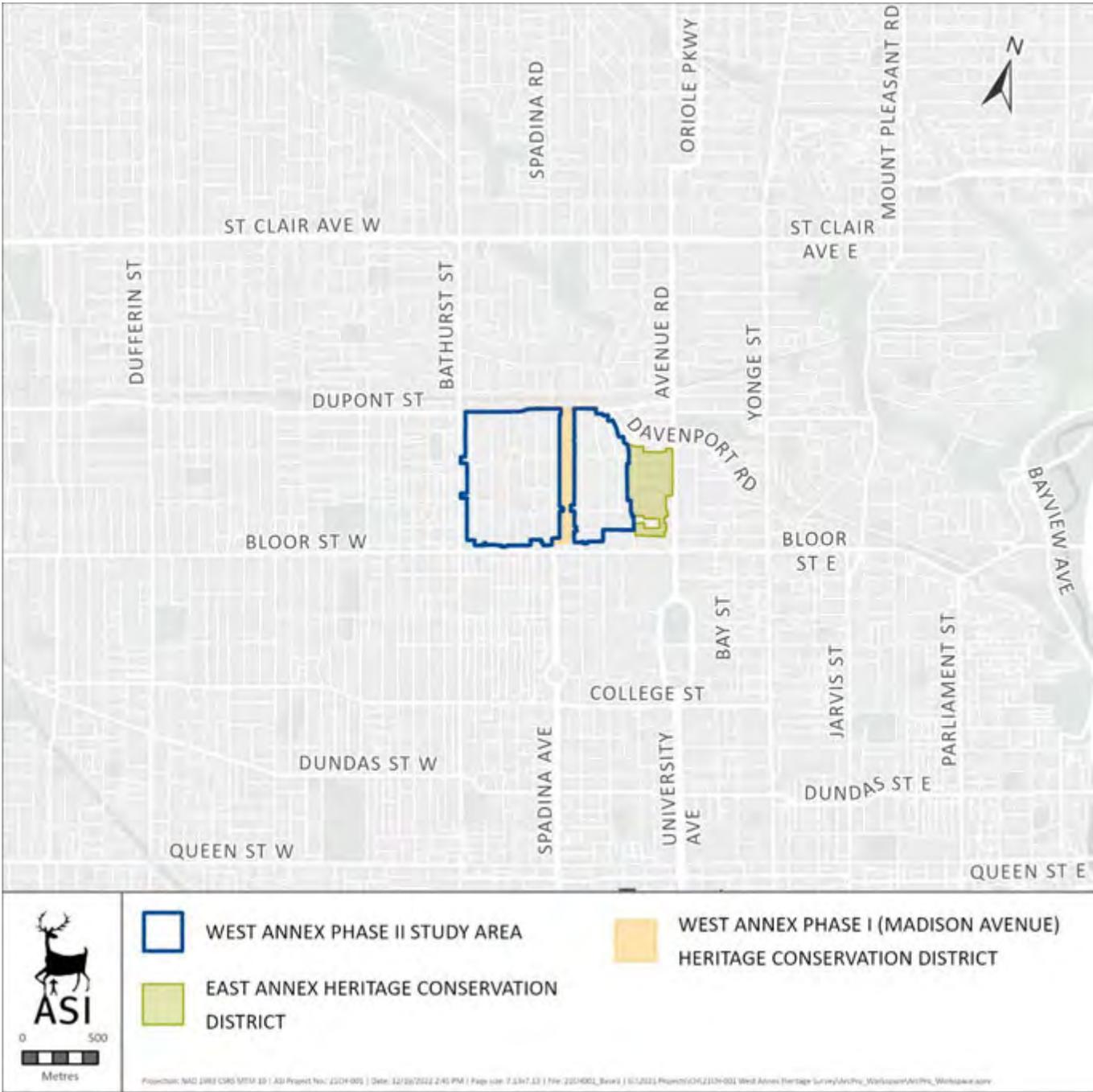
While the contemporary understanding of the boundaries of the Annex are more defined, there are subtle variations (Map 4). The official City of Toronto neighbourhood boundary for the Annex extends from Christie Street to Yonge Street and is bound to the north by the Canadian Pacific Railway line rather than Dupont Street. Bloor Street West, in all historical and contemporary boundaries used to define the



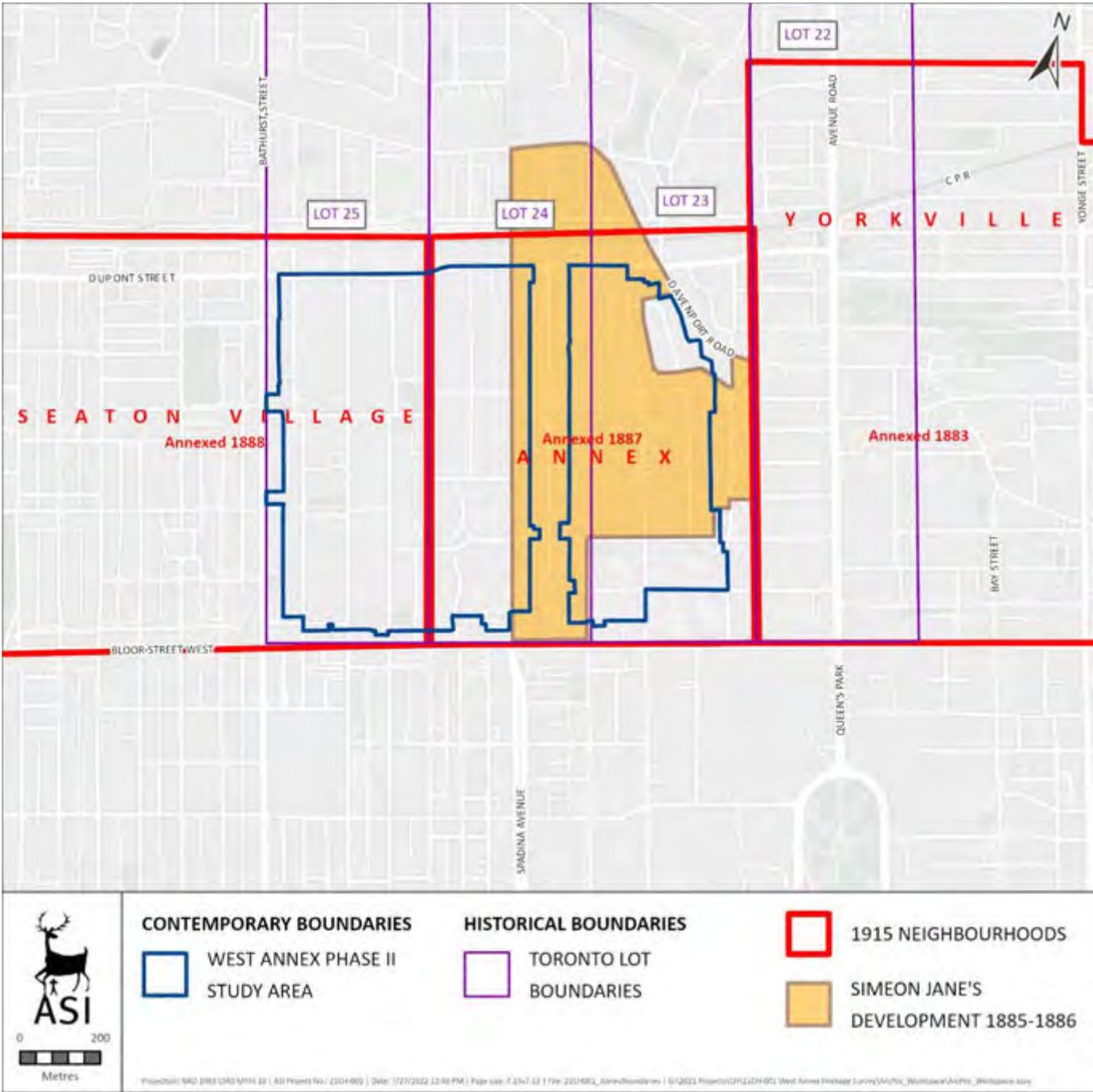
Annex, is consistently the southern border of the neighbourhood. The Toronto Census Tracts generally align with the local understanding of the Annex limits, which are Bathurst Street to Avenue Road and Dupont Street to Bloor Street West. The Bloor-Annex Business Improvement Area (B.I.A.), formerly the Bloor-Bathurst-Madison B.I.A., was established in 1995. The renaming of the B.I.A. in the west portion of the Annex is indicative of the interrelated relationship between the residential Annex neighbourhood and commercial corridor along Bloor Street West. The connection between Bloor Street West and the Annex is a prevailing theme in the local understanding of the area. Many consider Bloor Street West to be part of the Annex, while others view it as a separate entity that relates to multiple places; it is accessible to those in the Annex as well as other surrounding neighbourhoods and serves as a major corridor that traverses the city and connects its distinct parts. Regardless of individual interpretation, it is evident that the lines that define the Annex are blurred. The Historical Context Statement included in this report focuses on the area defined by the project study area, but also considers the broader surroundings and these blurred edges that are part of the experience and understanding of the Annex.



Map 1: The West Annex Heritage Project study area boundary with building footprints and property parcels. The comprehensive survey activities were conducted for properties within the study area boundary. Note, Madison Avenue is excluded from the study area for the current project but is geographically and thematically considered part of the West Annex neighbourhood.



Map 2: Map of the Annex and surrounding urban context showing the project study area boundaries as well as the East Annex Heritage Conservation District on its east border and the West Annex Phase I (Madison Avenue) Heritage Conservation District which divides the study area.



Map 3: Historical boundaries that defined and shaped the Annex neighbourhood.



Bibliography was produced which identifies sources of information on the history and evolution of the West Annex study area and surrounding area. This includes a range of primary and secondary sources, such as heritage research reports, historical maps, aerial photography, archival images, plans of subdivision, area histories, and archival documents.

The sources included in the Annotated Bibliography have been compiled as a resource to guide research for the project, as well as for future phases of research associated with a Heritage Conservation District Study and Plan or other heritage or land-use planning study. It should be noted that not all sources included in the Annotated Bibliography were reviewed in detail during the research phase of the project. Research was focused and tailored to the needs and scope of the project to ensure thoroughness and efficiency. For example, for sources that featured multiple editions or publications produced annually or over several years, such as city directories, only select years were reviewed as needed. For each source included in the Annotated Bibliography, a brief description of the type of source has been provided, along with its relevance and use within the research project.

Development of the Historical Context Statement relied primarily on secondary source materials for information on the historical evolution of the area. The key secondary source materials that provide an overview of the history of the Annex and formed the basis for research include:

- Batten, Jack, *The Annex: The Story of a Toronto Neighbourhood*, 2004
- Lemon, James, *The Annex: A Brief Historical Geography*, 1986
- Burton, Lydia and Davis Morley, *The Annex Book*, 1982
- Burton, Lydia and Davis Morley, "Reflecting on Neighbourhood Futures: A Toronto Example" in *Urban Resources: Defining the Neighbourhood*, 1894

Primary source materials were utilized to supplement secondary sources in cases where additional information was required. Historical mapping and photography were also used for comparative analysis, to compare present conditions of the West Annex to earlier stages of its evolution.

### Comprehensive Field Survey

A comprehensive field survey was undertaken from August to November 2021. The purpose of the survey was to record information about individual properties, such as historical and architectural details, and provide an understanding of the landscape, streetscape, context, and setting of the study area. The survey data includes information gathered on the primary structure of each property, where present. Aside from properties included on the City of Toronto's Heritage Register, secondary and/or rear structures on properties were not included or assessed as part of the comprehensive field survey. The survey was completed in four stages: pre-pedestrian survey, reconnaissance survey, pedestrian survey, and post-pedestrian survey. The pre-pedestrian survey and the reconnaissance survey were both completed in August 2021. The pedestrian survey and post-pedestrian survey occurred between late-September to mid-November 2021.

### Pre-Pedestrian Survey

The pre-pedestrian survey was conducted at the desktop level to prepare the geodatabase. As part of preparing the survey fields, the survey forms for each property were populated with existing heritage



recognition information provided by the City of Toronto as well as the estimated date of construction as provided by the Municipal Property Assessment Corporation (M.P.A.C.). The estimated date of construction was used as a starting benchmark which was refined on a per property basis as additional information was generated throughout the survey process.

### *Reconnaissance Survey*

The reconnaissance survey was conducted in the field to provide an understanding of the contemporary form and character of the area. The survey was conducted at the streetscape level to describe the overall landscape, streetscape, context, and setting responding to Sections 4 and 5 of the City of Toronto's "Built Form and Landscape Survey Form." An exception to this is the "Designer" field which was addressed as part of the post-pedestrian survey work.

Landscape, streetscape, context, and setting are important components of the character of an area. To allow for patterns between streets and portions of streets to emerge from the information collected and for the existing context of the area to be readily compared to the Historical Context Statement, the survey work was shaped to assess information at the streetscape level rather than the individual property level. A potential future Heritage Conservation District study and the development of guidelines will require an understanding of the relationship between different parts. It was critical, therefore, to employ an approach in the survey of the streetscapes that balances how individual parts (e.g., individual properties) add up to make a whole (e.g., a street or part of a street).

To balance the above approach and capture inconsistencies within a streetscape, properties which were found to vary distinctly from the overall streetscape had their landscape, streetscape, context, and setting individually described during the pedestrian survey. An example of this is the Huron Street Public School which varies from the otherwise residential streetscape. This strategy assists in highlighting unique properties or properties that vary from their surroundings and can aid in future review of properties for candidate Part IV designation or to assist in determining contributing/non-contributing properties in a future Heritage Conservation District.

### *Pedestrian Survey*

The pedestrian survey was conducted in the field to record information about the physical attributes of each individual building or property. The survey was conducted from public rights-of-way and each building or property was photographed and surveyed using a tablet and the ArcGIS Field Maps application. The Survey Coordinator and Survey Technician worked systematically block-by-block recording information for each building or property.

Two forms were created to manage the data collected during the pedestrian survey based on the property type:

1. A **Building Form** was completed to record architectural information for properties that contain a building. The majority of properties within the study area contain a building. Buildings which cover more than one parcel, such as semi-detached and row houses, were surveyed together on one form.



2. A Property Form was completed to record the physical attributes for other property types, such as parks, parking lots, vacant lots, or other open spaces.

### *Post-Pedestrian Survey*

The post-pedestrian survey was conducted at the desktop level to record historical information for each individual building or property. The historical data collection methodology was developed to provide an appropriate level of information to meet the objectives of the project. Based on an historical mapping review conducted as part of the background research, it was determined that the West Annex Heritage Project study area developed as a residential neighbourhood between the late nineteenth century and 1912. The reconnaissance survey confirmed that the majority of the built form that originated from this period of development is still extant with some exceptions such as infill development and where mid-twentieth-century apartment towers have replaced the first wave of residential development.

Two sources were used to populate the historical information for all properties within the study area. Fire Insurance Plans (F.I.P.) from 1903 and 1913 were reviewed to record what appears on the plans for each building and/or property. The information was then compared with what was observed during the pedestrian survey. Information assessed included whether or not the extant building matches the building footprints, heights, and cladding materials recorded on the 1903 and/or 1913 plans or whether a lot was empty in either or both years. It was noted during this exercise that many buildings with confirmed dates of construction pre-1903 were not included on the 1903 F.I.P. As a result, the plans from that year were used as a useful but not strictly documentary resource.

In instances where the M.P.A.C. date, date range of construction estimated during the pedestrian survey, and the results of the post-pedestrian review of F.I.P.s yielded inconsistent results, the Green Book<sup>1</sup> was also referenced to determine the most accurate and likely date or date range of construction.

Additionally, select survey forms were populated using the findings of local research completed for the Historical Context Statement and through public consultation where information was available. This may include Architect/Builder, Designer, Historical Building Name and Historical Association with people, events, or groups. Specific sources were noted as appropriate.

### *Photography*

For each building or property, one overall photograph was taken. Individual building photographs show the front façade of the building and were taken at an oblique angle, when possible, to show part of a side elevation. Photos were taken at an appropriate distance when permitted to reduce distortion of the

---

<sup>1</sup> Annex Residents' Association in conjunction with the Canadian Inventory of Historic Buildings, conducted locally in 1970-1972, produced *The Green Book: List of Owner-Occupants of Annex Houses by Street*. A 1989 copy provided by the Community History Project of the 1974 version is on file with the A.R.A. The document contains a collection of occupants associated with addresses located in the Annex compiled using records from the late nineteenth and early twentieth century. This thorough list is organized alphabetically by street name, then numerically by street address first with odd then even numbers. In addition to occupant names is the date of occupancy at the address as well as the occupant's occupation/profession. Additional notes of interest on the occupant are also occasionally included. The resource has been noted for its occasional inaccuracies.

building. Surveyors organized survey work to optimize lighting conditions and reduce obstructions such as tree cover, parked vehicles, and waste disposal bins, as much as possible. Not all obstructions may have been avoided, however, and some unavoidable lighting conditions may have resulted in photos with washed out sky, harsh shadows on buildings, or reflections. Changing weather conditions were also anticipated such as trees in leaf, bare trees, and potential snow cover. Seasonal holiday decorations were also unavoidable during the time of year the survey was conducted. Surveyors made their best effort to document the property as clearly as possible given the range of conditions. One detail photograph was taken on an as needed basis to document obscured features (i.e., if a porch was blocking the view of elements on the front façade of a house, the area under the porch was photographed).

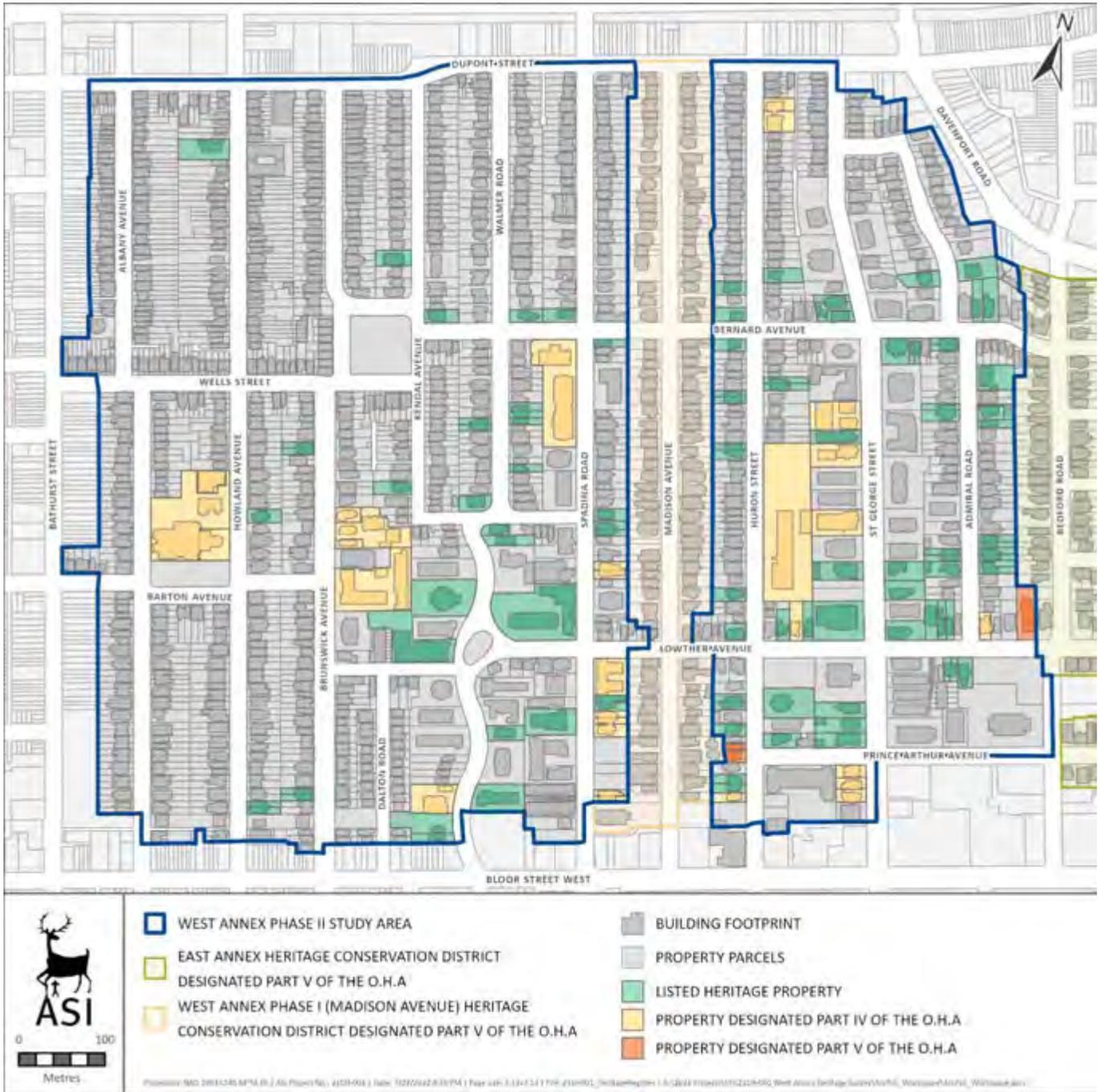
## Public engagement

Several public engagement opportunities were provided throughout the duration of the project in order to gain an understanding of the places and characteristics of the Annex that are valued and appreciated by the community. A number of these public engagement opportunities were facilitated by Maximum City, a professional facilitation firm. The comments and input received from residents, property owners, and community members have shaped the analysis and understanding of the existing built form in the Annex and the defining qualities that inform the lived experience of the community. A summary of the various public engagement opportunities and the responses received are provided in Section 2.0.

### 1.3 Properties on the Heritage Register

Within the study area, there are several properties that are included on the City of Toronto's Heritage Register. There are currently 34 properties designated under Part IV of the *Ontario Heritage Act* and 105 listed (non-designated) properties. Additionally, the West Annex Phase I Heritage Conservation District (H.C.D.) is located along Madison Avenue, dividing the project study area, and the East Annex H.C.D. is located along the study area's east boundary between Davenport Road and Lowther Avenue. The properties within the H.C.D.s are designated under Part V of the *Ontario Heritage Act*. A full list of the properties included on the City's Heritage Register that are located within the study area is provided in Appendix A. A map showing the location of these properties as well as the boundaries of the West Annex Phase I and East Annex H.C.D.s is located below (Map 5).





Map 5: Properties within the study area that are included in the City of Toronto’s Heritage Register.

## 2.0 Community and Stakeholder Consultation

Public engagement is a key component of any heritage study. People who live and work in the area can express and communicate the area's value and are often best able to identify important themes, defining characteristics, landmarks, and boundaries. The West Annex Phase II Historical Context Statement and Heritage Survey Project (West Annex Heritage Project) public engagement strategy comprised a series of engagement tools and sessions designed to introduce, inform, and solicit public and stakeholder input in a meaningful manner. This included a Community Information Meeting at the start of the project, two Focus Group Meetings in the Fall of 2021, and two Focus Group Meetings in the Spring of 2022. The virtual sessions were facilitated by Maximum City and meeting reports summarizing the results of each meeting are found in Appendix B. Additional stakeholder meetings included a presentation at the A.R.A. Annual General Meeting and a presentation to the Toronto and East York Community Preservation Panel. The consultant team also met regularly with the A.R.A. West Annex Heritage Project Steering Team for a series of meetings and presentations to provide project progress updates and present on preliminary findings. Additional methods of engagement and project outreach included: a dedicated project page on the Annex Residents' Association (A.R.A.) website; articles and notices in the A.R.A.'s newsletter; notices in Councillor Mike Layton's community newsletters; and advertisement of the project on social media and local newspaper.

Key findings of the community and stakeholder consultation program are found in Section 5.5 below.

It should be noted that focused outreach and consultation with specific Indigenous Nations, organizations, and individuals with historical and/or contemporary ties with what is now known as the Annex neighbourhood was also conducted as part of the project, separate from the public engagement program.

### 2.1 Public and Stakeholder Meetings

#### Community Information Meeting

A virtual Community Information Meeting was held on September 23, 2021. The facilitated Zoom session included an informational presentation by A.S.I., online participant polls, and a question-and-answer period. The session was open to all, with a particular focus on residents and property owners within the West Annex Heritage Project study area. The session was advertised through the A.R.A. website, the A.R.A. newsletter, the local newspaper the Annex Gleaner, social media, a Huron Street Elementary School parents' newsletter, and Councillor Layton's newsletter. The session was also advertised through the distribution of project flyers to area residents by members of the A.R.A. and other volunteers. A concerted effort was made to reach individuals and groups that are often under-represented in public engagement for heritage projects, including tenants, seniors, and clients of local social agencies.

The purpose of the meeting was to: introduce the West Annex Heritage Project and general timelines; outline the engagement process and values being followed; provide clear information on what is being



studied and how participants can get involved; and answer questions from the community about the project. A total of 62 participants took part in the information session.

### Focus Group Meetings

Virtual Focus Group Meetings were held in the fall of 2021 and spring of 2022. The fall meetings were held on October 12, 2021 (7-9 pm) and October 14, 2021 (12-1:30 pm). The facilitated Zoom sessions included an informational presentation by A.S.I., an online poll for stakeholder mapping, and focus group discussions in breakout rooms. The session was advertised through the A.R.A. website and newsletter and through direct email communication with previous public meeting participants and registrants. The purpose of the meetings was to: hear from community members about their views and experiences in the West Annex neighbourhood; share a brief overview of the West Annex Heritage Project to date and opportunities for participation; and share and get feedback on the preliminary themes for the Historical Context Statement. A total of 44 participants took part in the two focus group sessions.

The spring meetings were held on March 22, 2022 (12-1:30 pm) and March 24, 2022 (7-8:30 pm). The facilitated Zoom sessions included an informational presentation by A.S.I., an online poll for stakeholder mapping, and focus group discussions in breakout rooms. The session was advertised through the A.R.A. website and newsletter and through direct email communication with previous public meeting participants and registrants. The purpose of the meetings was to: review the West Annex Heritage Project's goals and progress; to present key time periods and history of the West Annex; to review the refined themes and examples within the Historical Context Statement; and to hear from community members about places to include in the Historical Context Statement's Community & Social Context theme. A total of 65 participants took part in the two focus group sessions.

### A.R.A. Annual General Meeting

A.S.I. was invited to give a presentation of the West Annex Heritage Project at the A.R.A. Annual General Meeting held on April 22, 2022. The presentation provided an overview of the project and preliminary findings focusing on a brief illustrated history of the area. The presentation was followed by a short question-and-answer session, and ways to stay engaged and keep informed on the project were provided.

### Toronto and East York Community Preservation Panel

A virtual meeting was held with the Toronto and East York Community Preservation Panel (T.E.Y.C.P.P.) on May 2, 2022. Five members of the T.E.Y.C.P.P. committee, the consultant team, and Lynne DiStefano of the A.R.A. West Annex Heritage Project Steering Team were present. The purpose of the meeting was to: review the West Annex Heritage Project and its goals; present a brief overview of the comprehensive survey work conducted as part of the project; present key time periods and a brief history of the West



Annex; review themes identified and examples; and a summary of next steps. The session included an informational presentation by A.S.I. followed by a group discussion.

## 2.2 A.R.A. West Annex Heritage Project Steering Team Meetings

A total of five<sup>2</sup> meetings were held with the A.R.A. West Annex Heritage Project Steering Team over the course of the project. Each meeting included an informational presentation by A.S.I. followed by a question-and-answer and discussion session. The virtual meetings included:

- Project kick-off meeting on June 24, 2021, to introduce the A.S.I. team, present the work program and schedule, review public engagement opportunities, and discuss opportunities and potential constraints associated with the project.
- Project Team meeting on September 8, 2021, to review approach, progress, and/or preliminary findings associated with the annotated bibliography, the Historical Context Statement and high-level themes, the reconnaissance survey findings and summary of understanding of typology and architectural style, the comprehensive survey procedure, and review of next steps.
- Project Team meeting on November 19, 2021, to provide a progress update on public engagement activities and research tasks, present revised themes and subthemes, present preliminary findings of the comprehensive survey, and review next steps.
- Project Team meeting on February 2, 2022, to provide a project progress update, and to present the Draft Historical Context Statement, summarizing the methodology and approach, and highlights of preliminary findings. Next steps were also reviewed. Councillor Erma Ferrell and Darin Wybenga, Traditional Knowledge and Land Use Coordinator, Mississaugas of the Credit First Nation, attended the meeting and provided feedback on how the Indigenous history of the area was presented in the Draft Historical Context Statement. Additional discussions on this topic were held with Darin Wybenga following the meeting.
- Project Team meeting on August 11, 2022, to review the Draft Final Report and receive feedback from the A.R.A. West Annex Heritage Project Steering Team Members.

## 2.3 Additional A.R.A. Outreach

A dedicated West Annex Heritage Project page was created on the A.R.A. website which was regularly updated with information on public meetings, including links to presentations and summary reports, as well as a list of frequently asked questions regarding the project. Project outputs, such as an annotated bibliography and a guide to the neighbourhood's architectural styles, were also shared on the project website.

The West Annex Heritage Project was advertised on a regular basis in the A.R.A.'s newsletter as well as on social media. Feedback from the public was gathered through these channels as well.

---

<sup>2</sup> Six meetings were planned for at the project outset, however, the agendas for two proposed meetings were combined into a single meeting, resulting in five total being held.

## 3.0 Historical Context Statement

### 3.1 West Annex Themes

Key themes relating to the evolution and development of the West Annex have been identified through historical research, consultation, and analysis of the existing built environment. The themes provide an overview of the driving forces that shaped and define the West Annex, with their associated sub-themes providing a greater level of detail and specificity to relevant aspects of that theme. The themes and sub-themes were utilized to organize and categorize information presented in the Historical Overview. Tables summarizing the expression of relevant themes and examples of associated built forms are located within key periods of West Annex history summarized in Section 3.2.

#### Natural Environment

The natural environment of the West Annex comprises the naturally occurring physiographic and topographic features of the area as well as the planned and designed landscape and vegetation. The creek system, including Taddle Creek and the escarpment formed by the glacial Lake Iroquois shoreline immediately north of the Annex, influenced movement through and settlement in the area. An Indigenous trail followed the base of the escarpment, which would later be developed as Davenport Road. The roadway, which follows the topography of the land, contrasts and breaks from the gridded road system established during late eighteenth-century Euro-Canadian land survey that delineated the land into lots and concessions. Several public parks that provide green space for residents are located in the West Annex and mature trees endure throughout the neighbourhood.

#### *Sub-themes:*

- Physiography and topography
- Planned and designed environment

#### Urban Context

The urban context of the West Annex is comprised of the street and lot patterns, streetscapes, and the collection of buildings introduced into the neighbourhood through stages of evolution and social change rather than sweeping development. The urban environment is defined by land division patterns, including subdivision and formal land-use planning, as well as buildings constructed within the area that form and shape the built environment. Early Euro-Canadian settlement and establishment of the lots and concessions that contain the West Annex formed the basis of land division in the neighbourhood. Subsequent subdivision plans undertaken by the Wells and Baldwin families and developers like Simeon Janes in the late nineteenth century established much of the road and lotting patterns that persist today. This nineteenth-century organization of land within the area influenced where, how, and what kind of buildings would be constructed in the West Annex, resulting in the largely homogenous construction of detached and semi-detached Edwardian Classical homes within the first decade of the twentieth century. Following its primary period of construction, sporadic infill occurred in pockets of the



neighbourhood until the introduction of the Modernist apartment building. Following the wave of construction, further changes and new buildings returned to a piece-meal approach. Where and how these buildings were constructed and their relationships to neighbouring buildings within the streetscape form the built environment explored in the urban context theme.

*Sub-themes:*

- Early Settlement in York
- Subdivision and Formal Land-use Planning
- Planned Residential Development
- Early Civic/Institutional Development
- Infill Development
- Conversion of Building Use or Function
- The Apartment and Modernism
- Post-Modern Annex and Contemporary Infill

### Community and Social Context

The Annex was conceived of and designed to be exclusively a residential subdivision, void of commercial, industrial, or institutional land uses. The emphasis on residential-only development created a community that had a distinct relationship with and reliance on the surrounding areas for commercial, industrial, and transportation support. Over time the planned residential neighbourhood introduced certain civic and institutional buildings to serve the local community, however, the exclusion of commercial and industrial enterprises has persisted. The impact of Janes' plan for an exclusively residential subdivision had a long-lasting impact on the growth, development, and land use diversity within the West Annex neighbourhood. The focus on residential land use within the West Annex also provided an opportunity to create a powerful sense of community and place. The impact of this invested community led to a strong presence of activism and advocacy that focused on communicating how prescribed changes for the area would impact its places and people. It also resulted in the growth and development of an arts and culture network and has fostered a sense of diversity and inclusivity within the neighbourhood. The Community and Social Context theme focuses on the social and developmental outcome of designing a residential subdivision void of other land use types.

*Sub-themes:*

- Connection and Belonging
- Arts and Culture
- Civic and Institutional
- Diversity and Inclusivity
- Activism and Advocacy

### Proximity

The West Annex was designed as a residential neighbourhood, with other land uses such as commercial and industrial pushed to the periphery or located outside the planned subdivisions. The exclusion of



most non-residential land uses resulted in the inhabitants of the Annex relying on the surrounding area for most amenities. Further, the development of surrounding contexts has impacted demographic shifts and changes in land use over time within the West Annex. For example, the commercial and cultural activity along the Bloor Street West corridor has become a primary destination for those living in the Annex. Dupont Street has also long served those living in the northern areas of the Annex as a commercial destination and for its access to various public transportation routes. Additionally, the close proximity of the University of Toronto St. George campus has impacted the demographics of the area since its earliest days, bringing into the neighbourhood many students and professional academics who call the Annex home. The Proximity theme explores the influence of the surrounding communities and contexts that encircle and support the West Annex, centering on how and where external factors permeate its boundaries.

*Sub-themes:*

- Transportation and Access
- Industry and Manufacturing
- Institutional
- Commercial

### 3.2 Historical Overview of the West Annex and Surrounding Area

Key Date	Historical Event
13,000 years Before Present (B.P.)	Earliest human occupation of southern Ontario. These early Indigenous groups are highly mobile.
10,000 – 5,500 B.P.	Evidence of heavy woodworking tools suggest prolonged seasonal residency. The period sees development of exchange networks in the Great Lakes Region.
By 2,000 B.P.	Evidence exists for microband camps, which focused on the seasonal harvesting of resources.
1300 - 1450 Common Era (C.E.)	Communal sites and seasonal travel are replaced by village-focused agriculture. These village communities are represented by ancestors of the Huron-Wendat.
1450-1649	Small villages begin to coalesce into larger communities. The ancestral Huron-Wendat begin to move northward.
1640s	Enmity between the Haudenosaunee and the Huron-Wendat and their Algonquian allies leads to dispersal of the Huron-Wendat. The Haudenosaunee establish settlements along trade routes inland from the north shore of Lake Ontario, which were abandoned by the late 1680s.



<b>Key Date</b>	<b>Historical Event</b>
1690s	Anishinaabeg Nations, including the Mississaugas, maintain a permanent presence. Until assertion of British Sovereignty in 1763, there is no interruption of Anishinaabeg control in the area.
1787	Crown representatives meet with members of the Mississaugas to negotiate the sale of lands near the settlement of York.
1791	First township survey of York.
1805	The Toronto Purchase is signed in the which the Mississaugas cede 250,830 acres of land to the Crown.
1813-1817	The Baldwin family, through two inheritances, acquire the land which now makes up the eastern portion of the West Annex neighbourhood.
1821	Joseph Wells purchases the land that will make up the western third of the West Annex neighborhood from the wife of the late John McGill who received the Crown grant for the land.
1827	University of Toronto is founded as King's College
1834	Incorporation of the City of Toronto which stretches from Lake Ontario to the south to Queen Street to the north.
1844	Robert Baldwin inherits the Baldwin family lands.
1850s	Northern boundary of the City of Toronto moves to Bloor Street.
1853	Wells dies leaving his land divided between his sons in three north-south portions. His sons begin the process of developing the land into subdivisions with the earliest developments (workers cottages) in the northern portion along Bathurst Street, Albany Avenue, and Howland Avenue.
1874	William Willcocks Baldwin, son of Robert Baldwin, lays out Walmer and Spadina Roads as part of his development plan.
1884	City hires contractor A.J. Brown to reroute Taddle Creek underground due to sanitation concerns and to allow for development of the land above.
By 1886	Simeon Janes purchases the southern sections of the Baldwin estate for the purpose of a development that he would name "The Toronto Annex."
1887	Janes' "Toronto Annex" plans are approved by Toronto City Council, making it one of the earliest annexations of land for urban development in the City of Toronto.



<b>Key Date</b>	<b>Historical Event</b>
1890	By this time, many services have been introduced to the new subdivisions including water and sewer lines, paved sidewalks, and roadways.
1901	Streetcars introduced to Avenue Road, east of the West Annex neighbourhood.
1903-1912	Majority of construction in new subdivisions occurs in the early twentieth century, with the rate of construction peaking in 1907.
1905-1906	Low-rise apartment built at 41-45 Spadina Road is one of the first constructed in the city.
1906	City halts a planned development of empty lots bordered by Kendal Avenue, Wells Street, Brunswick Avenue, and Bernard Avenue and creates a public park named Kendal Square (now Jean Sibelius Square).
1912	Due to concerns of overdevelopment, a by-law is enacted blocking further construction of low-rise apartment buildings. This marks the beginning of a period of decline in development in the area.
1920s	Demographics in the West Annex begin to shift as affluent residents move to areas with larger lots outside the Annex, such as Forest Hill, and war-widows struggle to maintain grand homes, resulting in a trend of renting out rooms.
1925	Formation of the Annex Ratepayer's Association (A.R.A.) to advocate for maintaining the low-scale residential neighborhood.
1940s	The new generation of residents is now made up of students, war-workers, and immigrant communities, which impacted neighbourhood identity. During this period there is no longer a recognized cohesive community and the area is rarely referred to as the "Annex" signalling a diminished sense of place.
1959	Zoning changes allow for conversion of larger houses for institutional use and high-rise apartment buildings along the edges of the neighbourhood.
1962	Therafields organization founded by Lea Hindley-Smith. The communal-living group purchases multiple properties along Admiral Road, Walmer Road, Dupont Street, Howland Avenue, Kendal Avenue, and Brunswick Avenue. Neighbourhood concern over the group's presence continues until the group disbands in the 1980s.
1966	Completion of the Bloor-Danforth Subway Line.

<b>Key Date</b>	<b>Historical Event</b>
1969	Annex Ratepayer’s Association reforms at the Annex Residents’ Association (A.R.A.) to better represent the diversity of neighbourhood.
1968 and 1970	Formation of the “Stop Spadina, Save Our City” Coordinating Committee, which successfully lobbies to cancel plans for the proposed Spadina Expressway which would have bisected the neighbourhood.
1980s	Changes in property ownership in the West Annex with 80% of households now renting.
1984	The A.R.A. begins an initiative to implement a strategic forestry management plan.
1994	East Annex Heritage Conservation District is designated under Part V of the <i>Ontario Heritage Act</i> .
2005	Section 37 funds are obtained through the <i>City of Toronto Planning Act</i> as community benefits associated with the permitted height and density zoning changes for the construction of One Bedford Road.
2019	West Annex Phase I (Madison Avenue) Heritage Conservation District is designated under Part V of the <i>Ontario Heritage Act</i> .

Indigenous peoples have a longstanding presence within the Annex. This section focuses on the earliest Indigenous presence in the area, as well as the early contact period with Euro-Canadians. Following the period of contact and subsequent treaties, Indigenous peoples have continued to live and be a part of the fabric of the West Annex community to this day. Buildings and events that relate to the continued presence in the neighbourhood, as well as urban Indigenous activity, are included in the later sections of the West Annex Historical Overview.

Before Euro-Canadian settlement in the area, the land currently associated with the West Annex was used and occupied by Indigenous groups. Human populations have occupied southern Ontario since approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.). These populations were initially highly mobile but as the environment progressively warmed these groups occupied less extensive territories (Edwards and Fritz 1988; Ellis and Deller 1990). The earliest evidence of heavy wood-working tools dates from approximately 8,000 to 3,000 B.C.E. The tools were used for felling trees for fuel, building shelters, and production of watercraft. These kinds of activities suggested prolonged seasonal residency at occupation sites. This period also sees a development of exchange networks throughout the Great Lakes region followed by evidence for microband camps, which focused on the seasonal harvesting of resources (Spence et al. 1990).

Between approximately 1300-1450 Common Era (C.E.) communal sites and seasonal movement are replaced by villages, where the focus was on horticulture (Dodd et al. 1990). Within the area of the present-day City of Toronto, the ancestors of the Huron-Wendat resided in villages and worked as farmers. They also controlled the fur trade until the 1640s. From 1450-1649 C.E. this process continued with the coalescence of small villages into larger communities (Birch et al. 2021). The ancestral Huron-Wendat on the north shore of Lake Ontario gradually began to move northward during this period. Through this movement, the socio-political organization of the First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. By 1600 C.E., the Huron-Wendat were the northernmost of the Iroquoian-speaking groups, inhabiting the area between Lake Simcoe and Georgian Bay known historically as Wendake, where they formed a confederation of individual nations.

In the 1640s, the traditional enmity formed from disputes over the quest for furs and fur-trading between the Haudenosaunee<sup>3</sup> and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) which led to the dispersal of the Huron-Wendat. The Haudenosaunee were largely nomadic in their pattern of land use and relied more on trapping compared to the Huron-Wendat. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. These were abandoned by the late 1680s and, by the 1690s, the Algonquian-speaking Anishinaabeg<sup>4</sup> groups, such as the Mississaugas, were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth

---

<sup>3</sup> The Haudenosaunee are also known as the New York Iroquois or Five Nations Iroquois and after 1722 Six Nations Iroquois. They were a confederation of five distinct but related nations: the Seneca, Onondaga, Cayuga, Oneida, and Mohawk. Each lived in individual territories in what is now known as the Finger Lakes district of Upper New York. In 1722, the Tuscarora joined the confederacy.

<sup>4</sup> “Anishinaabeg” (also Anishnaubeg, Anishnaabek, Nishnaabeg) is a collective term used for the Algonquian-speaking groups of the upper Great Lakes such as the Mississaugas, Ojibwa, Chippewa, and Odawa.



century to the assertion of British sovereignty in 1763, there was no interruption to Anishinaabeg control and use of southern Ontario.

In 1787, representatives of the Crown met with members of the Mississaugas of the Credit Ancestors to negotiate the sale of lands along the shore of Lake Ontario near the settlement of York. Due to disputes over the boundaries, a new agreement, the Toronto Purchase (known as Treaty 13), was signed on August 1, 1805, in which the Mississaugas ceded to the Crown 250,830 acres of land for the sum of 10 shillings and the reserved right to fish exclusively on Etobicoke Creek. Following Treaty 13, the Mississaugas claimed that the Toronto Islands and other lands were not part of the purchase which was contended by the Crown. In 1998, the Mississaugas filed a land claim against the Government of Canada for the unlawful acquisition of those lands and a land claim settlement was reached for these areas in 2010 (Mississaugas of the Credit First Nation 2017; Mississauga of the New Credit First Nation 2001).

### *Gete-Onigaming*

Davenport Road, located north of the present-day West Annex neighbourhood, persists as a feature linked to pre-colonial land uses. Davenport Road has a long history as a transportation route, first being established by Indigenous groups as part of a network of carrying place trails across the north shore of Lake Ontario and connecting to Lake Simcoe. While the trail provided an east-west travel route, other long-standing transportation routes followed the north-south flow of major waterways, including the Humber and Rouge Rivers. These were collectively known as the Toronto Carrying Place.

Davenport Road follows the same path of a trail that was called *Gete-Onigaming*, an Ojibwe name meaning “at the old portage.” The trail ran from what is now the intersection of Kingston Road and Queen Street East westward, crossing over the Don River and following the base of the escarpment formed by the glacial Lake Iroquois before continuing west beyond the Humber River (Figure 2). The escarpment was formed 10,000 years ago through the drainage of the glacial lake and has remained an identifiable landscape feature in the area (Coakley and Karrow 1994; MacDonald 2008; Sonnenberg, Boyce, and Suttak 2012).

When Euro-Canadian explorers and settlers arrived in the region, they also utilized the trail, and it became one of the main routes between what is now Scarborough and Niagara. As the trail became more established it was eventually formalized as a roadway. Historical documents refer to the road as “Bull’s Road,” named after Bartholomew Bull who settled west of the present-day West Annex. The name of Davenport Road, which it maintains today, was used at least as early as 1837 based on historical mapping, and derives from the title of an estate located on the historical route (Hayes 2008). By the first half of the nineteenth century the road was paved with planks and paid for by tolls exacted every few kilometers along its route. The history of toll-keeping has been preserved through the retention of a tollkeeper’s cottage at the intersection of Davenport Road and Bathurst Street, located northwest of the West Annex.



## *Taddle Creek*

Indigenous activity specifically in the area of the present-day West Annex was also likely focused around Taddle Creek, a waterway that generally ran northwest to southeast, winding through the landscape (Map 6). Major waterways, such as the Humber and Don Rivers, served as primary transportation routes in the area while smaller trails and portage routes would undoubtedly be located along more minor waterways. Taddle Creek, like other waterways, probably served as a gathering place for the Anishinaabeg in springtime, when small groups reunited with extended family and formed larger camps following the winters spent in the surrounding woodlands (Borrows 1997). In winter the smaller kin-based groups would perform small-scale hunting and gathering activities, but in early spring the larger collective would tap trees for sap. Once warmer weather arrived, these camps would move to the heads of rivers and streams, including Taddle Creek, to fish (Borrows 1997). The presence of Euro-Canadian settlers and the alteration of the landscape through settlement and urbanization disrupted the rhythm of life for the Anishinaabeg and other Indigenous groups living in the area. Taddle Creek would be filled in during subdivision and settlement (Coakley and Karrow 1994; MacDonald 2008; Sonnenberg, Boyce, and Suttak 2012). The revitalization of Paul Martel Park<sup>5</sup>, beginning in 2020 as a Native Wetlands initiative by Paul Richard and Aki Wiidookaagewin (Earth Helpers)<sup>6</sup>, commemorates the former creek by creating a sanctuary of Native plant ecology and recognizing the historical use of the waterway by Indigenous peoples.

---

<sup>5</sup> The Paul Martel Park is located at 10 Madison Avenue.

<sup>6</sup> Aki Wiidookaagewin (Earth Helpers) are Indigenous trades people, artists and Elders who collaborate to provide Indigenous employment and training opportunities in their ‘Learn to Garden’ program, teaching food security and ecological restoration.





Map 6: Map showing the location of Taddle Creek within the area, which would be covered over in stages during the nineteenth century, and the escarpment of the ancient Lake Iroquois shoreline located north of the present-day West Annex.



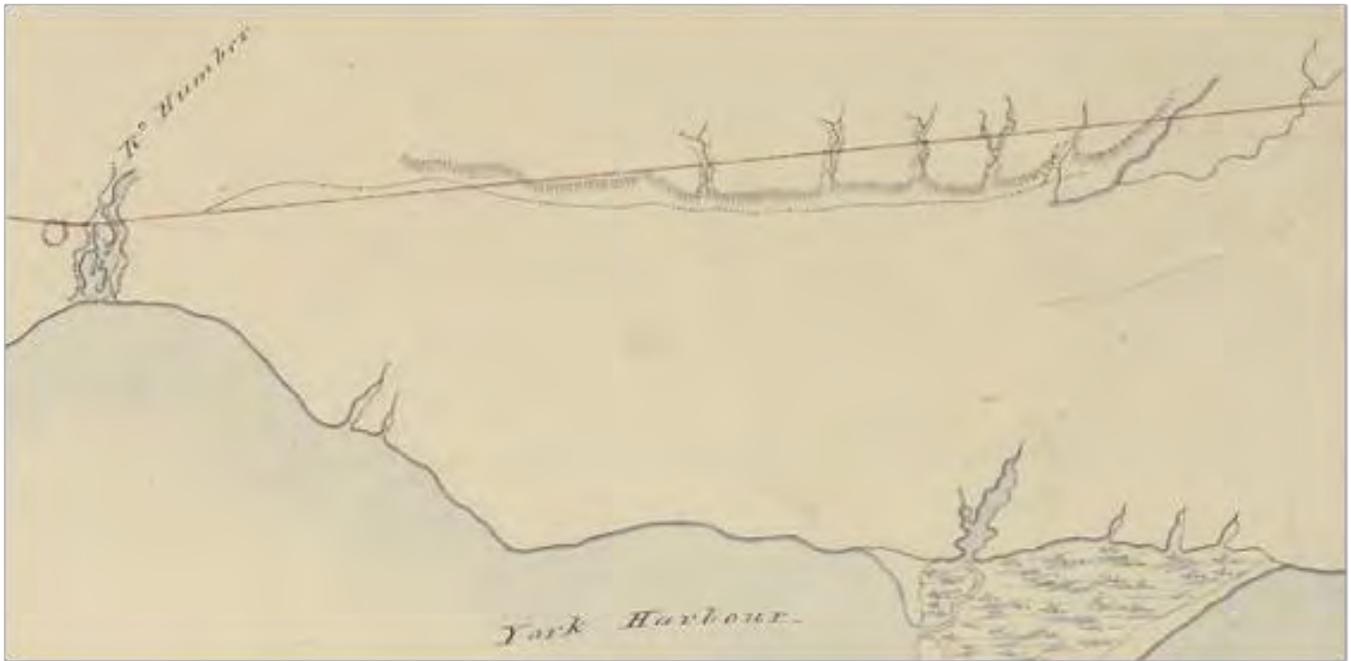


Figure 2: Map showing the location of the Indigenous trail called *Gete-Onigaming*, meaning “at the old portage,” at the base of the escarpment formed by the ancient Lake Iroquois shoreline. The trail would later be used by Euro-Canadian settlers as well [Archives of Ontario].

## Natural Environment

**Description of Significant Activities and Events:** The ancient Lake Iroquois shoreline created a natural escarpment that was distinct in the topography of the area. An Indigenous trail developed along the base of the escarpment, influencing travel through the area for thousands of years, eventually being adopted by settlers and becoming Davenport Road which remains extant today.

Taddle Creek, a waterway that coursed through the present-day West Annex, was a likely gathering place for Indigenous groups and it is probable that a trail followed the waterway.

### Contribution to Existing Landscapes:



Looking north on Spadina Road towards the escarpment located north of the study area

The escarpment formed by the Lake Iroquois shoreline remains a visible feature in the landscape. There are unobstructed views of the escarpment looking north along Spadina Road.

## Community and Social Context

Indigenous groups have used and occupied the land where the present-day West Annex neighbourhood is located for thousands of years. Pre-contact Indigenous activity that likely occurred around Taddle Creek would have involved forming camps along the banks of the creek in the springtime following winters spent in the surrounding woodlands in smaller groups.

Euro-Canadian contact and resulting settlement in the area disrupted the rhythm of life for Indigenous groups occupying the area. By 1884, Taddle Creek was buried.

## Pre-1813: Early Survey and Settlement

The West Annex, as it is laid out today, was formed through the transition of rural estates into subdivided residential lots. The Baldwin family was one of the landowners responsible for this transition. Margaret Phoebe Baldwin (nee Willcocks) inherited a portion of the present-day neighbourhood in 1813. The remaining land that forms the West Annex was purchased by another family in 1821. The history of land survey and settlement prior to this transitional period of land ownership beginning in 1813 is summarized in this section.

The location of the Town of York from the outset was determined by its proposed function as the military and naval arsenal of the new province of Upper Canada. In the late eighteenth century, Governor John Graves Simcoe believed that a war with the United States was both inevitable and imminent (Firth, 1962) and in addition to its position on the overland route to Lake Huron and the northwest fur trade, York's excellent harbour and its defensibility became important considerations. Augustus Jones undertook the first township survey for York in 1791, when the base line, corresponding to present-day Queen Street, was established (Winearls 1991; Firth 1962b).

Using Queen Street as the east-west base line, concession roads were established to the north, starting with Bloor Street. Using Yonge Street, an early historical road that extended north from Lake Ontario to nearly Lake Simcoe, surveyors also laid out crossroads, introducing still-extant roadways such as Bathurst Street. The grid of roadways formed by the surveyors created a basic template for subsequent land development and urban subdivision plans in York Township and eventually Metropolitan Toronto (Figure 3) (Lemon 1986).

The plots of land established between present-day Queen Street and Bloor Street, known as the Park Lots, were granted to members of the "Family Compact," a group of long-established families (men) that held most of the political, economic, and judicial power in Upper Canada (Ontario) since the 1790s (Burton and Morley 1984). This wealthy elite initiated the area's function as a land development venture. Some of these families, such as the Baldwin family, also owned land beyond their Park Lot, north of Bloor Street.

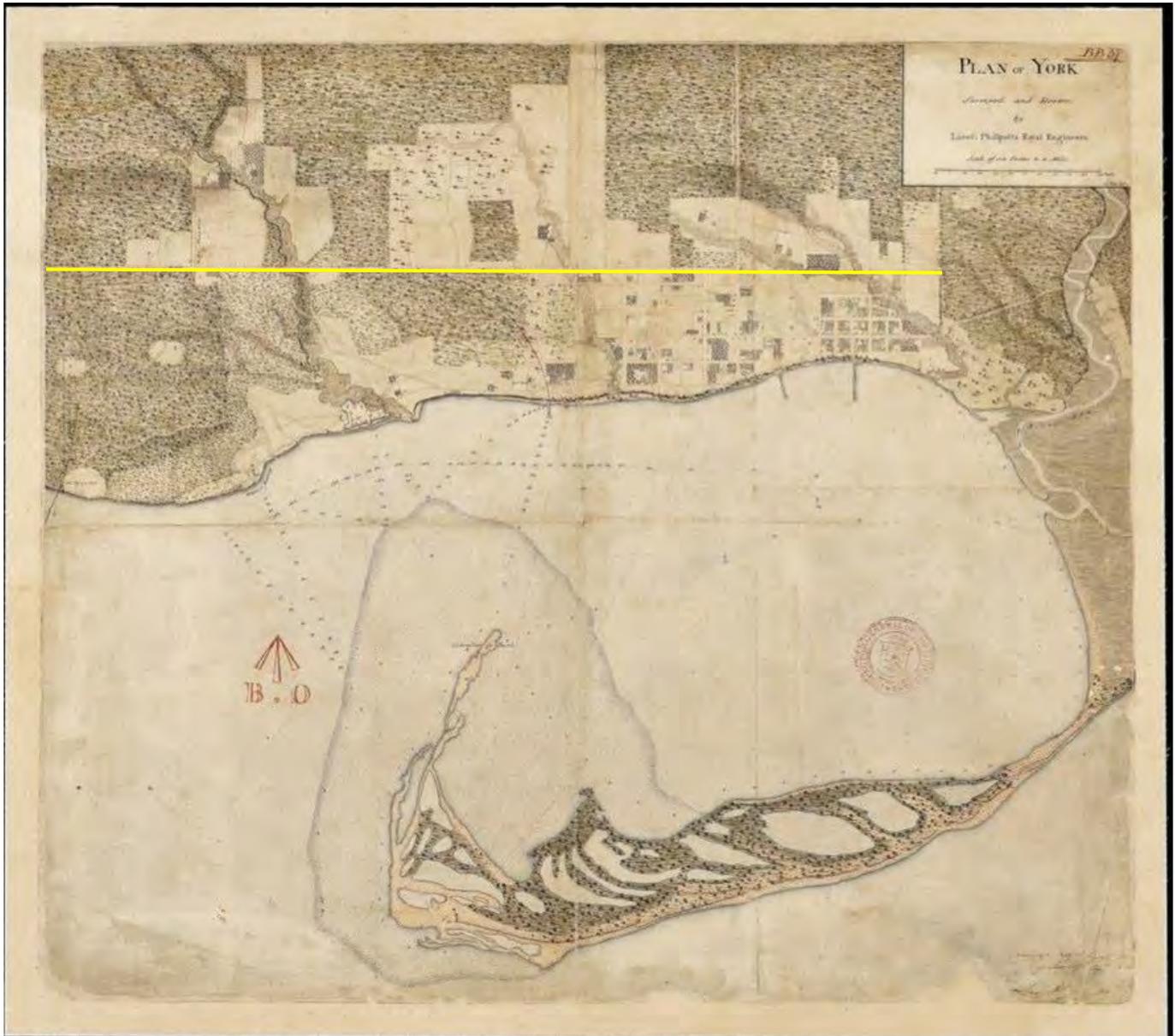


Figure 3: Map showing the surveyed land within the plan of York with Queen Street indicated (yellow), 1818 [Library and Archives Canada: NMC 17026. Winearls, MUC no. 2040 (2), annotated by A.S.I.]

*Themes and Existing Built Form and Landscape Features Associated with Early Survey and Settlement (Pre-1813)*

## Urban Context

**Description of Significant Activities and Events:** The settlement of the Town of York and the survey conducted in its early establishment informed the downtown centre and street grid pattern that persists today.

Lots 23 to 25 in the Second Concession from the Bay in the former Township of York would come to comprise the West Annex by the end of the century. However, at the beginning of the nineteenth century the lands were rural estate properties hailing from the era of “Family Compact” ownership that came out of the early settlement of York. The topography of the area was defined by the ridge of the escarpment that was located to the north in otherwise flat, pastoral land. Taddle Creek wandered through the present-day West Annex. A tributary from the creek ran parallel to present-day Bedford Road and collected in a small pond located east of the West Annex before continuing south to cross Bloor Street West (“Taddle Creek,” n.d.). The lots were located beyond the northern boundaries of the Town of York (later the City of Toronto), which was experiencing an era of urbanization and expansion in the nineteenth century. During this period the land was owned by the Baldwin and the Wells families, who were influential in developing their properties from rural estates into urban subdivisions (Map 7).

### *Wells and Baldwin Estates*

Margaret Phoebe (nee Willcocks), wife of William Warren Baldwin, inherited the land on Lot 24 in 1813 (Fraser 1988). Four years later, William Warren’s brother Augustus Baldwin, acquired most of Lot 23 through a second inheritance, providing the family with the eastern portion of what would become the West Annex (Batten 2004). In 1818, the Baldwins constructed a stately home in the north end of their vast estate on the escarpment, calling it Russell Hill (Figure 4). The estate home was demolished in 1872 to make way for another mansion, Glen Edyth. Between 1836 and 1866, William Warren Baldwin began to sell off portions of land, so that he was left with approximately 80 acres by 1866, marking the dissolution of their once vast estate.

The western third of the eventual West Annex was purchased by Joseph Wells in 1821 from the wife of John McGill following his death. McGill was a member of the Queen’s (York) Rangers and received Lot 25 as part of a land grant provided by the Crown to members of the military (Batten 2004). John McGill constructed the first residence on the escarpment in this area, which ran along the northern edge of the property, just beyond the boundary of the present-day West Annex neighbourhood. McGill named the residence “Davenport” after a York Garrison major of the same name whom McGill admired (Batten 2004). The influence of this naming also extended to Davenport Road, which followed the Indigenous trail that ran along the base of the escarpment.

Wells carried on the namesake of “Davenport” for the property, though the house constructed by McGill was torn down for something grander and more fitting for the growing popularity of the area (Figure 5). The construction of Davenport, and other estate homes on the escarpment, led to the development of the land below, typically into farmland or pastoral grounds. In developing the land, portions of Taddle Creek, seen then as a nuisance, were buried (“Taddle Creek,” n.d.).

When initially surveyed, these lands were not viewed as prime real estate as they were located beyond the settlement of York and were generally considered to be in a state of wilderness. However, when the Baldwin and Wells families acquired their properties, these lands were becoming more favourable. The wealthy elite saw the area as a retreat from the city and chose the location for their summer houses. The escarpment, known during this period as Spadina Hill (“Voice of the Annex 1967-1968,” n.d.),

located along the north edge of the Baldwin and Wells properties provided scenic grounds and vistas for these summer retreats and was a draw to the vicinity (Batten 2004).

### *Transformation*

When Wells died in 1853 his property was divided in three north-south portions which were left to his sons (Batten 2004). His sons worked with politicians and investors to begin the process of developing these divided lands into planned subdivisions. A plan from 1885 shows the first of these conversions of farmland into subdivided lots with development indicated between present-day Bathurst Street and Brunswick Avenue, extending from Bloor Street West to Wells Street (Figure 6). The plan also reveals the location of the block of land that had been previously sold to the Toronto Diocese of the Anglican Church for the construction of Toronto's first cathedral, which is encircled by the subdivided residential lots.

In the mid-1800s a cathedral was planned for land bound by King, John, Front, and Simcoe Streets within the city centre, but a fire and internal disputes prevented that cathedral from coming to fruition. The Diocese of Toronto, still intent on constructing a cathedral, ultimately struck a deal with the Howland Land Syndicate who had purchased land from Wells to develop subdivisions. The Diocese purchased a block within the developer's land and in turn the syndicate funded the construction of the cathedral. The Diocese was criticized initially for selecting such a suburban location, however, the lower cost of land outside the city limits combined with the expanding development in the area contributed to the decision. The developers also welcomed the addition to the neighbourhood as it would raise the value of the surrounding land and draw in well-to-do Anglican Torontonians. The Cathedral of St. Alban the Martyr began construction on the parcel in 1884 and the surrounding subdivision came to be known as "St. Alban's Park" (Beecroft 2008). A portion of land was reserved as open land on the south side of the cathedral building with the intention to preserve the southern exposure of the structure within the planned development of the neighbourhood.

Development in the area resulted in enclosing the remaining portions of Taddle Creek that still flowed through the estate. The creek had become a dumping spot for residents of the neighbouring town of Yorkville and by the early 1880s the waterway had become polluted and unsanitary. In 1884, the city hired contractor A.J. Brown to route the creek through a series of underground pipes allowing for development on the land above (Batten 2004).

Following the plan in 1885, the process of subdividing the land in Lot 25 proved slow in the beginning. The pace of development accelerated towards the end of the nineteenth century when the Ontario and Quebec Rail line (later Canadian Pacific Railway) was constructed. The rail line ran along the north border of the present-day West Annex neighbourhood (Lemon 1986). The earliest developments undertaken were located in the north on Bathurst Street, Albany Avenue and Howland Avenue to cater to the influx of working men brought to the area by the rail line (Batten 2004; Lemon 1986). As a result, these developments consisted of modest workers housing many of wood frame construction.

### *Road Network of the West Annex – Walmer Road and Spadina Road*

In 1844, Robert Baldwin inherited the Baldwin family lands upon his father's death (Figure 7). It was Robert's son, William Willcocks Baldwin, who was largely responsible for bringing development to the Baldwin estate. Part of William's plan for development included laying out two streets, Walmer Road



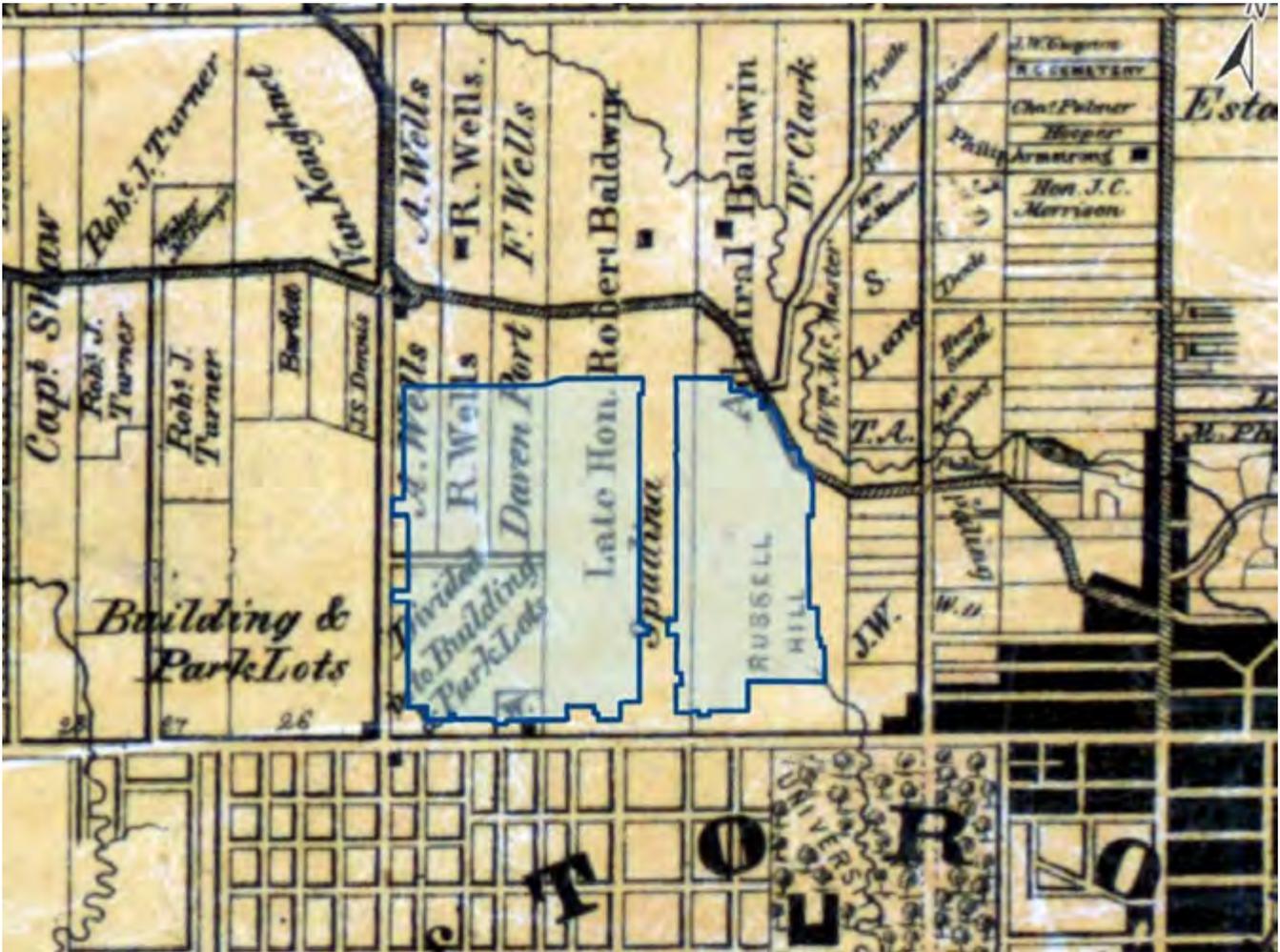
and Spadina Road, which would become two primary roadways in the West Annex (Batten 2004). The distinctive waved alignment of Walmer Road, laid out in 1874, was intended for villas for the wealthy and maintains its distinctive curves today (Lemon 1986). The spacious lot sizes along Walmer Road provided ample grounds for the elite to build sprawling and impressive mansions. Spadina Road, an extension of Spadina Avenue, was also laid by William Baldwin to provide greater access and connectivity to and from the city's downtown.

Unlike Walmer and Spadina Roads, which were newly laid as part of the new development scheme, Bedford Road was an historical lot line and roadway within the city. The roadway would come to serve as an important boundary dividing what would become the "Toronto Annex" and neighbouring Yorkville through a series of annexations and an important sale of Baldwin land.

#### *Simeon Janes' "Toronto Annex"*

By 1886 the Baldwin family sold, at a reduced price, portions of their land located between Spadina Road and just east of Bedford Road and south of Davenport Road to Simeon Janes. Janes was a lawyer and dry goods dealer as well as a developer. Janes saw great opportunity with the location of the land. He recognized potential for development in the area as it was situated between the fast-growing town of Yorkville to the east and Seaton Village to the west (Map 8).

When Toronto was incorporated as a city in 1834, the northern limit was Queen Street with the surrounding areas of settlement known as "Liberties." By the 1850s, the northern limit of the City of Toronto had expanded to Bloor Street as "Liberties" were incorporated into the official city limits ("Voice of the Annex 1967-1968," n.d.). Anticipating the further growth and expansion from each of these settlements, Janes sought to create residential-only subdivisions that would appeal to the wealthy elite and compete with other emerging affluent neighbourhoods, such as Rosedale (Figure 8)(Lemon 1986). Janes advertised these subdivisions, which he referred to as "The Toronto Annex," while he brought the subdivision plans to City Council (Figure 9 and Figure 10). In 1887, City Council approved Janes' "Toronto Annex" making it one of the earliest annexations of land for urban expansion in the City of Toronto (Figure 11 and Figure 12) (Burton and Morley 1984).



Map 7: Location of the Wells and Baldwin family properties within Lots 23 to 25 in the Second Concession from the Bay, 1860 [Tremaine].



Figure 4: Russell Hill, constructed in 1818 on the escarpment within the Baldwin estate [Toronto Public Library].



Figure 5: The grand house (no longer extant) constructed by Wells on the “Davenport” property, a namesake carried on from the previous landowner, was located just beyond the boundaries of the present-day West Annex but signified the growing popularity and concentration of wealth emerging in the area, c 1900 [Archives of Ontario].

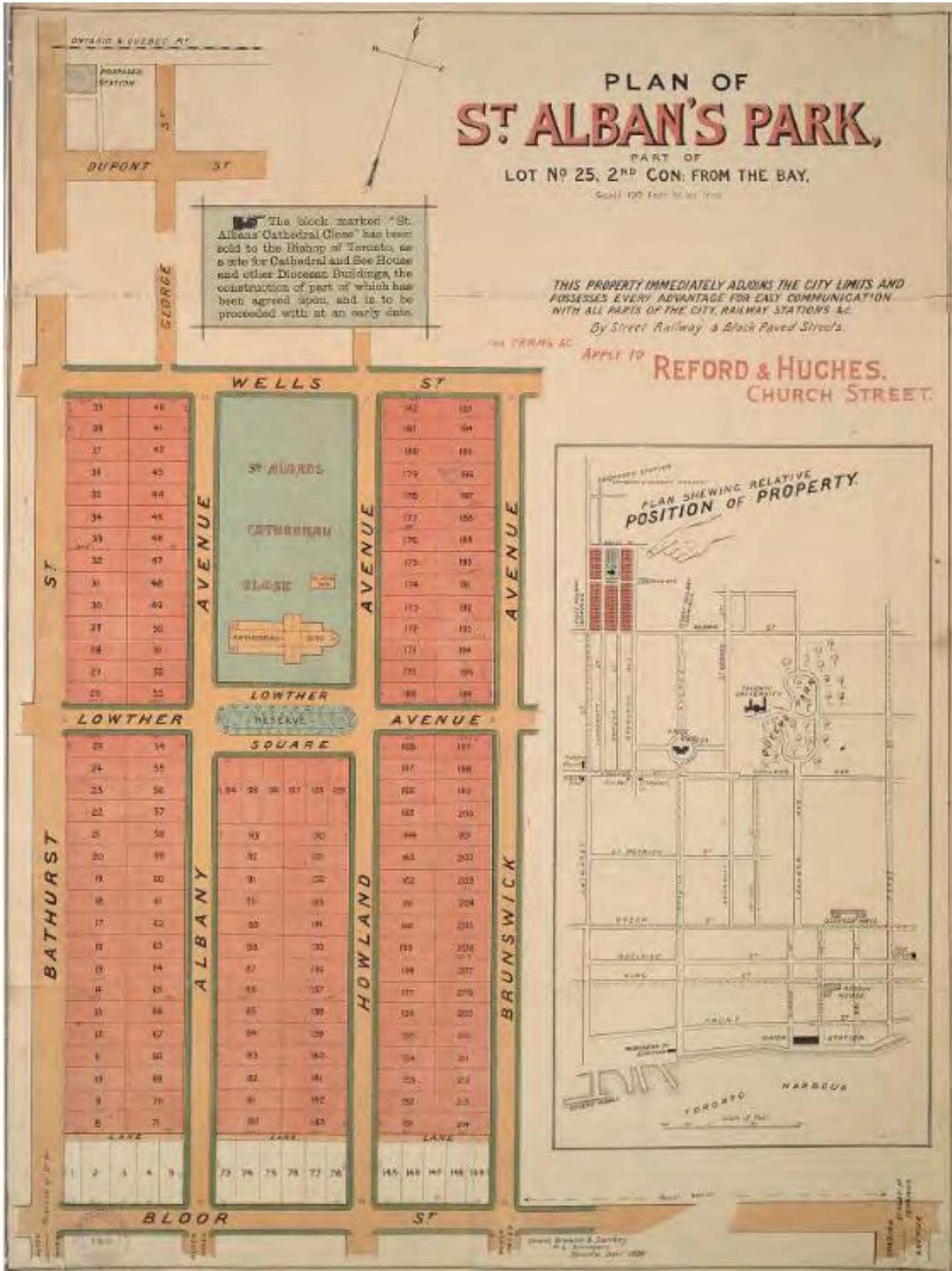
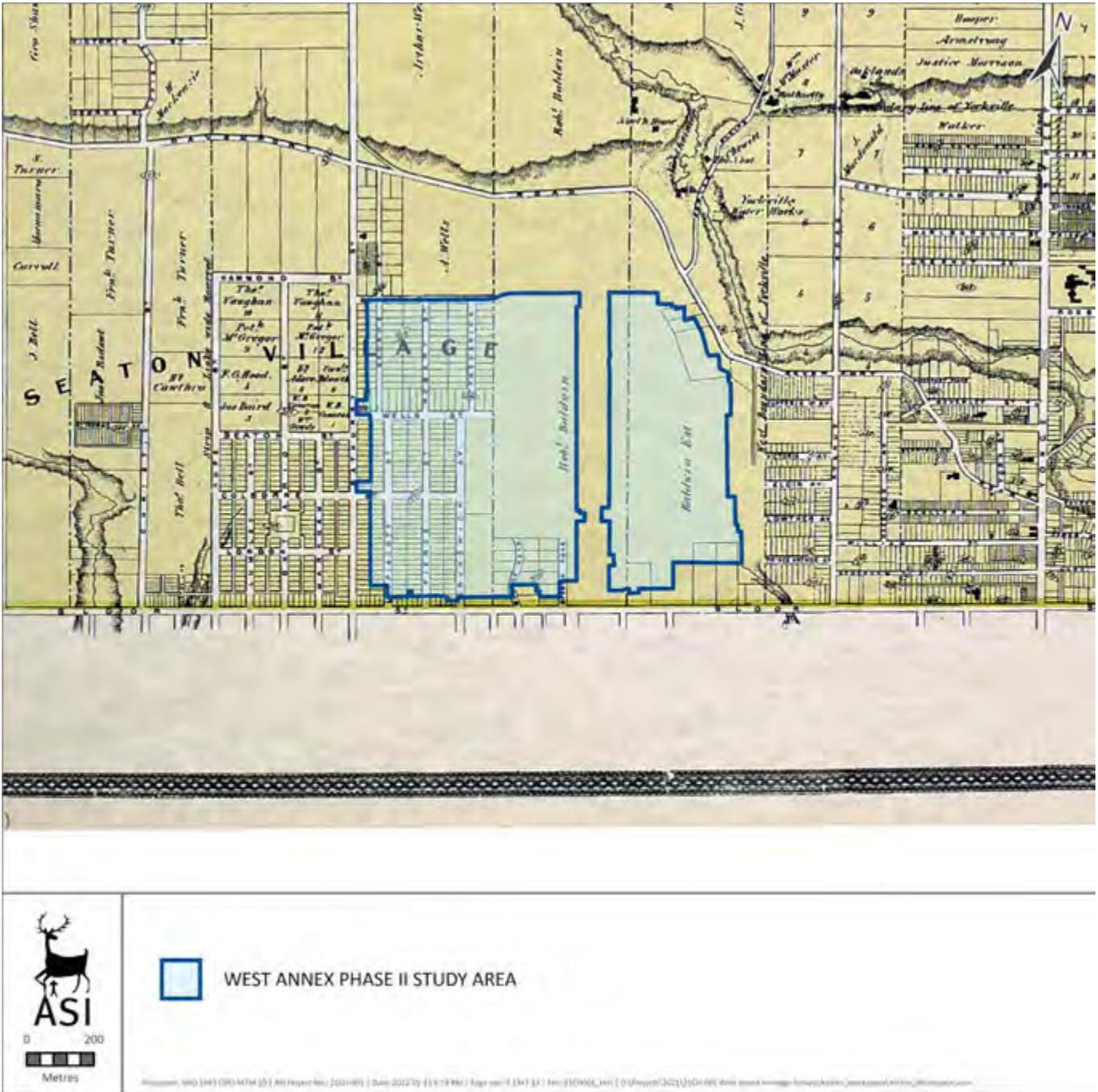


Figure 6: Location of the Cathedral of St. Alban the Martyr nestled between newly subdivided lots in 1884 plan [Toronto Public Library].



Figure 7: Robert Russell Baldwin on the porch of 36 Lowther Avenue, located east of Bedford Road, c. 1880 [Toronto Public Library].



Map 8: Location of the Wells and Baldwins properties within the fast-developing city, showing the establishment of Seaton Village and Yorkville to the west and east respectively, 1878 [Alfred Cotterell's *Yorkville and its Vicinity*].



Figure 8: Despite the development occurring in the surrounding areas, the present-day West Annex maintained a pastoral, rural landscape into the end of the nineteenth century, as seen in this view north on Bedford Road from Lowther Avenue, c. 1880s [Toronto Public Library].

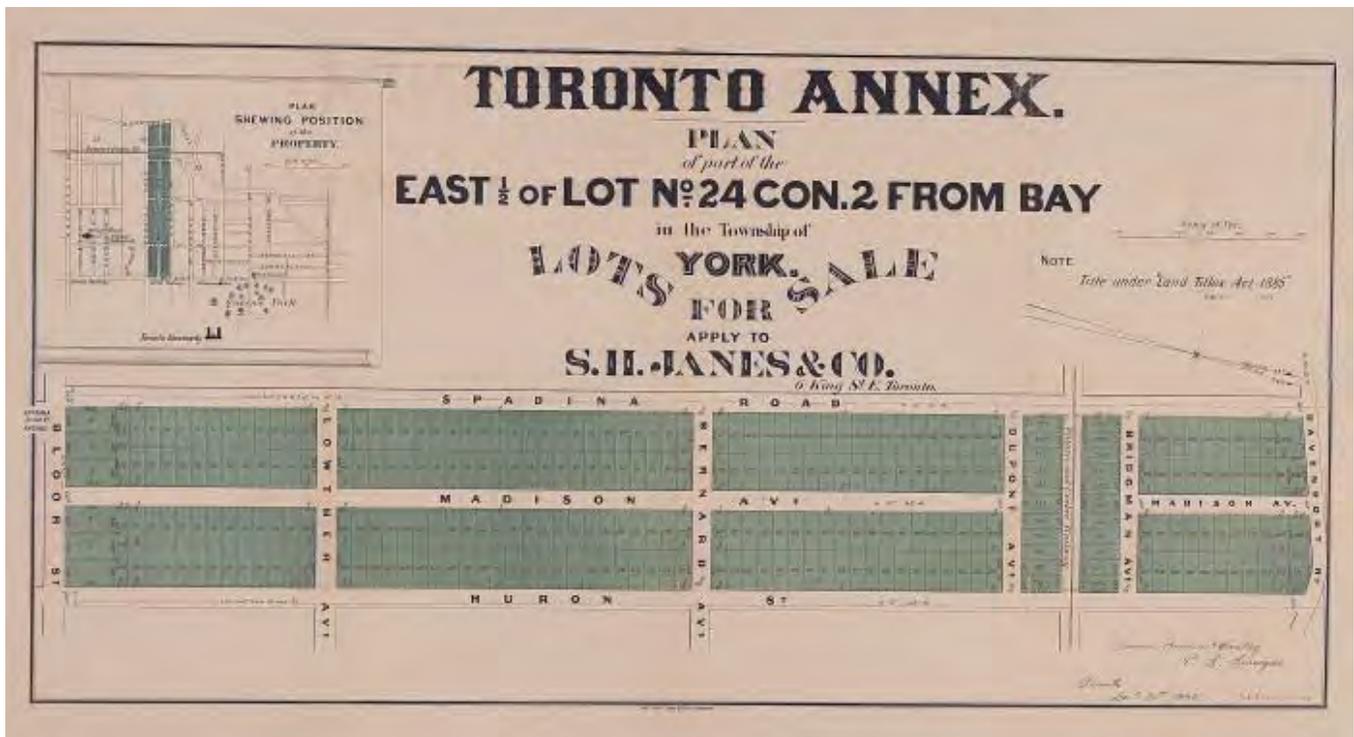


Figure 9: Simeon Janes' advertisement for lots in Lot 24 as part of his broader "Toronto Annex" development plan, 1885 [Unwin, Brown and Sankey].

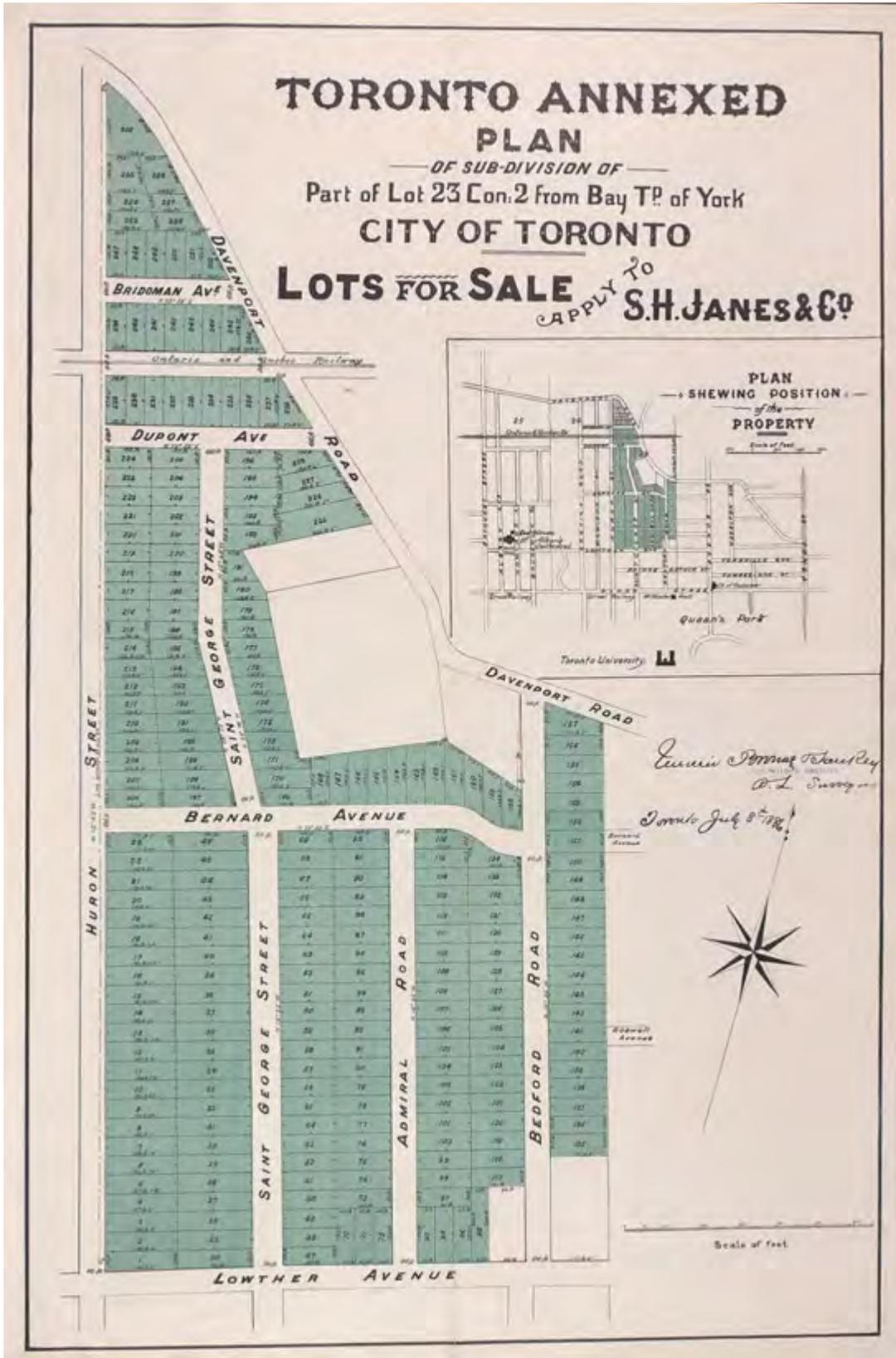


Figure 10: Simeon Janes' advertisement for lots in Lot 23 as part of his broader "Toronto Annex" development plan, 1886 [Unwin, Brown and Sankey].

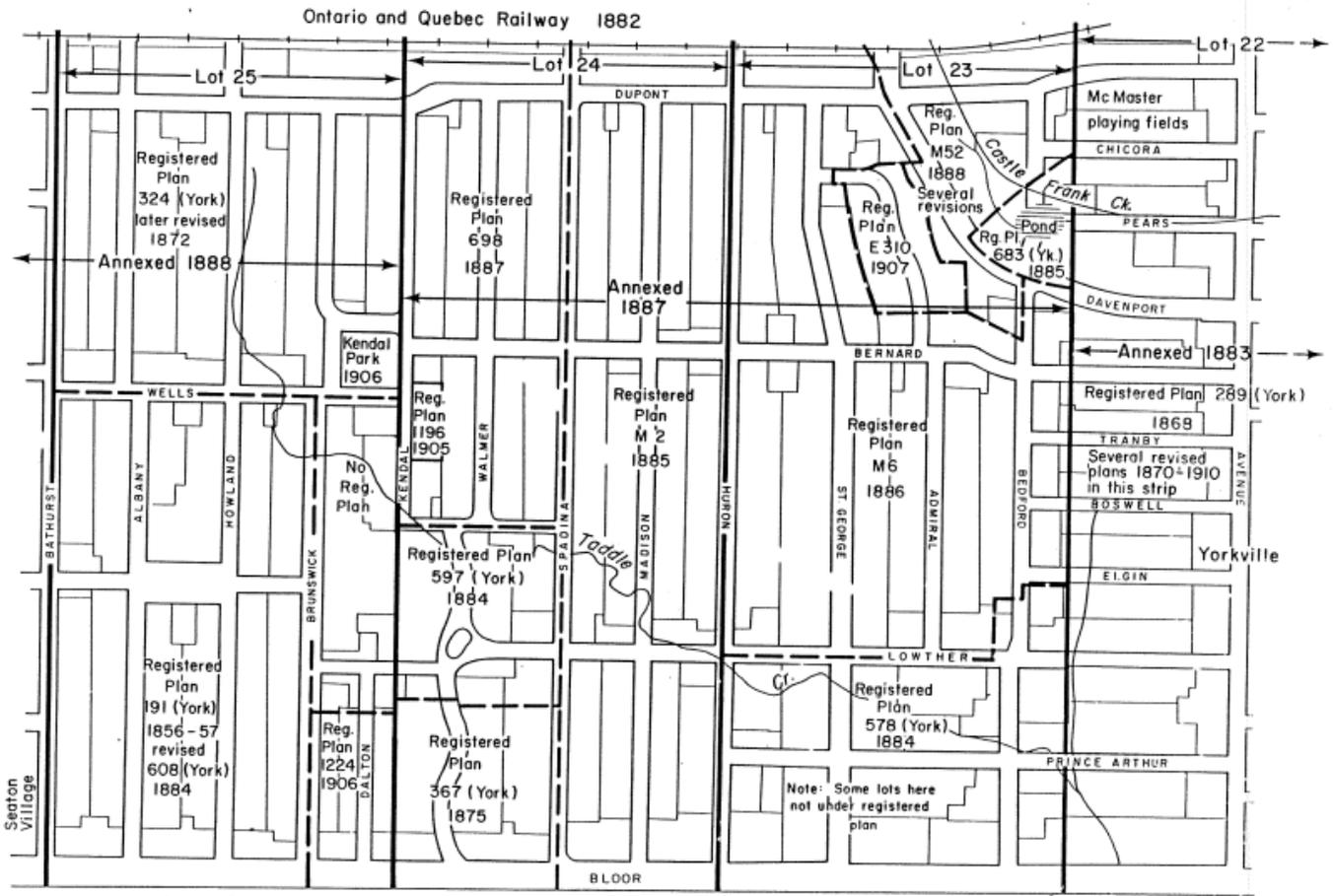


Figure 11: Map showing the annexations passed by Council resulting from Simeon Janes' plan for development, no date [City of Toronto Archives].

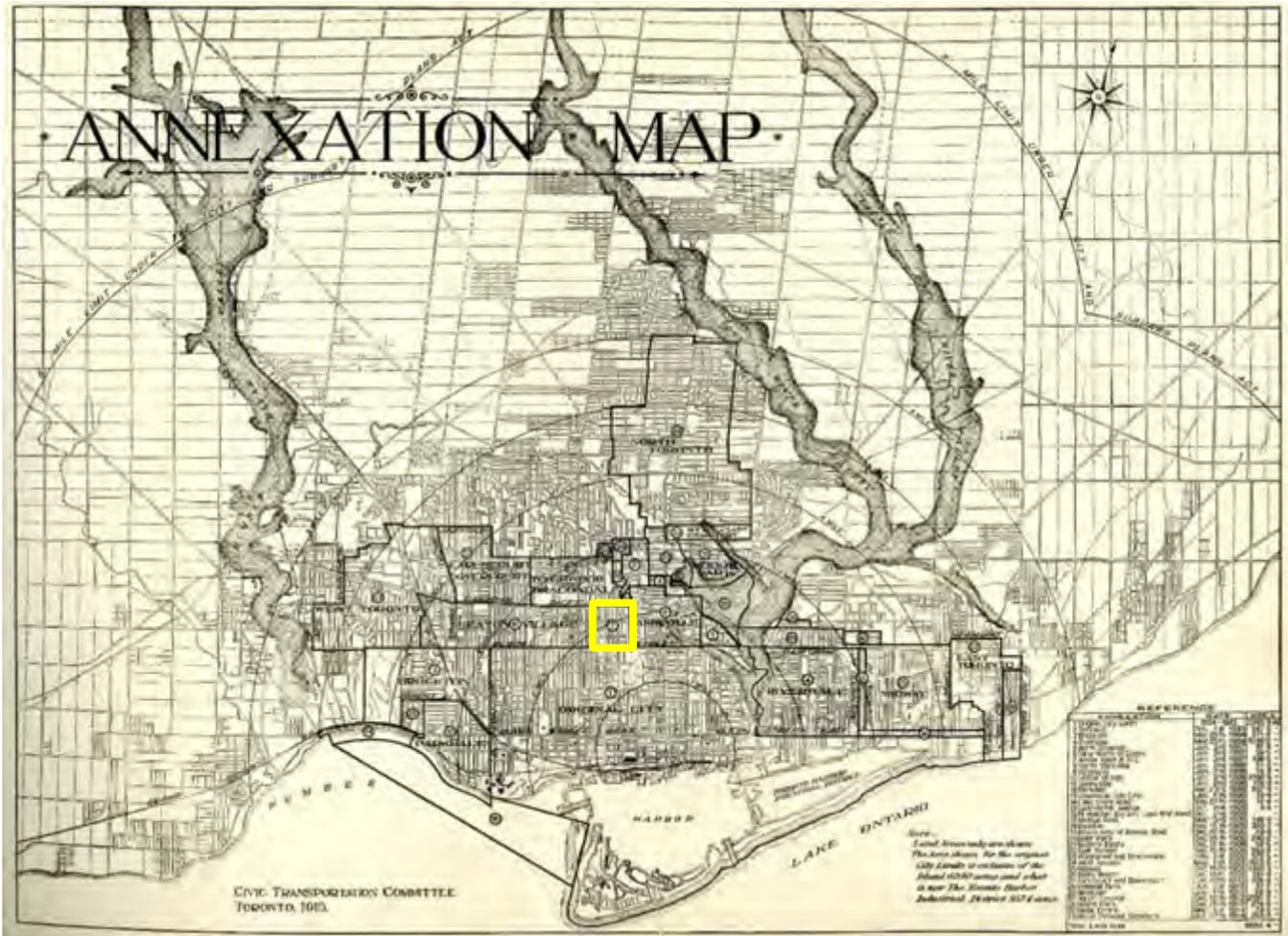


Figure 12: Location of the Annex (identified with yellow box) within the broader context of Annexations within the City of Toronto, 1915 [University of Toronto].

## **Natural Environment**

**Description of Significant Activities and Events:** The escarpment formed by the Lake Iroquois shoreline provided a vista that was a draw for summer homes of wealthy Torontonians.

Taddle Creek, which ran through the present-day West Annex, was partially covered in the development of the Wells and Baldwin families' lands.

### **Contribution to Existing Landscapes:**



90 Howland Avenue – St. Alban's Square

Present-day St. Alban's Square was formed from a section of property that was reserved as open land south of the Cathedral of St. Alban the Martyr, which was located within a block of land sold prior to the subdivision of the surrounding area. The extant park land is a remnant of early planned open space within the neighbourhood.

## **Urban Context**

**Description of Significant Activities and Events:** Rural estates are established on Lots 23 to 25 by the Wells and Baldwin families, beginning in 1813. These rural estates were rugged but were cleared and developed as farmland. Grand homes constructed on the properties indicate their estate status.

The subdivision plan for Lot 25 in 1885 is the first development plan for the present-day West Annex. The plan was designed around a block of land purchased for the grounds of the Cathedral of St. Alban the Martyr, construction of which was already underway in 1884.

Simeon Janes subdivides land purchased from the Baldwins, bringing the subdivision plan for the area between Spadina Road and Bedford Road and Davenport and Bloor Street West to City Council, which is approved for Annexation in 1887.

The naming of Janes' plan as "The Toronto Annex" provides a lasting title for the area.

Walmer Road and Spadina Road are laid. Spadina Road is an extension of Spadina Avenue which connected the area to the City's downtown.

**Contributions to Existing Landscapes and Built Forms:**



247-249 Howland Avenue

The earliest houses to be constructed in the new residential subdivisions developed by the Wells family were working class homes for those employed by industries related to the nearby rail line. These homes are typically modest in scale, often one-and-a-half storeys in height, and express simplified or vernacular architectural styles.



Looking southwest on Walmer Road

The distinct waved alignment of Walmer Road was laid by the Wells family as part of the subdivision of their farmland into urban-estate lots. The unique alignment within an otherwise gridded road network maintains the concept of this roadway serving as the location of palatial homes within a scenic setting.

## Community and Social Context

**Description of Significant Activities and Events:** The purchase of a plot of land for the construction of the Cathedral of St. Alban the Martyr that began in 1884 within the yet-to-be developed neighbourhood marks the first civic/institutional building to be included in the burgeoning subdivision.

### Contribution to Existing Built Forms:



100 Howland Avenue – Cathedral of St. Alban the Martyr

The construction of the Cathedral of St. Alban the Martyr begins in 1884, as plans to subdivide the surrounding land into residential lots were forming. The inclusion of the cathedral, a first in Toronto, was used to draw Anglican parishioners to the developing area.

## Proximity

**Description of Significant Activities and Events:** The introduction of the Ontario and Quebec Rail Line (later the Canadian Pacific Railway), which ran parallel to Dupont Street on its north side, promotes development in the area by introducing industry and attracting workers who required housing.

The University of Toronto, established as King's College in 1827 south of Bloor, is included in Simeon Janes' advertisements for his lots in the "Toronto Annex".

## 1888 to 1912: Establishment

Though subdivision plans are registered and properties parceled into smaller lots by the end of the nineteenth century, construction within the newly annexed neighbourhood is slow to progress. By the end of the 1880s housing was primarily concentrated in the northwest corner while east of Walmer Road only a small percentage of lots were occupied (Lemon 1986). The houses and coach houses that were constructed in the 1880s were scattered throughout the area, though there was a greater concentration in the southeast corner of the West Annex where wealthy residents typically chose Walmer Road, Spadina Road, St. George Street, or Bedford Road as their new address (Map 9) (Lemon 1986).

These early affluent residents of the West Annex came mainly from professional and business classes, as well as members of some of the most powerful and influential corporate families in the city, such as the Gooderham and Eaton families (Burton and Morley 1984). A number of prominent politicians have also lived in the Annex, including Lester B. Pearson at 12 Admiral Road. Increasing industrialization and density within the downtown core resulted in the area coming to be known as the “Big Smoke,” which pushed those who could afford to escape it to the nearby suburbs and newly developed areas like the Annex. Timothy Eaton, arguably Toronto’s most recognizable wealthy man, moved to his new home, a mansion at 182 Lowther Avenue in 1889, signaling that an Annex address was for the elite. Eaton also purchased homes for his two children in the neighbourhood, located at 60 Spadina Road and 121 Walmer Road (Batten 2004). Additionally, his eldest son, Edward Young Eaton, lived for a few short years at 157 St. George Street, near Eaton’s mansion on Lowther Avenue. The house was designed by George Martel Miller, who was also responsible for the Gladstone Hotel (now Gladstone House) in the city’s downtown. While Edward only lived in the house for a short time, it remained within the family until the 1960s, after which time it served as a school for several years before being purchased by the fraternity Delta Kappa Epsilon, who continue to occupy the building today.

George Gooderham, president of the Gooderham and Worts distillery, commissioned a stately home to dominate the northeast corner of Bloor and St. George streets. Known today as the York Club, the monumental mansion at 135 St. George Street was designed by architect David Roberts Jr. in a Romanesque Revival style and constructed between 1889-1892. Roberts also designed the Gooderham Building, known more commonly as the “Flatiron Building,” located in the downtown core. Following the death of Gooderham in 1905 the mansion was purchased from his widow, who moved to a smaller home at nearby 224 St. George Street, by the York Club who have been operating as a private social club since 1910.

The collection of affluent families and homes in the area began to bring Janes’ vision of an upper-class enclave to fruition, complete with carefully designed architecture and occasional coach houses (Figure 13). Many of the mansions designed by prominent architects of the era are still present within the landscape, imposing their grandeur and refined style on passersby, though many have since been converted into multi-tenant units or another use (Figure 14), as exemplified by the Eaton-owned house turned fraternity.



## *Architecture of the Annex*

The area attracted other affluent families who commissioned prominent architects to design homes that would reflect their social and economic standing. As a result, architects such as Frederick H. Herbert, S.H. Townsend, the firm Bond and Smith, Richard C. Windeyer (and Son), Eden Smith, and builder James McCabe<sup>7</sup> have homes of their design in the neighbourhood.

The homes designed for these residents in the upper echelon were in styles popular at that time, including Edwardian Classical, Queen Anne, and Romanesque Revival. It was during this time that a hybrid style also emerged in the design of these grand homes, which adopted characteristics and materials from Richardsonian Romanesque and Queen Anne, combining features of both styles. The first example of the combining of styles is found at 37 Madison Avenue. The residence was designed in 1886 by E.J. Lennox, notable Toronto architect, and built in 1891 (Catherine Nasmith Architect 2018)(Figure 15). The solid appearance of Richardsonian Romanesque, achieved through the use of rock-faced ashlar masonry, is paired with the asymmetrical and picturesque qualities of Queen Anne (McHugh and Bozikovic 2017). Key elements of the style, which has come to be known as the Annex Style, include broad arched openings, a massive appearance, rusticated masonry, contrasting stonework, an asymmetrical and complex form, front gables, turrets, and decorative mix of materials such as intricate shingle profiles (Figure 16). Houses constructed in this style were typically built between 1888 and 1899 (McHugh and Bozikovic 2017). The influence of the hybrid style can be seen in both grand mansions as well as in more modest examples of single detached and semi-detached homes throughout the neighbourhood.

Another distinct, aspirational approach to architectural design in the neighbourhood was utilized in the design of some semi-detached homes during this period. Developers took advantage of the semi-detached house form to maximize the home's footprint on the lot. Typically, in semi-detached construction the attached halves mirror each other or display a symmetrical design, however, in more well-to-do areas of the West Annex many of these semi-detached homes were designed to have each half differ from each other to give the impression of one larger house rather than two attached smaller ones (Toronto Ont. Planning Board 1978). These semi-detached homes were well suited to aspirational middle-class residents looking to improve their social image.

The architecture of the Annex from this period of establishment reflected the Victorian-era sentiment towards presentation. The detached and semi-detached houses that were constructed along its newly laid streets focused the architectural details and decorative materials on the primary facades, relegating simple forms and materials to the side elevations and rear of the buildings. Servicing for buildings, such as laundry and coal chutes, were also integrated into the rear portion of buildings, maintaining a pristine appearance of the street. The lack of design for the rear parts of the property later allowed for

---

<sup>7</sup> Herbert designed: 6 Walmer Road, 25 Spadina Road, 69-71 Spadina Road; 82 Lowther Avenue; and, 53 Walmer Road. Townsend designed 109 Walmer Road (though attributed to Eden Smith in the City's Heritage Register), 113 Walmer Road, 117 Walmer Road, and 138 Madison Avenue. Bond and Smith designed 395 Brunswick. Richard C. Windeyer designed the church and see house of St. Alban the Martyr and Richard C. Windeyer and Son designed the chapel for the site. Smith designed 59 Admiral Road, 54 Bernard Avenue, and 165 St. George Street, along with many others, some of which have since been demolished. McCabe was the builder for 174 St. George Street, 176 St. George Street, and 178 St. George Street.

additional construction at the backs of properties while the best features of a building continued to front the street.

While the new neighbourhood ushered in a swath of wealthy residents, the area was also demonstrating an early moment of diversity and community at that time. William Peyton Hubbard, Toronto's first Black and first visible minority Councillor was born in 1842 in a small cabin in what was then a rural area near Bloor and Bathurst Street known as "The Bush." The area was an early Black settlement for those immigrating from the United States in the early- to mid-nineteenth century. The son of enslaved people who had escaped to Canada from Virginia in the United States, Hubbard was working as a baker in the 1870s when he had a chance encounter with George Brown, known abolitionist, newspaper editor and father of Confederation. Over time the two became friends and Brown encouraged Hubbard to enter politics. Following an unsuccessful run in 1893, Hubbard was elected to Toronto City Council representing Ward 4, the northern-most portion of which would come to contain the Annex. Hubbard would go on to win 14 more elections (Maloney 2011).

The reputation of the neighbourhood as the home and source of inspiration for artists and authors alike can trace its origins to the earliest days of the Annex. The first resident of 275 St. George Street, constructed in the late nineteenth century, was home of Mary Ella Dignam, an artist and teacher as well as the founder and first president of the Women's Art Association of Canada

#### *Servicing the West Annex*

While a range of residents were moving to and living around the new Annex neighbourhood, it was the presence of well-known wealthy families and upper-class residents that served to expedite the introduction of high-quality services to the area (Burton and Morley 1984). During this period, Toronto was expanding faster than the infrastructure, so the introduction of utilities and other services was often not tied to plans for subdivisions as a requirement but rather viewed as a benefit for speculators selling lots to other speculators, builders, or individuals. In the case of the West Annex, many services such as laid water and sewer pipes and paved sidewalks and roadways were introduced by 1890. Over the next several decades private utilities of gas, telephone, and electricity were extended into the area (Lemon 1986).

#### *Travelling To and From*

After electrification was extended to the area, streetcars were introduced to Avenue Road, located east of the West Annex, and later along Dupont Street in 1901. The streetcars brought increased access to the area that was otherwise reached by horse-trams that were running to Bloor on Spadina Avenue, as well as along Bloor and Bathurst Streets by the end of the 1880s (Lemon 1986). The access to transportation, in addition to developers of the West Annex subdivisions believing that most future residents would be willing to rent carriages and horses from a nearby livery, meant that rear alleys or laneways were rarely provided in the neighbourhood. Further, eliminating or reducing lanes and driveways, opting instead to use boulevards for curb appeal, allowed for developers to squeeze more lots into their subdivisions, increasing their profits. Wealthier residents, with more generous lot sizes, tended to build out their lots to provide access to coach houses in the rear of their properties. As the automobile became more popular in the early twentieth century the need for stables diminished and



the developers' decision to exclude lanes and alleyways posed traffic and circulation challenges in the area, an issue which persists today (Lemon 1986).

### *Housing in the West Annex*

Despite amenities such as sewage, sidewalks, and electricity becoming available to lots in the West Annex, construction in the new subdivisions moved slowly. A building lag of fifteen to twenty-five years following subdivision and annexation was common in other areas of the city and elsewhere, though an economic depression in the 1890s further contributed to the delay in construction (Lemon 1986). It was in the first decade of the twentieth century that most of the then-empty subdivisions that made up the West Annex were filled, with construction peaking in 1907 (Map 10) (Lemon 1986). These houses were typically smaller and less distinctive than those built earlier for more affluent patrons and generally became the homes of clerks and skilled workers (Burton and Morley 1984).

One consistent element within the developing neighbourhood was the planting of trees along the newly laid streets. During this period chestnut trees were typically planted on east-west oriented roadways and maple trees planted on north-south running streets (Toronto Ont. Planning Board 1978). The early attention to the urban landscape contributed to the area's later character as genteel with an abundance of tree-lined streets (Figure 17).

### *Residential Monopoly*

The combination of working-class homes in the northwest corner, wealthy elite in the southeast, and middle class in the sweeping developments in between formed an economically and socially diverse neighbourhood (Map 11). Despite the range within the population of the West Annex's earliest residents, the influence of Janes and the early presence of a moneyed class resulted in another distinctive characteristic of the neighbourhood: the exclusion of commercial, industrial, and institutional enterprises. To protect the newly annexed subdivisions from unwanted or undesirable elements of urban development, as it was perceived by the upper class, a series of bylaws were introduced that would exclude stores or other business enterprises from the area (Burton and Morley 1978).

An example of this can be found in the planning and laying of Admiral Road, which was added to the neighbourhood following the establishment of most other roadways. The plan for Admiral Road was an elegant street of grand detached and semi-detached houses. Some speculators, however, were concerned that the nearby industrial activity on Davenport Road and Pears Avenue could infiltrate the genteel street. In response, a series of bylaws were put in place to restrict industrial or commercial expansion onto Admiral Road in order to protect its planned vision as a sophisticated residential street (Lemon 1986).

Within the area more broadly, the bylaws restricting commercial enterprises resulted in the exclusion of commercial corner stores in the West Annex area, a pattern in contrast with development in other residential neighbourhoods during this period in the city. Those living in the neighbourhood needed to travel to Bloor Street West or some areas of Bathurst Street for shopping, dining, or entertainment. The result of these early exclusionary bylaws resulted in a highly homogenous area of detached and semi-detached houses within the boundaries of the West Annex.



Exceptions to the exclusionary bylaws in the early development of the Annex were provided for fire stations, churches, and primary schools. The Cathedral of St. Alban the Martyr (later Church of St. Alban the Martyr) and Walmer Road Baptist Church were early additions to the West Annex, both of which are still standing today (Figure 18 and Figure 19). The Anglican Community of the Sisters of the Church founded the all-girls St. Mildred's College in 1891 and moved to an address on the southwest corner of Lowther Avenue and Walmer Road in 1908, where they remained in operation until 1969 (Batten 2004). The Huron Street Public School was constructed in 1889, though with opposition from wealthier residents in the West Annex who were not enthusiastic about the presence of a public school within their neighbourhood (Figure 20) (Batten 2004).

In contrast, the University of Toronto campus, located south of Bloor Street West just outside of the newly formed subdivisions, was used as a draw to potential buyers. Its location and close proximity noted with the label "Toronto University," the campus is one of the few non-residential features that Janes' included in his lot advertisements. Janes capitalized on the prestige of the school and the convenience of its location for professors and academics alike to sell lots in his subdivision, but the draw and proximity of the campus would have a lasting impact on the demographics of the neighbourhood long after the initial lots were sold.

### *Green Space*

The allocation of land use types and the emphasis on housing in early conceptions of the West Annex also influenced the location and amount of dedicated public space within the neighbourhood. The developers of the West Annex showed little interest in allocating public spaces, aside from Walmer Circle, which was initially a poorly maintained and sparsely visited open space that was formed primarily to address traffic needs than as an amenity for residents of the area. The renaming of the park as Gwendolyn MacEwen Park after a notable poet and long-time Annex resident in 1996, along with a renovation of the park in 2010, brought new life to the small plot of public land (Figure 21) (Lemon 1986; Kupferman 2010). It seems "tree-lined streets" were sufficient to developers in creating an area that evoked an appreciation for green space. As a result of this early attitude, the public spaces that were claimed in the neighbourhood have been through subsequent planning and negotiation.

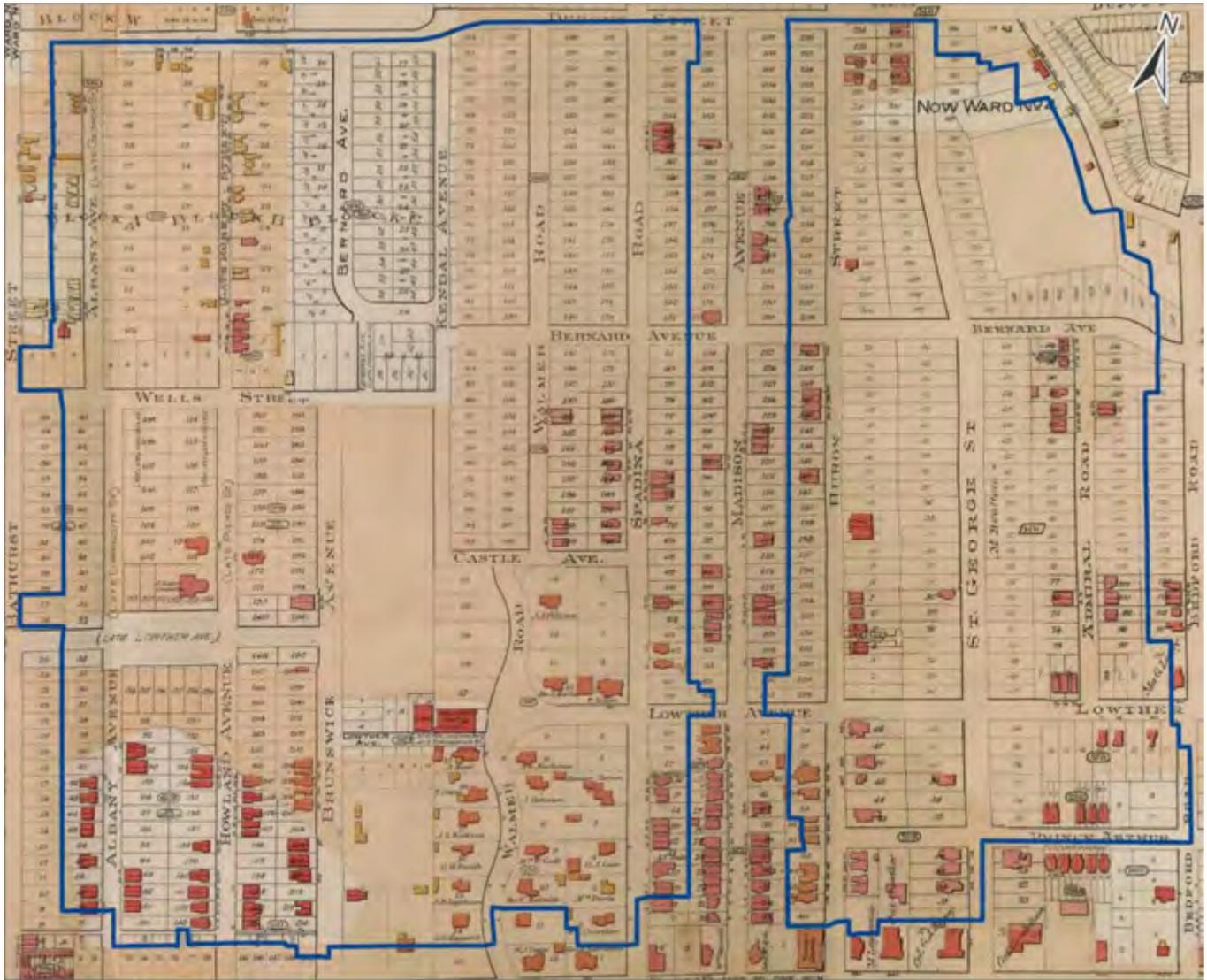
In 1906, in a bold move, the City blocked the planned development of housing west of Spadina Road and purchased the empty lots that were locked in by Kendal Avenue, Wells Street, Brunswick Avenue, and Bernard Avenue. The land was declared a city park to be used by neighbourhood residents as a respite in the open air (Figure 22) (Batten 2004). The approximately one-acre modest park was called Kendal Square until 1956 when it was renamed Jean Sibelius Square in honour of the famous Finnish composer after City Council was lobbied by members of the Toronto Finnish community (Batten 2004; *West Annex News* 2012). In 1956, the City of Toronto established a special committee on park names, for the purposes of considering names for new parks and possible renaming of old parks. An article by the *Globe and Mail* notes that the "action was prompted by a recent spate of requests [that parks] be named for various personalities... before them now the committee members have requests that parks be named for Sir Winston Churchill, Jan Sibelius and Sir Casimir Gzowski...." (*The Globe and Mail* 1956). In 1959, a bust of Jean Sibelius was presented to the City of Toronto on behalf of Finnish Canadians and erected in

the park (*The Globe and Mail* 1959). This installation has been described as marking a "new chapter for monuments and memorials that convey immigrant narratives" (Alvarez Hernandez 2019, 43).

### *The Early Apartment Building*

As the fervor of construction picked up towards the end of the first decade of the twentieth century, a new residential building form was introduced to the West Annex. A low-rise apartment building constructed at 41-45 Spadina Road, known as Spadina Gardens, was not only a first for the neighbourhood but was also one of the first of this type to be built in the city at large (Figure 23). The building type was referred to at the time as an "apartment house" as a means of introducing an unfamiliar public to this particular form of urban housing while simultaneously dissuading fears that these buildings were tenements. The introduction of the new built form, which provided greater density in housing, was a form imported from cosmopolitan European cities and was also gaining popularity in the United States, particularly in New York (City of Toronto 2020). Designed by architect Arthur R. Denison, Spadina Gardens was constructed in 1905-6 in an Edwardian Classical style, which was considered a fashionable architectural style at the time and reflected the Beaux Arts influences of its European and American precedents. Following its construction, the building was inhabited by middle-class residents (City of Toronto 2020).

The apartment house's presence pointed to the urbanization of the area and changing demographics as more skilled professionals were moving into the city. While a popular and successful building type in Europe, as well as major cities in America, the introduction of a low-rise apartment to the West Annex drew concerns from the wealthy residents that urbanization and density brought by the apartment building would bring with it other ills from urban life (Lemon 1986). Following the construction of Spadina Gardens, several other low-rise apartments were constructed in the neighbourhood, with locations on Admiral Road, Wells Street, Brunswick Avenue, Spadina Road, and St. George Street. These early apartment buildings were constructed on corner lots or mid-block, before another set of bylaws prohibited the building form in the area in 1912. These reactionary bylaws brought in to quell the fears of affluent residents that these were the "evil of tenements" may have been an unnecessary planning device, as the rapid development that occurred in the previous years had left little room in the neighbourhood for buildings of that scale to be added (Lemon 1986; City of Toronto, n.d.). Regardless, the passing of the apartment building ban for the West Annex marked the start of a period of decline in construction and development of the area.





ASI



WEST ANNEX PHASE II STUDY AREA



0 100 Metres

Project: 942 1903 1360 6/116 1/1 ASI Phase II: 2201-020 | Date: 2022-04-26 4:38 PM | Page no: 7.1.167.13 | File: 2207001\_06 | C:\Project\2202\2201\001 West Annex Heritage Survey\WAPC\_Workshop\_ASI\2207001\_06

Map 9: Fire insurance plan showing subdivided lots but few buildings located within the West Annex, 1903 [Goad].



Figure 13: 212 St. George Street was constructed in c. 1905 for wealthy business owner Charles B. Powell, serving as an example of the type of homes constructed for the elite within the establishing neighbourhood, 1922 [City of Toronto Archives].



Figure 14: The original home at 212 St. George Street remains within the streetscape, though it has been converted into multi-unit lofts [A.S.I. 2021].



McInnis 1916

37 Madison Ave.

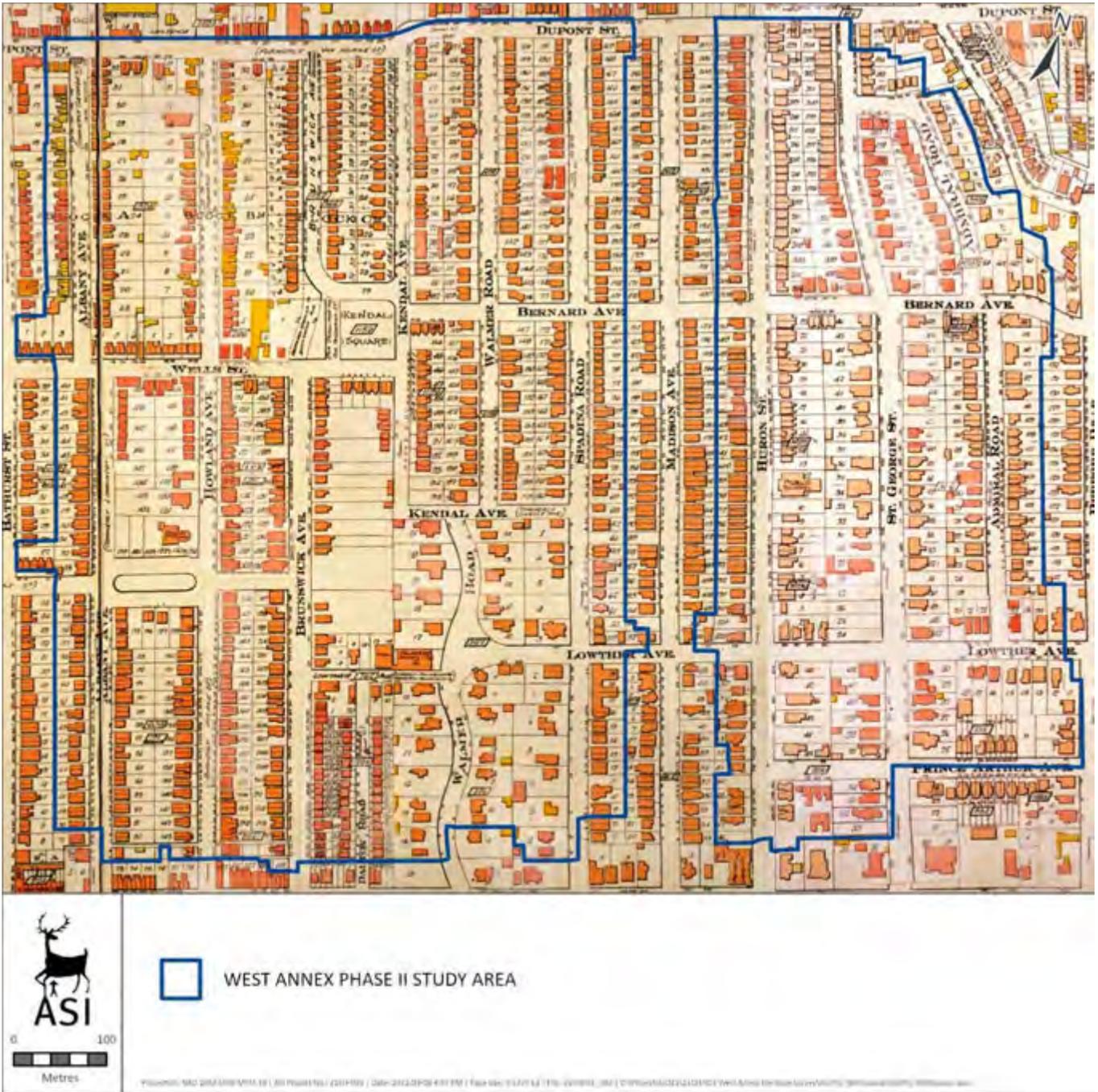
Figure 15: Drawing by Robert McInnis of 37 Madison Avenue, the first “Annex Style” house designed by architect E.J. Lennox [The Annex Book].



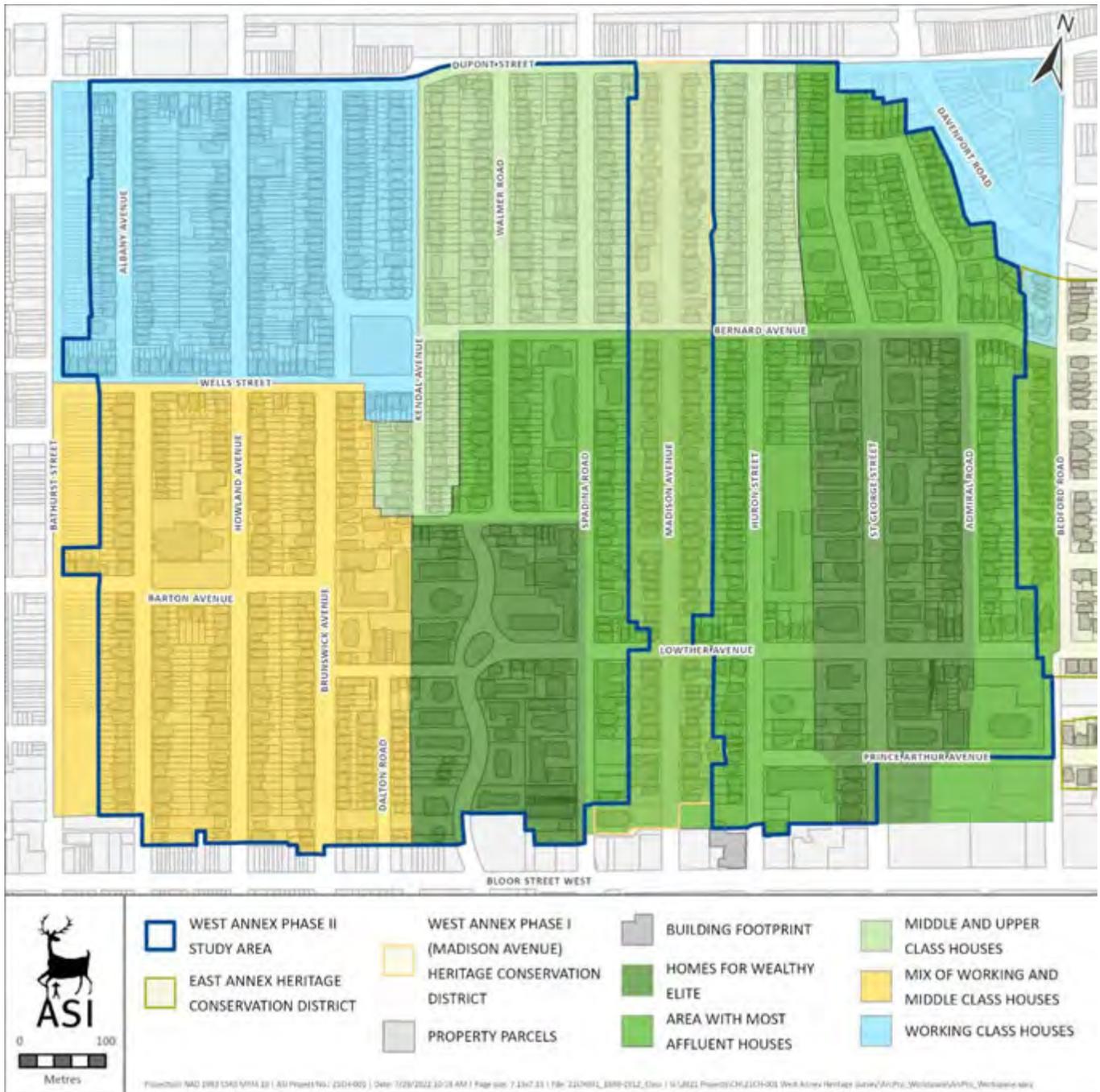
Figure 16: Example of the “Annex Style” popular in the 1880s and 1890s shown at 83-85 Walmer Road, 2021 [A.S.I. 2021].



Figure 17: Fervor of house construction in the early twentieth century resulted in rows of homogenous housing and uniform tree lines, visible in this photograph of the northwest corner of Albany Avenue and Wells Street [City of Toronto Archives].



Map 10: Fire insurance plan from 1910 contrasts with earlier mapping from 1903, showing a majority of the lots within the area have a house constructed on the property, 1910 [Goad].



Map 11: Map showing approximate economic and social class distribution within the neighbourhood based on analysis of the extant building stock and historical sources. The areas highlighting the locations of homes for the wealthy elite identify where homes of major financial figures such as Eaton and Gooderham built mansions, which stand in slight contrast to the surrounding area of affluent homes that were more contained in comparison but were still more elaborate in design and character than the middle- and upper-class area that contained fine homes with more uniform construction.



Figure 18: Drawing of the newly constructed St. Alban the Martyr Anglican Church, located on Howland Avenue north of Barton Avenue, c. 1898 [Toronto Public Library].



Figure 19: Walmer Road Baptist Church, located on the northwest corner of Walmer Road and Lowther Avenue, 1911 [City of Toronto Archives].



Figure 20: Huron Street Public School building constructed in 1889, photographed c. 1920 [City of Toronto Archives].



Figure 21: Walmer Circle (now Gwendolyn MacEwen Park) was the first allocated open green space in the neighbourhood when the plot was formed as a traffic circle with the laying of Walmer Road and Lowther Avenue in the late nineteenth century, c. 1980s [City of Toronto Archives].



Figure 22: Kendal Square (now Jean Sibelius Park) was declared a city park for use by residents in 1906, photographed in 1913 [City of Toronto Archives].



Figure 23: 41-45 Spadina Road, the first apartment building to be constructed in the Annex in 1905-06, photographed in 1974 [City of Toronto Archives].

## **Natural Environment**

**Description of Significant Activities and Events:** Tree plantings of chestnut and maple trees within the newly constructed streets in the neighbourhood later come to characterize the tree-lined streets of the West Annex.

Walmer Circle (later Gwendolyn MacEwen Park) is the only designated open green space in the West Annex until the City purchased a block of land bound by Wells Street, Brunswick Avenue, Bernard Avenue, and Kendal Avenue and designated it a public park in 1906. The new green space was called Kendal Square (renamed Jean Sibelius Park in 1956).

### **Contribution to Existing Landscapes:**



33 Walmer Road – Gwendolyn McEwen Park

Open spaces designated as public parks during this period tend to be modest in scale as they were incidental or developed out of reactionary planning. A combination of grassed land, pathways, mature trees, and gardens located at the periphery are characteristic of parks first established during this period.

## **Urban Context**

**Description of Significant Activities and Events:** The earliest residential development occurs in the northwest portion of the West Annex consisting mainly of semi-detached and rowhouses, followed by wealthy residents who typically constructed their stately homes in the southeast corner of the West Annex after 1880.

Most services are introduced during the development of the subdivisions in the 1890s, with some additional utilities such as gas and electricity following in subsequent decades.

The early introduction of sidewalks to the neighbourhood facilitates pedestrian circulation.

A concentrated period of construction follows a building lag after the formation of the subdivisions. This concentration occurred during the first decade of the twentieth century, peaking in 1907.

A series of exclusionary bylaws prevents any non-residential land use in the neighbourhood, with exceptions for fire stations, churches and public schools.

The first apartment to be constructed in the neighbourhood is a low-rise building designed in an Edwardian Classical style completed in 1906. The building type is new to the area, as well as the city more broadly. With concerns towards increasing density of the area, a 1912 bylaw is put in place to prevent the further construction of the building type. As a result, few pre-war walk-up apartment buildings are constructed in the area.

### Contributions to Existing Built Forms:



13-15 Admiral Road – Typical semi-detached in historically wealthy area



184-188 Howland Avenue – Typical rowhouse in historically working/middle class area



41-45 Spadina Road – Spadina Gardens, an early walk-up apartment building

Grand homes, both detached and semi-detached, are constructed within several pockets of the neighbourhood in a variety of popular architectural styles during this period. Extant examples are typically two-and-a-half storeys in height and feature a mix of exterior materials and decorative details. Homes of more modest scales and styles, designed to house working class residents employed nearby, are also constructed. These homes are typically semi-detached or row houses, generally located in the northwest portion of the study area and are one-and-a-half or two-and-a-half storeys in height. Several walk-up apartment buildings are also constructed during this period. They are generally in an Edwardian Classical style, three storeys in height, feature a flat roof and brick exterior cladding.

## Community and Social Context

**Description of Significant Activities and Events:** William Peyton Hubbard, the City's first Black and visible minority Councillor, was born and raised in the vicinity of the West Annex and served as Ward 4 Councillor from 1893 to 1914.

The designation of Kendal Square (later Jean Sibelius Park) in 1906, as an effort to preserve and carve out green space for public use available to varied class levels residing in the West Annex, is one of the first markers of community making in the neighbourhood.

Several long-standing churches, private schools, and a public school are constructed in the early formation of the neighbourhood to directly serve the residents.

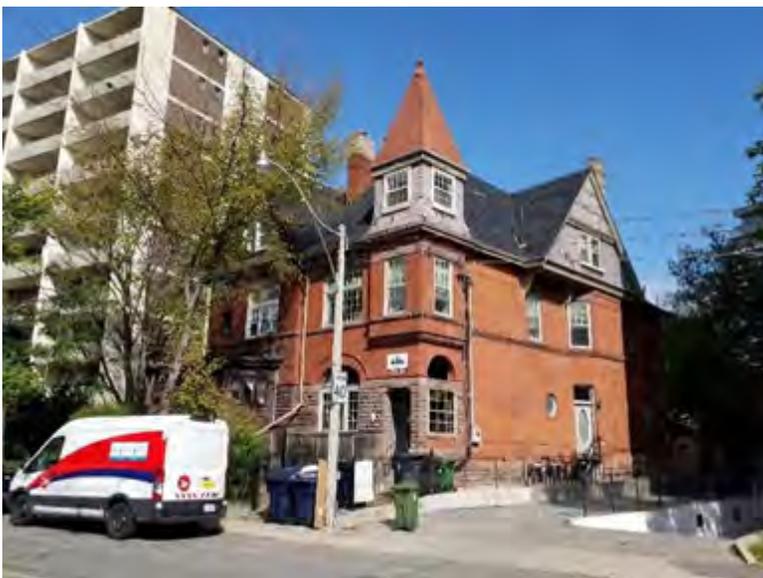
Residential building stock constructed during this period indicates a range of social and economic classes are moving to and living in the area.

## Contributions to Existing Landscapes and Built Forms:



50 Kendal Avenue – Jean Sibelius Park

Jean Sibelius Park, like other parks in the West Annex, provides indicators of ongoing community use and value. A revitalization of the park included the addition of new facilities and place making elements such as a mural.



275 St. George Street

Some stately homes constructed during this period are occupied by notable Toronto residents. For example, 275 St. George Street, constructed in the late nineteenth century, is the home of Mary Ella Dignam, an artist and teacher as well as the founder and first president of the Women’s Art Association of Canada. Occasionally plaques adorn a building to mark an occupancy of note, but more often these histories are not discernable within a streetscape.



240 Howland Avenue – Fire Station 344



188 Lowther Avenue/ 38 Walmer Road – Walmer Road Baptist Church

Civic and institutional buildings constructed between 1888 and 1912 are of an appropriate scale and massing within the residential setting. A mix of materials and styles are used and brick exterior cladding with stone or cast concrete ornamentation is common. These buildings are often notable within the streetscape for their slightly larger footprint or setback.

## Proximity

**Description of Significant Activities and Events:** The introduction of streetcar lines along Avenue Road and Dupont Street provide increased transportation to the area which was previously provided by horse-trams running along Bloor Street West, Spadina Avenue, and Bathurst Street until the 1880s.

Developing industry on Dupont Street and Davenport Road, aided by the presence of the Ontario and Quebec Rail Line (later Canadian Pacific Railway), supports industrial activity in the area and threatened

to infiltrate areas in the northeast portion of the West Annex which are later to develop, impacting bylaws and the eventual construction of the houses in that area.

The growing concentration of commercial buildings on Bloor, Bathurst, and Dupont Streets provide access to amenities not allowed within the residential neighbourhood as was established during the initial planning for the West Annex.

The proximity of the University of Toronto is understood from the inception of the subdivisions to be a draw to potential residents.

### **Contribution to Existing Built Forms:**



365-369 Dupont Street/ 249R Howland Avenue

Purpose-built commercial properties constructed in the study area during this period are relegated to Dupont Street, where a mix of commercial and industrial activities defined the streetscape and area to the north. Few buildings originally designed for commercial use from this period remain. They are typically two to three storeys in height and feature a storefront.

Following the building boom in the first decade of the twentieth century paired with the bylaw passed in 1912 banning apartment building construction, building in the West Annex slowed dramatically for several decades. New buildings that were constructed during this period were typically infill residential properties with simple, vernacular forms and revival-inspired ornamentation, which were most commonly constructed in the 1930s and 40s (Figure 24). The focus in building shifted to incremental infill, executed to be consistent with prevailing built forms, materiality, and traditional stylistic influences extant in the neighbourhood. Their scale and massing, along with set back were harmonious within the streetscape.

### *Shifting Demographics*

The early days of life in the West Annex were viewed as tranquil and stable with treed streets unifying the working to upper class areas within the neighbourhood (Figure 25). The affluent families that first moved to the Annex, fulfilling Simeon Janes' vision of a well-to-do subdivision, played a vital role in establishing the image of the area as one of wealth and influence despite the span of economic classes that were coexisting. Their grand homes, located primarily in the southeast, imbued the area with a sense of grandeur (Burton and Morley 1984). By the 1920s, however, demographics of landowners and residents living in the Annex began to change. The dissolution was initiated first by the exodus of the wealthier residents from the neighbourhood.

The lot sizes of the West Annex were becoming less desirable compared to more sizable lots in other affluent neighbourhoods such as Parkdale, Rosedale, and up-and-coming Forest Hill. These areas were more accommodating for palatial-like estates that could not be achieved in the more densely-packed Annex subdivisions (Figure 26) (Batten 2004). The social shift was also impacted by the increasing number of widows that were finding themselves struggling financially to support and maintain their grand homes on their late husbands' insurance benefits. In addition to many of the widows who lost their husbands to old age, many fathers, sons, and husbands died during the First World War, leaving some women to find new ways to maintain household economies. In most cases, these women began to discreetly rent out rooms within their sprawling homes (Batten 2004). The trend of renting rooms began as an inconspicuous enterprise but over time grew increasingly more visible, which in turn led to the more affluent residents leaving the neighbourhood in reaction (Batten 2004).

### *Rooming Houses*

The post-First World War era brought changes to the social fabric of the neighbourhood. The period saw a growing number of boarding houses and rooms for rent within the neighbourhood, exacerbated by increasing development pressure as the downtown centre expanded outwards. From the 1920s onward a number of bylaws<sup>8</sup> were passed on a street-by-street basis to limit some streets of the West Annex to single-family houses as a reaction against increasing pressure from commercial expansion in the surrounding area and a push for greater density with multi-residential development (Burton and Morley

---

<sup>8</sup> Note these bylaws were passed prior to the establishment of the modern concept of urban planning and zoning developed in the mid twentieth century, which provides comprehensive controls over broad areas. Earlier land use planning and related bylaws were primarily focused on real-estate regulation and the protection of economic, social and moral values placed in the single-family home (Fischler 2007).

1984; McClelland et al. 1993). This was not before several civic and institutional buildings were constructed. In response to these pressures and in witnessing the changing demographic of the area, the Annex Ratepayers' Association (A.R.A.) was formed in 1925. The organization found its start in advocating for maintaining the low-scale residential neighbourhood through the opposition to the proposed construction of a new school for St. Basil's on Prince Arthur Avenue on land purchased in 1921. Finding success in their efforts to block the school, the A.R.A. also managed to prevent the construction of an orthopedic hospital on the same roadway in 1928 (McClelland et al. 1993). These early blockades demonstrate the focus of the organization on preventing institutional buildings and non-residential use from entering the affluent neighbourhood, thereby preserving the established image of the area as a prosperous enclave. These efforts continued despite the decreasing number of wealthy residents and increasing social and economic diversity emerging in the neighbourhood demographics.<sup>9</sup> An example of the type of conversion of use that was shifting the social dynamics of the neighbourhood was the Elizabeth Rye House, located at 661 Huron Street, which was affiliated with the Church of England's Waif and Strays Society. From 1924 to 1932, the building served as a receiving house for girls emigrating from Britain for placement through indentured service in Toronto homes.

The aim of the A.R.A., comprised primarily of Annex residents and typically those of means, was to bring collective pressure to City Council and other bodies making decisions affecting the neighbourhood and its development, as well as to individuals that were understood to be transgressing the formal and informal rules governing the Annex (Burton and Morley 1984). One of the primary focuses of the A.R.A. in its earliest days was discouraging the conversion of properties to rooming houses and establishing more stringent standards for those buildings already operating as rooming houses. Despite efforts to curb conversion, the financial crash of 1929 and resulting economic depression accelerated change within the social fabric of the neighbourhood as families sought to offset expenses by taking in tenants.

During this period of financial strain, the market for large single-family houses contracted, resulting in many becoming either vacant or converted into rooming houses (Burton and Morley 1984). The declining number of single-family houses operating as such marked a shift in the social dynamic of the neighbourhood and dismantled ideas underpinning the initial establishment and understanding of the West Annex as an elite enclave. The conversion to rooming houses typically had little impact in the exteriors of homes, resulting in streetscapes generally maintaining their appearance despite the "felt" change within the community.

### *Building Conversion*

Recognizing this decline, and with an openness to making small concessions given the external pressure to develop, there was some acceptance for the conversion of large single-family houses to non-residential use in instances where a residential buyer could not be found, if the incoming use was determined to align with the values of the residential focus of the area. As a result of the broadened acceptance for a greater diversity of land uses, volunteer organizations including many head offices of Canadian non-profits, private clubs, institutional residences, and private schools were introduced to the neighbourhood (Lemon 1986). Additionally, religious orders were also another diverse group that found the large houses of the Annex idea for conversion for their needs. These conversions could be found throughout the Annex neighbourhood, in particular on Brunswick Avenue, Huron Street, and Lowther

---

<sup>9</sup> Note *The Annex Book* (1982) identifies 1928 as the year the organization was formed.

Avenue, some of which are still in operation providing various services today. All of these non-residential uses were hiding in plain sight within converted former homes (Figure 27) (Burton and Morley 1984).

In addition to the growing number of rooming houses and introduction of other uses for the buildings, wartime regulations set during the Second World War helped to provide more suitable conditions for tenants. These regulations aimed at rent control, limitations on tenant evictions, and suspension of rooming house bylaws to accommodate the increasing number of war workers in the city. The rising number of tenants in the area began towards the end of the First World War and was further spurred by the introduction of a formal nursing school at the University of Toronto during the inter-war period. The influx of workers and students led to the push for legislators to introduce controls that would protect tenants.

In response to the housing shortage that occurred during the wartime period and a greater number of roomers moving into the West Annex, wealthier residents, seeing the increasing conversion to rooming houses, continued to depart (Burton and Morley 1984). Combined, these factors brought in a significant shift in the density and demographics of the neighbourhood. The new generation of Annex residents were represented by students, war time workers and, increasingly, nearby immigrant communities such as the Jewish families from the Spadina area as well as European immigrants displaced by the war (Burton and Morley 1984).

### *Loss of Identity*

The impact of these conversions and changes to the social structure of the neighbourhood led to a dissolved sense of place and identity within the community. By 1944 the “Annex” was no longer commonly used to refer to the area and the increasing trend of multiple occupancy properties was viewed by some to bring an inevitable decline to what sense of neighbourhood remained, as was the case for many others in the city facing increased density and development. Towards the mid-twentieth century, the physical fabric of the West Annex closely resembled its early-twentieth century form, but the social landscape and community had changed dramatically.



Figure 24: Example of twentieth-century vernacular infill construction typically constructed in the 1930s and 40s at 61 Bernard Avenue, 2021 [A.S.I. 2021]



Figure 25: Spadina Road in 1949 exemplifies the tree-lined residential streets that characterized the West Annex, despite changing demographics in the neighbourhood. The streetscape would change in the following decades as a result of road widening [City of Toronto Archives].



Figure 26: Looking south from Casa Loma tower (located north of the West Annex) towards Spadina Road, showing the density of residential construction in the neighbourhood and the proximity to the rail line, prompting many wealthier Annex residents to seek greener pastures in more spacious Toronto neighbourhoods [City of Toronto Archives].



Figure 27: Crowds gathering outside the Church Army Centre located at 143 Howland Avenue illustrates how non-residential uses, such as volunteer organizations and private schools, began to permeate the neighbourhood through the conversion of existing houses [City of Toronto Archives].

## Urban Context

**Description of Significant Activities and Events:** Piecemeal construction of infill properties that typically followed a vernacular expression but matched the scale and materials used in earlier construction defined any building that occurred during this period.

There is an increasing number of conversions of the homes within the neighbourhood to rooming houses, a pattern that begins around the close of the First World War and continues to this day.

Financial strain caused by the market crash in 1929 and resulting economic depression leads to an increasing acceptance of the conversion of houses into commercial and institutional uses.

### Contributions to Existing Built Forms:



4 Kendal Avenue

Much of the building in the Annex between 1913 and 1948 are sporadic infill. Most commonly, these infill buildings are designed in a vernacular style popular in the 1930s and 40s, characterized by a rectangular footprint, hipped roof, and applied elements of revivalist styles such a rounded arch door and art glass windows.



60 Lowther Avenue – Religious Society of Friends

Non-residential uses begin to emerge in the neighbourhood through the conversion of residential buildings during this period. The conversions are often covert, with new uses requiring little change to the exteriors of buildings allowing the streetscapes of the area to continue to visually express a primarily residential function. One such example is 60 Lowther Street, a residence converted for use by the Religious Society of Friends (Quakers) in 1946.

## Community and Social Context

**Description of Significant Activities and Events:** The exodus of wealthy residents, in tandem with an influx of renters, shifts the social and economic dynamics of the neighbourhood.

Several civic and institutional buildings to serve the growing population of the West Annex and surrounding area are constructed. Reactionary bylaws to preserve the residential land use are enacted in the 1920s.

The formation of the Annex Ratepayers' Association in 1925 establishes a collective voice for the neighbourhood.

New commercial enterprises and institutional functions are covertly introduced into the area through the conversion of large homes.

An increasing number of wartime workers moving into the city during the First and Second World Wars bring a new demographic of residents to the neighbourhood, in addition to growing student and immigrant populations.

## Contributions to Existing Built Forms:



196 St. George Street – First Church of Christ Scientist Toronto

Several purpose-built civic and institutional buildings are constructed during this period to cater to the growing and diversifying population. These properties tend to communicate their public function through a larger scale and footprint to the neighbouring residential properties. They are represented by a range of styles, typically revivalist.



661 Huron Street – Elizabeth Rye House

As the conversion of residential properties to rooming houses and alternative uses becomes more prevalent during this period, so too does the effort towards providing social services, a theme that carries through to present day. The Elizabeth Rye House, located at 661 Huron Street, is associated with the Church of England's Waif and Strays Society. From 1924 to 1932, the building served as a receiving house for girls emigrating from Britain for placement through indentured service in Toronto homes. Similar to previous conversions within the neighbourhood, little physical evidence from the right-of-way indicates a conversion has occurred and/or when a conversion has taken place.

## Proximity

**Description of Significant Activities and Events:** Increasing commercial density on Bloor Street West, and to a lesser extent Bathurst and Dupont Streets, places pressure on the edges of the neighbourhood to allow commercial enterprises to expand into the margins of the West Annex.

The location of the University of Toronto to the south of the neighbourhood makes the area appealing to students and the increase in rooming houses provides affordable accommodations.

### Contribution to Existing Built Forms:



483 Huron Street - Ontario College of Pharmacy

The Ontario College of Pharmacy currently occupies a former residential property. The College was founded in the late nineteenth century and was associated with the University of Toronto's Faculty of Pharmacy. The proximity of the University of Toronto campus, located south of 483 Huron Street beyond Bloor Street West, demonstrates the influence of the institution in the selection of this building for the site of the College. Few alterations occurred on the exterior when the College moved in during this period.

The post-Second World War period brought a renewed spirit as well as physical change to the West Annex. Following the stagnation in construction that defined the 1920s to 1940s, the mid century brought a wave of new building to the neighbourhood, most notably through the introduction of mid- and high-rise apartment buildings. Pressure to develop in response to the increasing density of the city core and expanding suburbs impacted the West Annex, which was situated between the two forces. Economic and baby booms following the close of the Second World War also served to push development across the city and its suburbs. Land developers saw the West Annex as ripe for urban renewal through the introduction of higher-density housing, and commercial and institutional uses through the continued conversion of large single-family houses in the 1940s and 1950s.

Developers recognized the appeal of the tree-lined, low-scale residential streets to prospective tenants. New general zoning by-laws introduced in 1959 allowed changes to residential zoning categories in some sections of the neighbourhood permitting the conversion of larger houses for institutional use. This period also saw a number of fraternities and sororities purchasing and moving into the stately homes in the southeast area nearest the University of Toronto campus. These changes to the residential zoning categories also enabled high-rise apartment development to occur at the edges of the neighbourhood where a mix of uses and building heights were already at play. Spadina Road and St. George Street also became a popular location for apartment building construction as a result of road widening initiatives undertaken in the early 1950s. Both roadways were quiet, tree-lined streets much like their neighbouring streets when their widening was proposed. While only Spadina Road was ultimately widened, both roadways were impacted by the residential zoning changes that were put in place which led to increased apartment building construction in comparison to other areas of the neighbourhood. Additionally, speculative construction of apartment buildings along Spadina Road and St. George Street occurred at this time in anticipation of Spadina Road being converted into an expressway. While the low-density residential core of the neighbourhood was maintained and protected, the clear pressure to develop was evidenced in the construction of those apartment buildings and did not prevent some two- and three-storey Modernist walk ups from being constructed as infill properties (Map 12 and Map 13) (Burton and Morley 1984).

#### *Modernism and the West Annex*

The Modernist apartment buildings constructed in the 1950s and 60s were integrated into the fabric of the neighbourhood, rather than replacing whole blocks or sections as can often occur with densification and development. This was largely owing to the fact that the neighbourhood contained large lots with mansions that were large enough to accommodate the footprint of an apartment building. These large lots were purchased piece-meal and mansions demolished to make way for the new apartment buildings (“Voice of the Annex 1967-1968,” n.d.). As a result, many of the apartment buildings are concentrated in areas where the first generation of wealthy West Annex residents built their sprawling homes, notably on Prince Arthur Avenue, Walmer Road, Spadina Road, and St. George Street in the southeast corner of the neighbourhood (Figure 28). One such example was the construction of 44 Walmer Road, built in 1965 in place of a large single-family home with large surrounding lawn (Figure 29).

The 13-storey apartment building was designed by Uno Priede, an Estonian-born architect who moved to Canada in the 1950s to study architecture at the University of Toronto (“44 Walmer Road,” n.d.). Priede was

influenced by the prevailing Modernist style of the era and developed his own expressive interpretation of modernism through the use of concrete to create flowing, sculptural forms (Holden 2007). There are several apartment buildings within the West Annex that were built during the wave of construction that occurred in the mid century. Prii's Modernist designs for his apartment buildings in the Annex ushered in a new aesthetic and visual landscape for the neighbourhood previously dominated by traditional residential architecture from the late nineteenth and early twentieth century.

The presence of these Modernist apartment towers points to the continued reputation of the neighbourhood as an area of architectural "firsts" and innovation. The early apartment building, or "apartment house", and development of the Annex Style in the neighbourhood set an early precedent of the Annex as an architectural playground. The Modernist apartment buildings further this idea through the work of architects like Uno Prii and Tampold and Wells, who experimented with Modernist forms and expressions, but is also evidenced through the other architects that designed the towers. Many were recent graduates of the University of Toronto's architecture school and viewed these buildings as an opportunity to try their hand at designing in a Modernist style (Holden 1999). Their plans provided generous layouts for the units and allowed for ample sunlight. The apartments were appealing to individuals working at nearby University of Toronto or the city centre, but were spacious enough to also house families (Figure 30). These apartment buildings continue to provide affordable housing in the neighbourhood.

The ideologies of Modernism also allowed for these apartment buildings to blend into the existing fabric of the neighbourhood. It was popular in Modernist design to situate a building within a setting of open space. As a result, the apartment buildings of the era were set back from the roadway, in line with its late nineteenth- and early twentieth-century neighbours. The generous setbacks that were provided by these buildings allowed for a continued tree canopy within the streetscape and maintained the characteristics of the area.

The injection of Modernism into the neighbourhood also occurred when the nineteenth-century Huron Street Public School building was demolished 1956 and replaced by a Modernist style structure (Figure 31). In addition to its educational role, the grounds of the school became a popular gathering place for community events, such as farmer's markets and annual neighbourhood fairs (Figure 32).

### *Renaissance of the Annex*

The declining sense of identity and community carried into the mid twentieth century from previous decades prompted calls for increased density and diversified built forms in the area. Annex community organizations developed strategies to prevent physical blight in the neighbourhood. One such effort sought to gain stability in the neighbourhood by attracting residents that would be associated with the nearby University of Toronto and main Government of Ontario offices, or employees from the expanding uptown commercial district. The proximity of the Annex to the university campus and various places of employment were advertised as a means to draw in these residents with stable incomes (Burton and Morley 1984). And indeed, these types of professionals migrated into the area during this period. Additionally, amendments to immigration laws in 1962, which increased migration from Asia and the West Indies, brought further diversity to the ethnic groups and visible minorities that were living in the West Annex (Lemon 1986).

The image of the West Annex as an elite society enclave had all but dissolved over the decades of change in the mid-twentieth century. The number of Annex homeowners listed in the *Social Register*<sup>10</sup> fell from 85 in 1952 to 27 in 1962 (Burton and Morley 1984). The shift in social and economic demographics, however, brought about a renewed sense of place and community. A 1954 neighbourhood report coined this new attitude as the “Renaissance of the Annex” (Burton and Morley 1984). The recognition of the area as an identifiable and distinct entity was further confirmed through the identification of “The Annex” as an official planning district by the City in 1956 (Schoenfeld 1978).

### *Community in the Annex*

The “Renaissance” of the Annex can also be attributed to the increasing number of literary artists who were moving into the neighbourhood, drawn to the picturesque streets filled with residents from varied walks of life, cheap rent, and eclectic collection of small shops and restaurants on Bloor Street West. This was particularly true of writers in the decades following the Second World War, who flocked to the west of the neighbourhood because of the Bohemian atmosphere and community that had developed in the area to which they contributed (Batten 2004). Jack Batten and Marjorie Harris moved to their semi-detached house on Albany Avenue in the late 1960s where they still live. Batten is an author and freelance contributor to the *Toronto Star*. Marjorie Harris is a notable garden writer and national garden columnist for the *Globe and Mail*. Other notable authors and literary artists to call the Annex home include Dennis Lee, Katherine Govier, Margaret Atwood, Marian Engel, and Gwendolyn McEwen – for whom Gwendolyn McEwen Park is named. The popularity of the area in the literary community is noted in Govier’s book of short stories titled *Fables of Brunswick Avenue* in which she notes, “Everyone lives on Brunswick Avenue sooner or later” (Mutrie 2010). Govier was not alone in finding the neighbourhood as a source of inspiration, as it has provided the setting for numerous novels, short stories, and poems.

The introduction of community groups, such as the Native Canadian Centre of Toronto (N.C.C.T.) in the former McNicol Hall of the Ontario Bible College at 16 Spadina Road also indicates a growing embrace of cultural and social diversity in the neighbourhood during this period. Established in 1962, the N.C.C.T. is the oldest Indigenous organization in the City and is the location of one of the original Native Friendship Centres in Canada. The N.C.C.T. was previously located near Beverley and Dundas Streets when the opportunity to purchase 16 Spadina Road allowed the organization to move into a much-needed larger facility.

The N.C.C.T. was founded in 1962 to provide social, recreational, cultural, and spiritual services to the urban Indigenous community in the city. The central location and easy access through transit or by car have also allowed the Centre to welcome Indigenous people from across the country who have moved to Toronto and are looking to meet people and build their own community. The Centre is visited regularly by Indigenous artists. In addition to providing social, cultural, and recreational activities, the Centre also provides practical services such as educational programs, hot lunches, and assistance with job searches and securing housing. The establishment of the N.C.C.T. in the Annex neighbourhood demonstrates the enduring Indigenous presence within the community. It also illustrates the

---

<sup>10</sup> Social registers, also known as Blue Books in the City of Toronto, were publications that indexed the names and addresses of members of high society and in some cases also provided the marriages and deaths of society members, and a list of elite clubs and societies in the City. Inclusion on a social register indicated an individual’s social and economic success, as well as highlighting which neighbourhoods and streets were housing the upper-class residents of the City.



accessibility of the neighbourhood, as the location was selected, in part, due to its proximity to transit and the downtown core.

Similarly, the addition of the Spadina Road Public Library in the 1970s shows an increased interest in providing public services that are valued by and represent the community. The branch was opened in partnership with the Native Canadian Centre of Toronto, located further north on Spadina Road, and houses a special collection to serve the Native Canadian Community. The building contains Cree syllabics on the front of the buildings that reads “Mahsinahhekahnikahmik” meaning “the lodge or place of the book.”

### *Therafields*

The shifting social dynamics of the area provided a suitable foundation for the establishment of a new, experimental organization that began with the arrival of Lea Hindley-Smith to the neighbourhood in 1962 (Batten 2004). Despite being a non-medical professional, Hindley-Smith formed a group called Therafields, a lay organization that offered group therapy and was administered from a head office on Dupont Street, west of Spadina Road. The organization was premised on Hindley-Smith’s belief that a group environment and communal living provided a supportive environment.

As Therafields grew in popularity and gained new members, the organization began to purchase homes within the West Annex to support their expanding population (Figure 33). Members paid rent in these shared houses and were responsible for upkeep, including some minor and major renovations, at no remuneration. At the height of their popularity in the 1970s, there were Therafields-owned houses peppered in on Admiral Road, Walmer Road, Dupont Street, Kendal Avenue, Howland Avenue, and Brunswick Avenue, as well as a cluster of contiguous houses on Brunswick Avenue (477-485) and Kendal Avenue (68-70 and 72) which the group referred to as “milieu”. At this time there were municipal laws that did not permit renting out rooms, but this was at odds with common practice in the Annex and residents had grown accustomed to the long-standing culture of turning a blind eye from their neighbours. The increasing level of ownership by the Therafields group, however, drew the attention of concerned West Annex residents who viewed the “milieu” as the initial stages of forming a contained community (Batten 2004). The apprehension towards the group would continue into the 1980s when the group largely disbanded.

In the midst of all the physical and social changes that were occurring in the neighbourhood, the Annex Ratepayers’ Association (A.R.A.) worked to inform change so that it would not negatively impact the character of the area amidst the increasing pressure to develop in the mid-century (Burton and Morley 1984). In 1964 the A.R.A. became involved in their first major development: a proposal for two apartment towers in the southeast area of the West Annex. The A.R.A. worked with City Council and the developer to modify the planned development to a single tower with attached townhouses (though the townhouses were never built) and additionally negotiated the expropriation of adjacent land for conversion to a public park named Taddle Creek Park, a tribute to the waterway that once flowed through the now urban setting (Burton and Morley 1984).

### *Rapid Transit in the Annex*

Modernization in the neighbourhood also occurred through the introduction of a new subway line – the Bloor-Danforth Line – which was tunneled parallel to Bloor Street with the promise of increased



efficiency and fast cross-town movement for riders. The new rapid transit line was completed in 1966, leaving a strip of empty land where excavation occurred along the southern edge of the West Annex. Multi-unit residences were typically constructed on the land in the late 60s and early 70s, while some lots were turned into parkettes (Batten 2004).

### *Spadina Expressway Proposal and Stop Spadina*

New development also had an impact on the circulation routes and streets within the neighbourhood. The streetscape of the West Annex generally maintained the original pattern of roadways from its initial establishment into the postwar period, with the exception of Spadina Road which was widened to facilitate increased north-south vehicular traffic primarily for commuters. The mature trees that lined the roadway were removed as part of the widening (Lemon 1986). At the time there were also many conversions from residential land use to commercial, with St. George Street following in similar fashion (Batten 2004).

In the 1950s City planners began to make plans for a cross-town expressway that would run along the northern edge of the neighbourhood, a subway line that would run under the southern edge, and an expressway linking Highway 401 and the Gardiner Expressway that would cut through the core of the area (Burton and Morley 1984). The proposed north-south expressway, known as the William R. Allen Expressway (or Spadina Expressway), would again bring together the A.R.A. and community at large in defense of their neighbourhood.

In 1962 the initial short section of the Spadina Expressway was extended south in the direction of the West Annex (Figure 34). The breaking of ground heightened the community awareness of the impending major traffic route destined for their residential neighbourhood, but the A.R.A. approached the groundbreaking with a defeated attitude, assuming the project was now a foregone conclusion. However, Annex residents Bobbi Speck and Lorraine Van Reit formed and led the Committee of Concerned Citizens (C.C.C.) in 1968 in opposition to the Spadina Expressway. They began to reach out to politicians and publicized their cause through the *Toronto Daily Star*. As their movement gained momentum the A.R.A., recognizing that the Expressway could still be prevented, banded with other neighbourhood organizations in the path of the expressway to oppose the southern expansion.

Grounds for the opposition were based on the threat to balanced urban development, traffic congestion, pollution, and the disruption of residential communities. Many Annex residents, including author and activist Jane Jacobs, were at the forefront of the cause, with Speck and Van Reit passing the baton for C.C.C. leadership to Jacobs. With Jacobs at the helm, the C.C.C. name expanded to the “Stop Spadina, Save Our City” Coordinating Committee in 1970 (Figure 35).

The cancellation of the Spadina Expressway occurred in 1971 left a 2.4 kilometre (1.5 mile) stretch of uncompleted ditch in the opposition’s wake (Burton and Morley 1984). The ditch would later become present-day Allen Road, which is located beyond the West Annex neighbourhood, north of Eglinton Avenue. The cancellation of the Spadina Expressway resulted in the City of Toronto maintaining its ownership of the properties expropriated for the proposed roadway development. The City has retained the ownership of many of these properties, which serve various municipal functions.

In 1969, Spadina Expressway cancellation that the A.R.A. changed its name to the Annex Residents’ Association. The new name reflected a broadened acceptance of members beyond traditional home



ownerships, welcoming renters and students. The change in the demographics of the A.R.A. members pointed to the acceptance and embrace of the diversity within the neighbourhood, which contrasted the attitude of the organization's founders.





Map 12: Apartment towers built along Walmer Road, Spadina Road, lower Huron Street and St. George Street are visible in aerial photography from 1965.



Map 13: Current distribution of housing types<sup>11</sup> in the West Annex highlights the concentration of apartment buildings<sup>12</sup> on Walmer Road, Spadina Road and St. George Street.

<sup>11</sup> Buildings with a grey footprint serve non-residential uses, such as institutional or commercial.

<sup>12</sup> Apartment buildings were categorized as low-, mid- or high-rise buildings based on number of storeys. Buildings one to four storeys in height are low-rise. Buildings five to 11 storeys in height are mid-rise. Buildings 12 storeys or more are high-rise.



Figure 28: A mix of “old Annex” and new apartment building construction coexisting on St. George Street, c 1960s – 70s [Annex Residents’ Association].



Figure 29: Uno Prii at age 75 in front of 44 Walmer Road, one of several apartment buildings he designed in the West Annex, c 1999 [Toronto Star].



Figure 30: Family on their balcony at 59 Spadina Road [Alfred Holden's *This Fabulous Place*].



Figure 31: Huron Street Public School constructed following the demolition of the original 1898 school building in 1956, photograph taken c 1960s-70s [Annex Residents' Association].



Figure 32: Advertisement for the Annex Home Produce Fair to be held at the Huron Street Public School, on Saturday, September 30, 1972 [Voice of the Annex Newsletter (Series 448, File 5 – City of Toronto Archives)].



Figure 33: Group of Therapeutics members in front of one of their homes at 73 Walmer Road [Axis 2/161].



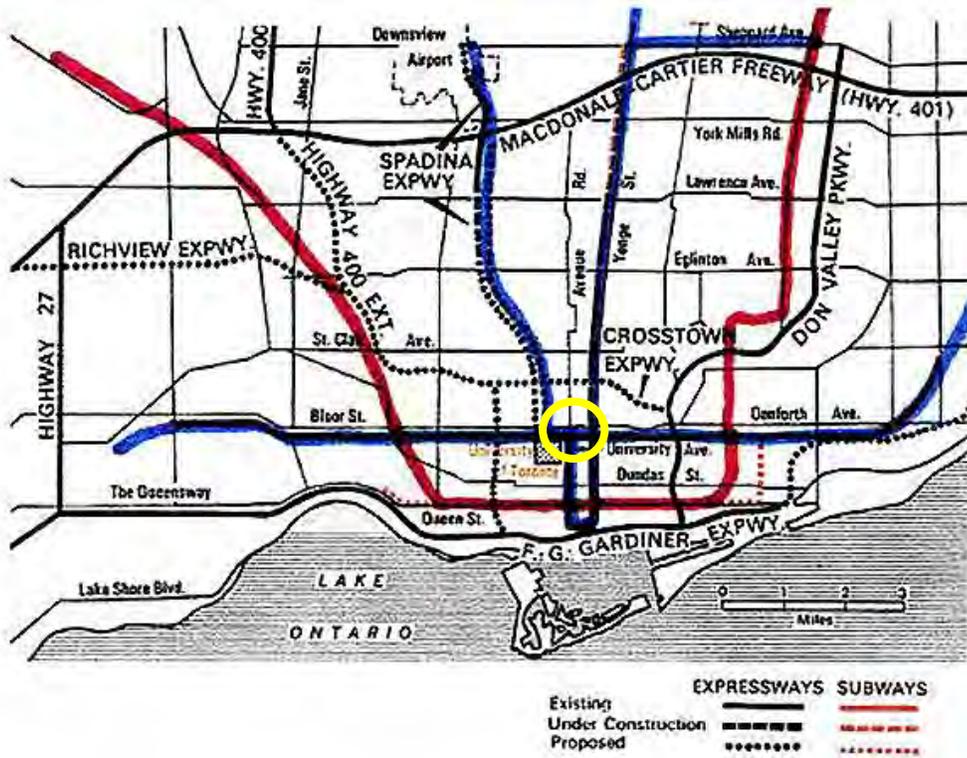


Figure 34: Map showing the route of the proposed Spadina Expressway, with location of the West Annex circled in yellow, no date [BlogTO].



Figure 35: March to Queens Park to oppose the construction of the Spadina Expressway, 1970 [Toronto Public Library].

## Urban Context

**Description of Significant Activities and Events:** A wave of new construction brought on by a post-Second World-War population boom and changes to zoning in 1959 in some sections of the neighbourhood allows for increased conversions of larger homes to institutional uses and high-rise apartment construction. Two- and three-storey low-rise apartment building infill also emerges during this period.

Apartment buildings are either constructed on the lot of a larger (demolished) mansion or through consolidation of several lots. These mid- and high-rise apartment towers are typically set back in line with the pre-existing buildings, forming a consistent streetscape and allowing for continued tree canopy along the streets.

Modernism is the primary style used for new construction during this period. The work of architect Uno Prii, who designed several distinctive Modernist apartment buildings within the West Annex, plays a role in bringing Modernist style to the neighbourhood.

### Contributions to Existing Built Forms:



218 Albany Avenue

Low-rise infill apartment buildings constructed in the mid century respond to requirements for greater population density explored in the 1950s and 60s in the Annex. They typically feature rectangular footprints, large window openings and hipped or flat roofs. They are generally in a vernacular or Modernist style.



174 St. George Street

Conversion of house-built form types continued during this period, seeing converted uses such as hotels and commercial office spaces in formerly residential buildings. Rooming house and multi-unit conversions also persist.



35 Walmer Road



224 St. George Street

The introduction of the mid- and high-rise apartment alters the landscape and sightlines of the neighbourhood. Often designed in a Modernist architectural style and ranging from five storeys or more, these residential buildings provide added density to the area in response to a population boom following the Second World War.

## Community and Social Context

**Description of Significant Activities and Events:** The demolition of the 1898 Huron Street Public School in 1956 and its replacement with a Modernist school building represents a new era of modernism within the neighbourhood. The school grounds provide a central public space for community events such as farmer's markets or annual neighbourhood fairs.

There is a greater diversity of residents, which includes more visible minorities in the growing student population.

The West Annex becomes a popular destination for literary artists, with many taking up residence in the neighbourhood.

The establishment of the Native Canadian Centre of Toronto on Spadina Road signals the ongoing Indigenous presence in the broader community.

The experimental group therapy organization known as Therafields is established in the 1960s and became a notable presence in the neighbourhood through their collective purchasing and occupation of several homes within the West Annex.

The proposed Spadina Expressway brings together the efforts of the Annex Ratepayers' Association and other community organisations to oppose the plan, successfully cancelling the project. The landmark moment ignites a new era of activism and advocacy in the community.

The Annex Ratepayers' Association becomes the Annex Residents' Association in 1969, a change intended to signal the more inclusive membership of the group by welcoming tenants and students.

**Contributions Existing Built Forms:**



477-479 Brunswick Avenue

The residential properties owned and operated by the group Therafields, such as 477 and 479 Brunswick, are located throughout the neighbourhood as their presence grew in the 1960s and 70s. The group often makes alterations to their properties, though these are primarily to adapt interiors to accommodate group living, leaving the exteriors to continue to express their original residential built form.



541 Huron Street – Huron Street Public School



10 Spadina Road – Spadina Road Public Library

Modernist civic/institutional buildings in the West Annex are typically between one and two storeys in height and feature a flat roof, brick cladding and simplified or abstract ornamentation.



16 Spadina Road – Native Friendship Centre/Native Canadian Centre of Toronto



78 Admiral Road – Salvation Army Homestead

The Native Canadian Centre of Toronto represents the conversion of a building from an institutional to a social/community use. As with other types of conversion, there is little change to the building fabric. Another building converted to a social service is 78 Admiral Road, which has been the location of the Salvation Army's Homestead since 1966. The Homestead is a residential recovery program for women, which operates in a former single-family residence. A ramped side entrance and one-storey rear addition provide subtle evidence from the right-of-way of the building's conversion and current function.

## Proximity

**Description of Significant Activities and Events:** Several fraternities and sororities are established in the mansions located in the southeast corner of the study area, the area of the neighbourhood nearest to the University of Toronto campus.

The introduction of the Bloor-Danforth Subway line, completed in 1966, brings added public transportation options to the residents of the West Annex, providing cross town access at the southern border of the neighbourhood.

Spadina Road is widened to increase north-south traffic for commuters moving between the suburbs and the downtown core.

Community groups sought to bring stability to the neighbourhood by promoting the proximity of the Annex to popular places of employment and the University of Toronto. The strategy was to draw to the area residents with stable incomes, in addition to increasing their memberships through the inclusion of these newcomers.

## Contributions to Existing Built Forms:



6-6A Spadina Road – Spadina Subway Station

The modest Modernist Spadina Subway Station entrance, located on the west side of Spadina Road north of Bloor Street West, exemplifies the influx of transit-based structures that are constructed during the post-Second-World-War period as rapid transit lines are added to the city’s transportation infrastructure in the 1950s and 60s. The University-Spadina and Bloor-Danforth subway lines serve the Annex, with above-ground stations located on Bathurst Street, Dupont Street, Spadina Road, and St. George Street.



180 St. George Street – Fraternity Zeta Psi



45 Walmer Road – Dr. Eric Jackman Institute of Child Study

Proximity to the University of Toronto and its influence on the population and demographics of the Annex are a continual theme in the neighbourhood. The increasing number of fraternities and sororities during this period alter the built form through the addition of Greek letters to the exterior of the building. Otherwise, the conversions are covert. The expansion in 1955 of the Institute of Child Study (now the Dr. Eric Jackman Institute of Child Study) located within a former residence on Walmer Road also exemplifies institutional conversion during this period. The building is largely intact, with fencing and playground equipment suggesting a non-residential use. A contemporary addition would later be constructed, expanding the institutional complex to Spadina Road.



325 St. George Street

Increasing pressure to provide more commercial space along or near commercial corridors bleeds into the residential buildings located near these corridors. Properties located along Dupont Street, or one or two properties in from the roadway, are converted to commercial or mixed-used commercial-residential during this period. The conversion typically alters the building and streetscape through additional signage and increased hardscaping of lawns to provide customer parking. Other conversions are more overt, such as the property at 325 St. George Street, which features a reconfigured ground floor level to contain a commercial storefront.



## 1972 to Present: Revitalization

The pace of development in the West Annex slowed following the thwarting of the Spadina Expressway, owing to both weakening economic conditions as well as a heightened sensitivity within City Council towards the interests of resident associations (Lemon 1986). To bring a greater level of control and sympathetic planning to future development, a new neighbourhood plan was put into place in the late twentieth century. The new plan provided updated zoning regulations that restricted high-rise building densities to only those areas already occupied by them, allowance of mixed-use development within the margins of the broader Annex neighbourhood (East and West), and height restrictions in low density areas (Lemon 1986).

### *Social and Community Services*

In addition to these regulations, an increase in community-based services, such as day-care centres, group homes, and private schools were also finding their way into the West Annex fabric (Burton and Morley 1984), which reflect the varied social needs of the residents. Many of these services were introduced at properties on Spadina Road which had been appropriated by the municipality for the construction of the Spadina Expressway. With the infrastructure project cancelled, these municipally-owned homes were able to be converted to other uses, typically some form of alternative or supportive housing, that could serve the immediate and broader community. As a result, Spadina Road and the surrounding area began to establish itself as a safe haven with a concentration of shelters, group homes, and youth housing. In 1973, Interval House was founded in a semi-detached house at 173 Spadina Road.<sup>13</sup> Interval House was the first formal shelter for abused women in Canada. Converting the residential property allowed the Interval House to provide a level of anonymity or inconspicuousness within the streetscape that was beneficial for those not wanting to be found. More importantly, those who came to stay with the organization were in a place that felt like a home.

In addition to social service uses going into existing buildings, several purpose-built senior housing complexes were constructed during this period. Wigwamen Terrace, located at 14 Spadina Road, was constructed following the severance of the neighbouring property housing the Native Canadian Centre of Toronto (N.C.C.T.). Completed in 1979, the multi-unit senior housing complex was purpose-built to provide affordable housing to Indigenous seniors. Wigwamen, and the subsequent development of Wigwamen Terrace, was driven by members of the urban Indigenous community who met in 1972 as a committee at the N.C.C.T. to establish a housing corporation that could serve members of the Indigenous community who often faced discrimination and a shortage of decent, affordable housing (Kristensen 2012).

### *Crime in the Annex*

Until the 1970s, crime in the Annex was infrequent and minor. An exception to this, however, was the murder of C.A. "Bert" Massey in front of his home at 169 Walmer Road by his maid Carrie Davis in 1915. The murder and subsequent trial dominated newspaper headlines, as the death of a member of the Toronto elite at the hands of the "help" was rare, especially in a quiet suburb like the Annex (Batten 2004). It was not until the 1960s that the Annex once again became the topic of a sensational news story

---

<sup>13</sup> Interval House has since moved to another location, with the original site on Spadina Road no longer serving as a shelter. A plaque providing information on Interval House is located at the northeast corner of Spadina Road and Bernard Avenue.



when the man convicted of a 1961 murder that occurred at 116 Kendal Avenue became one of the last two criminals to be executed in Canada, which took place at the Don Jail in 1962 (Batten 2004). While these “one off” crimes were rare in the neighbourhood, rates of crime in the Annex started to increase towards the end of the twentieth century. Nearby Yorkville Village had become the centre for Toronto’s suburban hippies by the middle of the 1970s and the surge of residents who were part of the counter-culture movement, including American draft dodgers, expanded into the rooming houses in the Annex. These newcomers brought with them a desire for peace and love as well as a drug culture (Burton and Morley 1984). The rise in the trade of illegal drugs in the Annex in the 1960s and 70s led to residents of Howland Avenue to refer to their street as “Speed Alley” (Batten 2004).

The 1983 abduction and murder of nine-year-old Sharin Morningstar Keenan from Jean Sibelius Park by a man living in a rooming house on Brunswick Avenue galvanized the fear many residents had towards the rising rates of crime, changing demographics in the neighbourhood, and the activities of those occupying rooming houses. The primary suspect in her murder fled his rooming house the day after her abduction and has evaded capture by police to this day (Vella 2017). The tragic event cast a shadow over the neighbourhood, especially Jean Sibelius Park, and altered the impression of the Annex as a desirable place to live.

Increased trade of illegal drugs and rooming house residents were not the only source of real (or perceived) threats to public safety. Often raucous behaviour that began in taverns on Bloor Street West, such as the Brunswick House and Blue Orchid (present-day Lee’s Palace), would spill into the residential streets of the Annex in the early hours, triggering noise complaints and more. Indeed, Annex residents did not need to travel far to experience the culture and ills of city life in the 1970s and 80s. A quick trip to Bloor Street West provided access to a range of pubs, taverns, and small restaurants, as well as places like 400 Bloor Street West, a theatre showing pornographic films, in the building that now houses By the Way Café.<sup>14</sup> These establishments drew a seedy and boisterous crowd, but also fostered the growing student population and the artist and counter-culture community that had established itself in the neighbourhood. All walks of life converged on Bloor Street West.

Towards the end of the 1990s, the Annex’s image as a something of an underbelly began to lift along with reducing crime rates when once again the demographics of the neighbourhood shifted.

### *Renters and Owners*

The late decades of the twentieth century saw a change in property ownership in the West Annex neighbourhood. Many properties became investment properties in the 1980s and by the start of that decade approximately 80% of households were renting, contrasting the beginning of the century when that same number represented owner-occupied properties (Figure 37). The dropping value of real estate in the neighbourhood brought an end to the Therafiels organization. The group had overextended itself in purchasing so many homes within the community that they could not support the staggering mortgage rates when the real estate market plunged, forcing the sale of many Therafiels owned properties. These sales, paired with group-leader Lea Hindley-Smith’s move to Florida in the 1970s led to the organization’s ultimate demise (Figure 38) (Batten 2004).

---

<sup>14</sup> This information has been provided by A.R.A. member and long-standing Annex resident Sandra Shaul.

The increasing presence of renters in the neighbourhood is shown in statistics that state two in five households rented in 1951 which jumped to four in five by the 1960s (Lemon 1986). Statistics from 2016 also show that renters continue to outnumber owners into the twenty-first century (Figure 39). The prevalence of the rooming house and population of renters, a common theme in the history of the West Annex, continued to define much of the residential use of the area despite being at odds with the image of the Annex as an enclave for those of means. Those investing in real estate were interested in maintaining the image of the Annex as an affluent and stable neighbourhood, which would protect property value. The reality of the neighbourhood by this time, however, is that it was made up of a community of diverse people within a range of social and economic statuses (Figure 40). This was demonstrated, in part, by the continued presence of artists in residence within the area, supported by organizations like the Bloor Street Culture Corridor and the numerous coveted bookstores and cafes located on Bloor Street West that fostered cultural exchange.

The 1970s onward saw a greater diversity in the student population at the University of Toronto, many of whom resided in the neighbourhood in the increasing number of investment properties (Burton and Morley 1984). In response to the added diversity within the area, the former Osler Hall Academy of Medicine, originally constructed at 455 Huron Street in the 1950s, was converted to the Light Korean Presbyterian Church in 2006. The building was selected as the new home for the congregation specifically for its location within the Annex, where there is a high population of Korean students living in the area while attending the University of Toronto and is in close proximity to Koreatown, located further west of the neighbourhood. The Annex, which had proven even in its very early days to be suited to adaptive use of its older building and covert density was well suited to accommodate the changing demographics and increased renter population. As pressure to add more housing to the neighbourhood mounted, the community responded in favour of projects that would allow the area to continue to act as a living community while adding new buildings that support the historical fabric of the area.

The focus on planned growth and controlled change that grew in the community mindset towards the end of the twentieth century was partially in response to the development pressure placed on the neighbourhood, but also was likely influenced by the emerging preservation movement. Following on the heels of landmark decisions like the halting of the Spadina Expressway, an increased awareness and attention to the built environment and cultural landscapes was sparked in neighbourhoods and communities across the city. This increased awareness resulted in greater community involvement in planning decisions and engagement with development proposals. Annex residents began to embrace the concept of a "living neighbourhood," which considered how and where change can occur so that a neighborhood's distinct qualities and characteristics are heightened and elevated rather than removed or diminished. The conversion of the Norman B. Gash House at 85 Spadina Road, a late nineteenth-century detached house, into an entrance to the Spadina Subway Station in 1977 was the result of public reaction to plans that would demolish the house to build a station entrance along the line. Public outcry to preserve the building led to the building being adapted into the station entrance rather than demolished to make way for a new one.

### *New Construction in the Annex*

New construction in the Annex from 1978 to the 2020s primarily consists of townhouses and infill, though the occasional mid-rise apartment has also been added within more recent years. Given the lack



of open space within the densely packed neighbourhood, townhouses are often constructed in the rear lot or series of lots for older homes. Detached infills inserted into the streetscape are also present but not prevalent. These new residential properties are often in a contemporary revivalist style calling on older architectural traditions, presumably to achieve a more seamless blend into the historical fabric of the neighbourhood. More recently, new construction has embraced a contemporary style of architecture with large expanses of glass within rectilinear forms and minimal ornamentation, and is typically constructed near or to the lot line rather than set back in line with older neighbouring buildings.

Development pressure was not only reserved for residential land uses. As the City's downtown core expanded and grew in population and density over the previous decades, the Annex neighbourhood had transitioned from a subdivision on the edge, as it was when it was initially annexed, to a central area within the city. Accessibility provided by the various transit systems also pushed the Annex towards being a centralized location for those looking to establish a community meeting ground. Alliance Française at 24 Spadina Road established their French language school in a converted detached house. While the original detached house is still highly visible, its original built form unmistakable on the corner lot, a contemporary entrance stair and canopy mark the new entrance for the school, and a contemporary addition has been added to the rear of the building along Lowther Avenue. Similarly, the expansion of the Dr. Eric Jackman Institute of Child Study, a University of Toronto building, connecting two converted residences on Walmer and Spadina Roads was in a contemporary style, bringing new building elements and visual interest to the streetscape.

### *Future of the Annex*

While much of the form and shape of the West Annex maintains its turn-of-the-century form, what is contained within those buildings tells a different story. Mansions from a bygone era now are home to artists, students, new immigrants, and professors. Short term tenants and long-time residents continue to co-mingle. Community groups and institutions are now nestled among the rows of houses. The 2014 establishment of the Bloor Street Culture Corridor as a joint marketing venture serves to bring together cultural organizations within the area. Community has formed through the collective lived experience of the Annex neighbourhood. It is found in walking to your favourite restaurant on Bloor Street West under a leafy canopy of mature trees and the eclectic rooflines of the houses you stroll past. Community is in catching up with a neighbour out tending their garden. It is in meeting up with friends at Gwendolyn McEwen Park, surrounded by a mix of early twentieth-century homes and modernist mid-rise apartments. It can be found in grumbling with a neighbour over the lack of street parking on your block or going to see an art show. That feeling of community is present in biking to Dupont Station to catch the subway or waking up early for Compost Day at Jean Sibelius Square. A sense of place is seeing your neighbourhood dog walker on their daily route. These aspects of daily life were shared and echoed by Annex residents through public engagement for the project.

As the effort toward providing greater density and more affordable housing has taken the foreground in recent years, the Annex has demonstrated for nearly a century how existing built forms can be adapted to evolve, change, and grow with a community. The grand homes designed for Toronto's upper echelon were, within decades, converted into rooming houses and have continued to be called home by residents with a wide range of economic and social backgrounds. A recent trend towards converting homes from rooming houses and flats back into single family homes reduces density and threatens to diminish the economic mix and diversity that these rental units have brought into the neighbourhood



since the 1920s (Lachance Linklater 2021). Preserving the diverse community that makes up the Annex will rely on maintaining the mix of housing and densities that have allowed these diverse groups of owners and renters to live and make the Annex home.



Figure 36: Annex resident in Jean Sibelius Park within the West Annex, 1979 [Toronto Star via Toronto Public Library].



Figure 37: Converted detached single-family home advertises rooms for rent on the northeast corner of Lowther Avenue and Bedford Road, 1978 [City of Toronto Archives].



Figure 38: A Therafields reunion for the Brunswick-Kendal milieu held in the backyards of Brunswick Avenue houses following the groups disbanding, 1982 [Facebook – Therafields, Toronto Group].

Private Dwellings by Structure Type

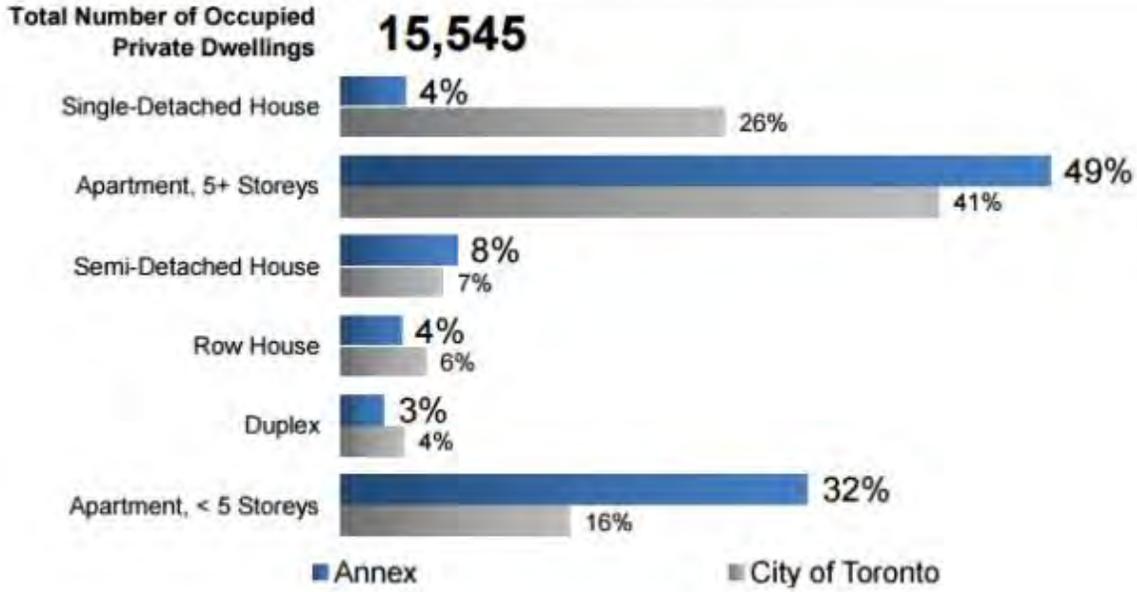


Figure 39: Rental composition in the Annex in 2016 [Annex Tree Management Plan presentation, 2016 – on file with the A.R.A.].

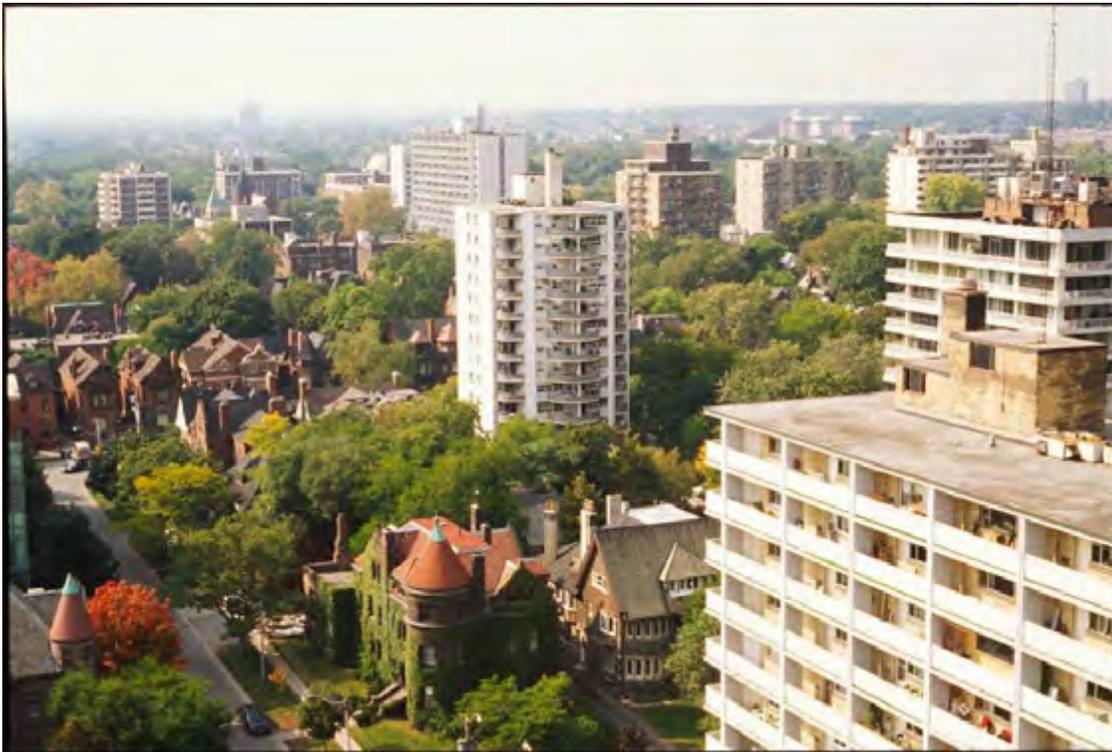


Figure 40: Looking northwest from Prince Arthur Avenue and St. George Street shows a landscape of old and new that is carried into the twenty-first century, 1993 [City of Toronto Archives].

## **Urban Context**

**Description of Significant Activities and Events:** An updated neighbourhood plan provides changes to zoning regulations that restrict high-rise building densities to areas already occupied by tall buildings and add height restrictions to low density areas.

Conversions continue, though with expanded uses to include more social services.

New construction in the neighbourhood is typically infill or occupying the rear portion of lots. Some contemporary construction and building additions are also added.

A trend in converting detached and semi-detached from rooming houses and flats back to single family homes is emerging in more recent years.

### **Contributions to Existing Built Forms:**



251 St. George Street

Conversion of new uses in existing built forms, generally residential, continue in the 1970s onwards. This period sees a greater variety in uses being introduced, with many geared towards social services and senior housing such as Eden Manor, a senior care home, located at 251 St. George Street. Minor alterations to the exterior and property, such as added parking and signage, often accompany conversions in this period.



385-387 Brunswick Avenue



79 Walmer Road



63 Bernard Road

New construction in the neighbourhood typically consists of townhouses or contemporary mid-rise condo buildings. Many of the townhouses are constructed in the rear of the property behind an older building or residence, as was done at 385-389 Brunswick Street. This type of new construction adds density to the neighbourhood while preserving the original streetscape. Other, less covert new constructions are contemporary infills that are located along the streetscape, exemplified by 79 Walmer Road and 63 Bernard Road. Typically, these houses are constructed in a similar scale and massing to the older neighbouring buildings, often in a contemporary revivalist style. New construction in a contemporary architectural style, as seen at 63 Bernard Road tend to be located on larger lots (either through corner lot locations or through combining lots) or are major additions to an older residential building.

## Community and Social Context

**Description of Significant Activities and Events:** Increase of neighbourhood-based services is established in the West Annex, including day-cares, shelters, group homes, and private schools, which cater to the changing and diverse social groups now coexisting within the neighbourhood.

Wigwamen Terrace and several other purpose-built senior care facilities are constructed in the neighbourhood.

Increasing rates of crime, initiated with the trade of illegal drugs that began in the area in the 1960s, is of concern to many West Annex residents and representative of broader crime rates in the City.

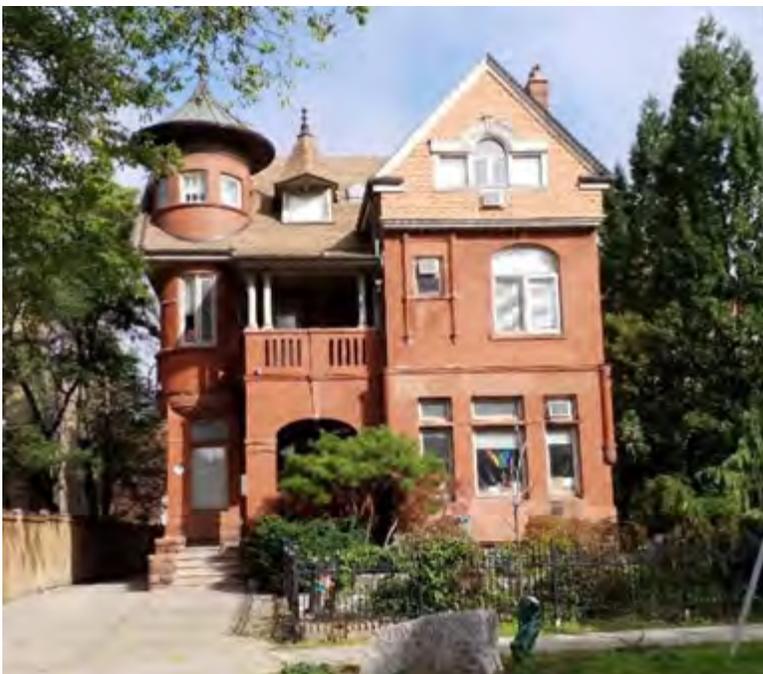
The increase in investment property ownership that occurs in the 1980s brings a greater number of renters to the neighbourhood, paired with an increase in population and diversity of student population in the area.

The preservation movement and increase pressure for development heighten residents' awareness of change to the neighbourhood and interest in maintaining a "living neighbourhood."

**Contribution to Existing Built Forms:**



37-39 Spadina Road – Taddle Creek Montessori School (39 Spadina Road)



21 Walmer Road – Y.M.C.A. Spratt House



171-173 Spadina Road – Interval House (173 Spadina Road)

Trends in introducing social services to the neighbourhood beginning in the 1970s brought with it a continued increase in the amount and diversity of non-residential uses within the neighborhood. Typically, these uses are integrated into the existing building stock, such as the Taddle Creek Montessori School at 39 Spadina Road, the Y.M.C.A. Sprott House which provides youth housing and former Interval House at 173 Spadina Road, Canada’s first formal shelter for abused women.



14 Spadina Road – Wigwamen Terrace

Several purpose-built properties with a social/residential use are constructed during the Revitalization period. One such example is Wigwamen Terrace located at 14 Spadina Road. Completed in 1979, the multi-unit senior housing complex is purpose-built to provide affordable housing to senior Indigenous community members. Wigwamen Terrace and other purpose-built senior home facilities in the

neighbourhood typically resemble mid-rise apartment buildings in their scale and form. The east wing was renovated in more recent years through the addition of several storeys.



85 Spadina Road – Entrance to Spadina Station

The built form in the West Annex neighbourhood also shows signs of activism and advocacy in the community. The conversion of the Norman B. Gash House at 85 Spadina Road, a late nineteenth-century detached house, into an entrance to the Spadina Subway Station in 1977 is the result of public reaction to plans that would demolish the house to build a station entrance along the line. Toronto Transit Commission (T.T.C.) signage and added amenities on the sidewalk such as bike racks and newspaper boxes are the indicators that this detached house has been converted.

## Proximity

**Description of Significant Activities and Events:** The West Annex sees an increasing student population in the late twentieth and early twenty-first centuries.

New construction replaces areas demolished in the wake of rapid transit constructed in the 1960s. Expanding rapid transit in the city brought two new stations to the neighbourhood.

**Contributions to Existing Built Forms:** In the 1970s low-rise apartment buildings are constructed to replace the buildings that were demolished for the construction of the Bloor-Danforth Subway Line in the late 1960s. These buildings are typically three storeys in height and are designed in a Post-Modern style with mansard roofs that echo some of the neighbouring rooflines.



11-13 Albany Avenue

In the 1970s low-rise apartment buildings are constructed to replace the buildings that were demolished for the construction of the Bloor-Danforth Subway Line in the late 1960s. These buildings are typically three storeys in height and are designed in a Post-Modern style with mansard roofs that echo some of the neighbouring rooflines.



263-263A Dupont Street – Dupont Station entrance

The construction of the entrances to Dupont Subway Station, located at the intersection of Dupont Street and Spadina Avenue, demonstrates a departure in transit design which embraced uniformity in the Modernist styled station of the 1950s and 60s but moves towards greater individualization in the later decades of the twentieth century.



58 Spadina Road – Margaret and Wallace McCain Pavilion of the Dr. Eric Jackman Institute of Child Study

The proximity of the University of Toronto campus as a continuing influencing force on the built environment of the neighbourhood is demonstrated through the construction of the Margaret and Wallace Pavilion as part of the Dr. Eric Jackman Institute of Child Study, a part of the University of Toronto St. George Campus. The contemporary building connects two buildings that had been previously converted from detached residential homes to serve institutional functions for the school. The construction of a new building indicates a transition from primarily conversion of existing built forms to more purpose-built non-residential buildings.



455 Huron Street – Light Korean Presbyterian Church



24 Spadina Road – Alliance Française

The former Osler Hall Academy of Medicine, was converted to the Light Korean Presbyterian Church in 2006 in order to reach a high population of Korean students living in the area while attending the University of Toronto and is in close proximity to Koreatown, located further west of the neighbourhood. Typical of conversions conducted in previous decades, the change in function from a medical school to a church did not result in exterior alterations. Similar to the expansion of the Dr. Eric Jackman Institute of Child Study which introduced new building elements to the area, Alliance Française at 24 Spadina Road added a contemporary entrance stair and canopy to mark the new entrance for the French language school, and a contemporary addition has been added to the rear of the converted building along Lowther Avenue.

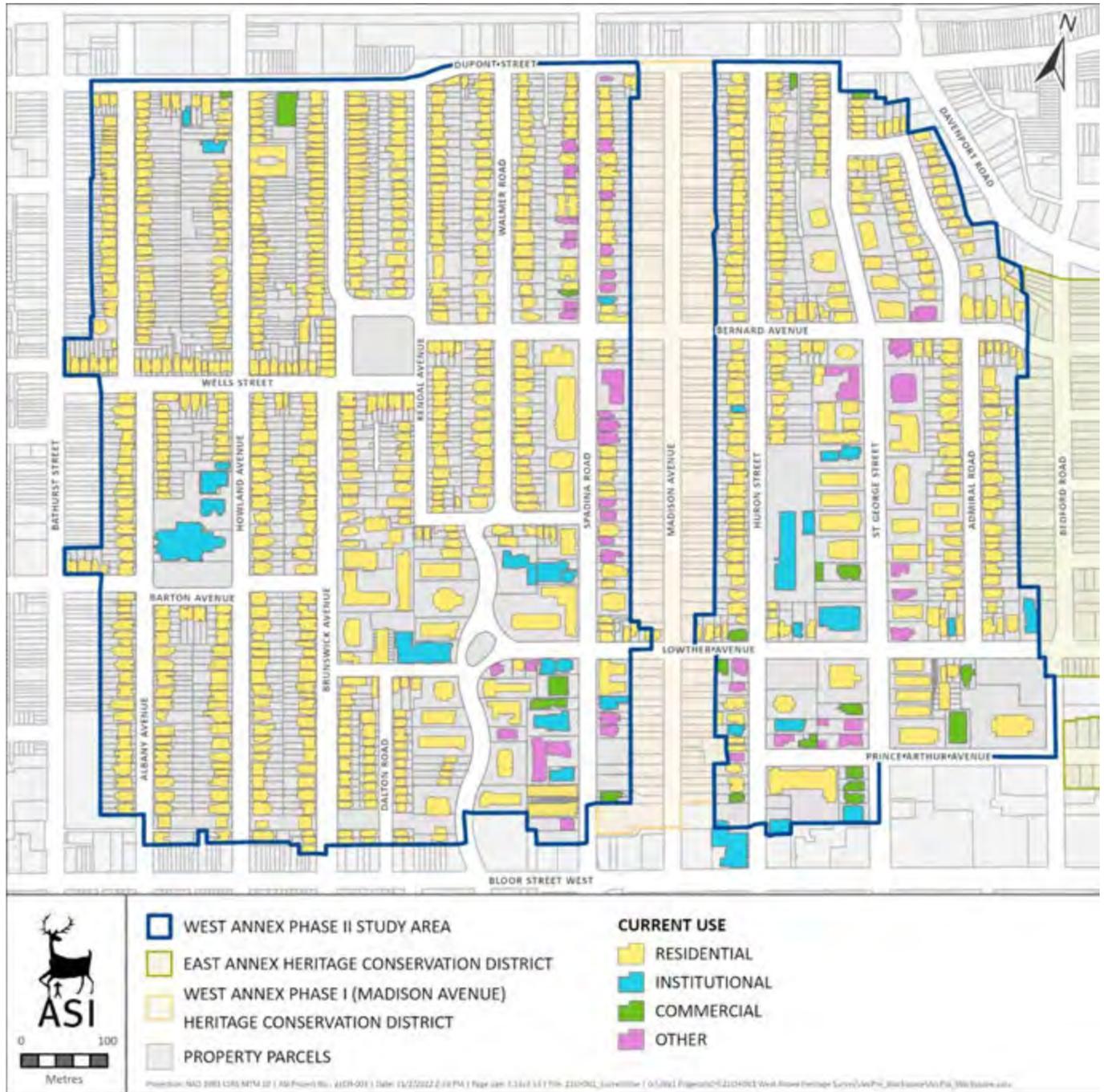
## 4.0 Key Findings of Heritage Survey

Data gathered during the comprehensive survey conducted in 2021 has been organized and mapped in order to present and describe the existing environment. These descriptions form a preliminary analysis of the study area. The variety of data collected and presented in this section include:

- Current Use
- Original Built Form Type
- Date Range of Construction
- Primary Architectural Style
- Height (number of storeys)
- Primary Exterior Cladding
- Streetscape Typologies
- Residential Built Form Type

### Preliminary Analysis

The preliminary analysis provided in this section is based on the data gathered on properties within the study area boundaries. While the study area includes a large portion of the area that comprises the contemporary boundaries of the Annex, the understanding of the neighbourhood, its history and evolution presented in the Historical Context Statement includes both the study area and surrounding areas that have impacted and informed its development. The analysis provided below focuses on interpreting the survey data in order to understand the existing built environment, however, it does not evaluate or assess the integrity or material quality of the extant features or structures.



Map 14: Current use of built forms in the study area.

The map depicts the current use of buildings within the study area, regardless of the original function of the building (Map 14). Mapping of the current use shows the study area is overwhelmingly residential in its use of extant buildings. While the vast majority of buildings operate as a form of residence, those properties that do have another function are generally located along Spadina Road, St. George Street, and Dupont Street, or within the blocks north of Bloor Street West between Walmer Road and St. George Street. The volume of other current uses on Spadina Road can largely be connected to the

properties that were expropriated by the municipality in the late 1960s in preparation for the Spadina Expressway, which was ultimately cancelled resulting in vacant buildings requiring new functions. Proximity to the commercial activity on Bloor Street West and the encroaching University of Toronto campus is also a driving force in the concentration of non-residential uses in the southwest portion of the study area.



Original Built Form Type



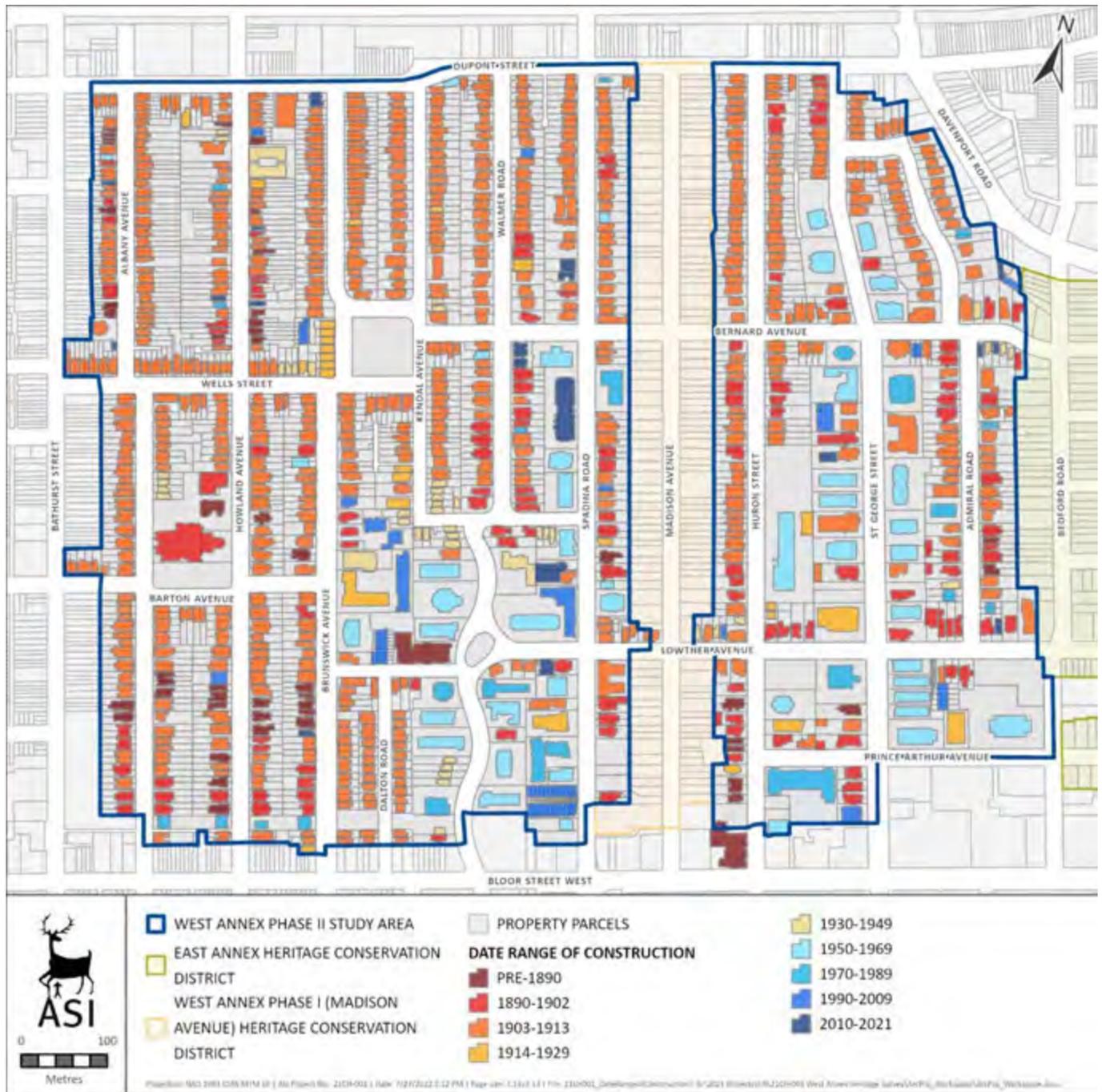
Map 15: Original built form type of structures in the study area.

The most prevalent built form type within the study area are houses followed, though in far fewer numbers, by apartment buildings (Map 15). The residential built form subtypes are also mapped in the “Residential Built Form Type” subsection. Additional built form types of institutional, mixed-use, commercial, and transportation are present but in very small numbers. Properties with mixed use, commercial, and transportation built form types are generally located along the periphery of the study area, which aligns with the original design of the subdivisions that make up the West Annex



neighbourhood to restrict all non-residential land uses. The greater level of distribution of institutional built form types throughout the area represent properties such as schools and churches, which are logically more integrated into the community that they serve. In some instances, purpose-built senior housing facilities have been included in the fabric of the neighbourhood. These buildings are similar in style, scale, and design to the mid-rise apartment buildings within the study area, but have been constructed to serve a specific purpose within the neighbourhood.

Date Range of Construction



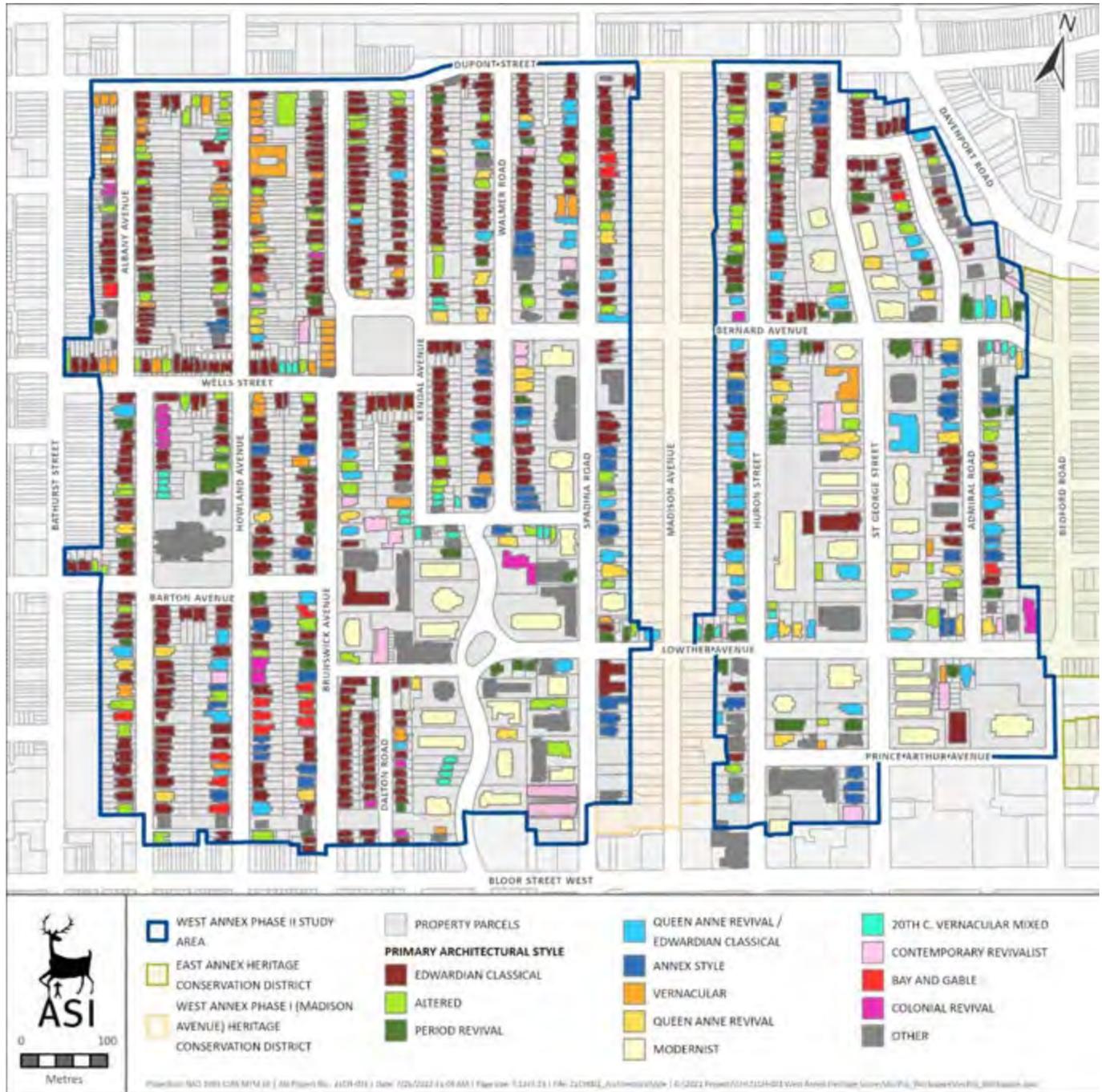
Map 16: Date range of construction for built forms in the study area.

The date range of construction was assigned during the pedestrian survey based on visual analysis and assessment of each individual building (Map 16). The date ranges were determined based on preliminary background research on development patterns of the Annex and general phases of construction, as well as broader patterns in architectural history. During the post-pedestrian survey, the assigned date range of construction was compared to the estimated date of construction provided by the Municipal Property Assessment Corporation (M.P.A.C.) and information gathered as part of the review of the 1903 and 1913



Fire Insurance Plans of the area. Following this exercise, the determined date ranges of construction revealed two primary waves of construction within the neighbourhood. A majority of the buildings were constructed between 1903 and 1913, with additional structures added in the decades before and after that range. The second wave of construction occurred between 1950 and 1969, corresponding to an increase in the construction of apartment buildings within the neighbourhood. Buildings associated with the first wave of construction are typically located in the north and west portions of the study area, with the second wave generally occupying lots fronting Walmer Road, Spadina Road, and St. George Street, all located in the southeast quadrant of the study area. Infill buildings that were constructed between these two primary waves of construction are typically located on Kendal Avenue, Brunswick Avenue, Dalton Road, Wells Street, and Barton Avenue. The infill properties constructed between 1914 and 1949 are generally sporadically located within the streetscape, with the exception of the bend at the south end of Kendal Avenue where there is a concentration of houses constructed between 1930 and 1949.

## Primary Architectural Style



Map 17: Architectural styles expressed within the study area.

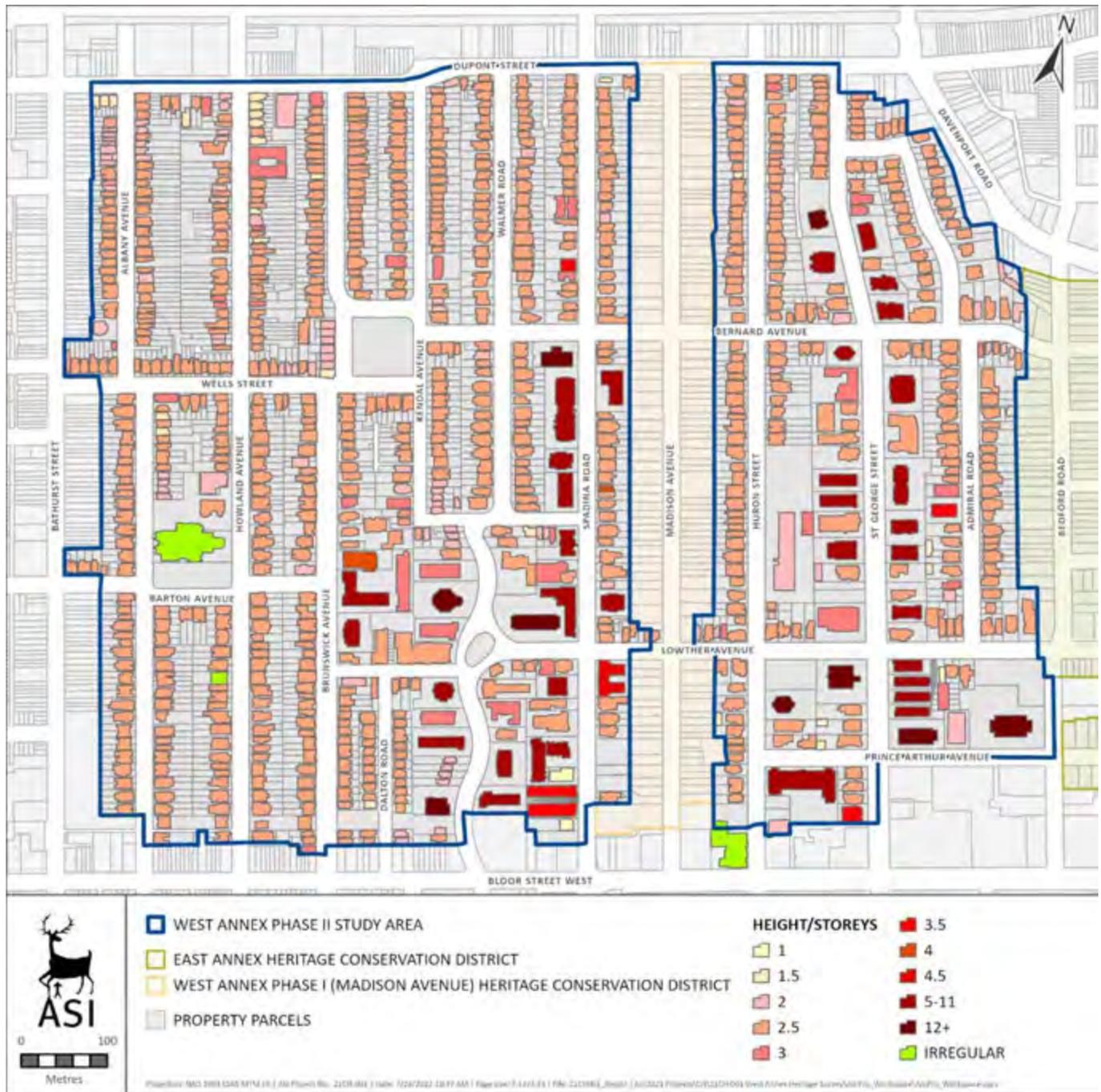
The study area contains a varied mix of architectural styles (Map 17). The two styles that do emerge as dominant styles in number and/or concentration are Edwardian Classical and Modernist, corresponding to the two major waves of construction that occurred within the neighbourhood. Aside from Walmer Road, the lower half of Spadina Road and St. George Street, which primarily contain Modernist style buildings, the residential streets express an eclectic mix of architectural styles popular in the late nineteenth and early twentieth centuries. These styles include Edwardian Classical, Queen Anne Revival,



Colonial Revival (typically Dutch or Georgian), Bay and Gable, and Period Revival. The Annex style, a hybrid style of Queen Anne Revival and Richardsonian Romanesque, is a distinct architectural expression in the neighbourhood and can primarily be found interspersed along the north half of Walmer Road, Spadina Road, Huron Street, St. George Street and Admiral Road. Styles associated with more recent construction, such as twentieth-century Vernacular Mixed and Contemporary Revivalist are generally scattered around the neighbourhood, though a concentration twentieth-century Vernacular Mixed can be found along the bend at the south end of Kendal Avenue. Vernacular buildings in the West Annex typically date to the early twentieth century and are expressive in their use of material and form but do not have clear association with any particular architectural style. Altered buildings can be found throughout the study area. These properties have been altered such that the original design and style of the building is no longer clear or expressed. This typically occurs through the removal of key features and/or through significant recladding. Properties categorized by “Other” include styles with low numbers, such as Gothic Revival. Survey data also gathered secondary architectural styles in instances where a building expressed elements or features of an additional architectural style. Secondary architectural styles, however, have not been included in the mapping.

A summary of architectural styles contained within the West Annex is included in Appendix C.

# Height



Map 18: Height based on number of storeys of the built forms in the study area.

The vast majority of buildings within the study area are two-and-a-half storeys in height (Map 18). These buildings are typically located in the north and west portions of the study area. Buildings between one and three storeys are sporadically dispersed throughout. A small pocket of one-and-a-half-storey buildings are located in the northwest corner of the study area, an area historically associated with workers housing. Taller buildings, those five storeys or more, are concentrated on Walmer Road,



Spadina Road, and St. George Street, within the location of apartment building development in the neighbourhood. Buildings with an irregular height are primarily church built forms.

# Primary Exterior Cladding

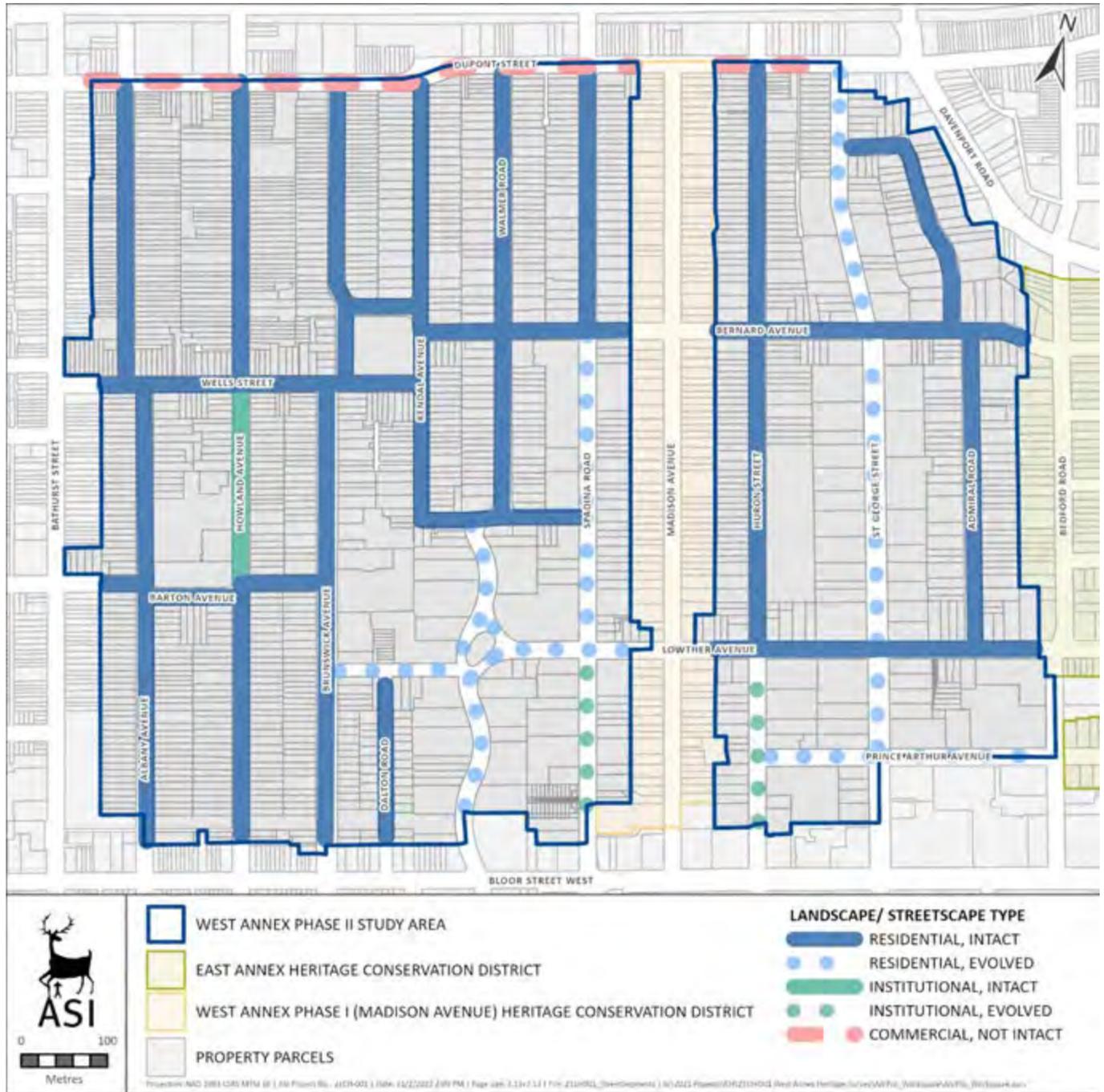


Map 19: Primary exterior cladding for the built forms in the study area.

The exterior cladding material of a building was recorded based on the predominant material used to form the exterior finish (Map 19). Typically, the predominant material is the one that covers the greatest percentage of the building, or in instances where there are multiple materials used to an equal degree, the primary material is the one considered to be original or historical (e.g., a nineteenth-century brick building that has vinyl siding added to portions of it would have a primary cladding material of brick). The predominant primary exterior cladding within the study area is red brick. Brick cladding in general



appears to be the most popular cladding material used, with buff brick, polychrome brick, and painted brick (Brick – Other) also finding representation within the study area. Other masonry-based cladding, such as cut-stone and concrete are featured on a small number of buildings in the neighbourhood, typically in the south half of the study area.



Map 20: Streetscape typologies for road corridors in the study area.

Streetscape typologies are defined as the primary characteristic of a streetscape based on the built form types that are represented together with the significant pattern of use and/or development of the street (Map 20). Streetscapes are categorized into three distinct classes based on their current patterns and built forms: intact; evolved; or not intact. A streetscape is considered intact if it maintains that primary characteristic and communicates the original pattern of use (Figure 41). The built forms in an intact streetscape visually express their original use, even in instances where that use has changed over time

(e.g., a residential property that has been converted to commercial/office use). Intact streetscapes typically feature a consistent setback from the roadway and similar massing and scale of the built forms, and circulation patterns are maintained. Infill (occurring within the past 30 years) and significant alterations are minimal. An evolved streetscape may feature changes through stages of development or infill construction, but the changes that have been introduced are compatible with the original pattern of use and/or maintain the characteristics of the streetscape through elements such as consistent setback (Figure 42 to Figure 44). Evolved streetscapes provide a narrative of a street's development and typically feature buildings from distinct periods of history that define an area's development. A streetscape that is not intact is one that previously communicated a period of development and was representative of an area's history, but through alteration and/or removal of key characteristics and built forms the streetscape no longer exemplifies any defining period or evolution of an area. A not intact streetscape will typically feature varying and inconsistent setbacks, a range of scales and massing construction that are not harmonious, and/or a range of dates of construction that are inconsistent with significant patterns of development for the area (Figure 45).

Within the study area, most of the streetscape typologies are residential, and the majority of the residential streetscapes are intact. An intact streetscape is located along Howland Avenue between Barton Avenue and Wells Street. The stretch of roadway features the historical grounds of the Cathedral of St. Alban the Martyr which continued to hold an institutional/civic use after the property was converted to the Royal St. George's College. Evolved streetscapes are identified for sections of residential, institutional, and commercial typologies on Lowther Road, Walmer Avenue, Spadina Road, Huron Street, St. George Street, and Prince Arthur Avenue. The evolved streetscapes feature buildings from key periods of development for the neighbourhood that provide a continuance of original pattern of use and maintain the primary characteristics of the streetscape through consistent setback and tree canopy. Dupont Street, a commercial typology, is not intact.

*Examples of Streetscape Typologies in the West Annex*



Figure 41: Intact streetscape on Howland Avenue south of Well Street [A.S.I. 2021].



Figure 42: Evolved streetscape on St. George Street, looking southwest from Lowther Avenue [A.S.I. 2021].





Figure 43: Looking north on Spadina Road between Lowther and Kendal Avenues in 1949 [City of Toronto Archives].

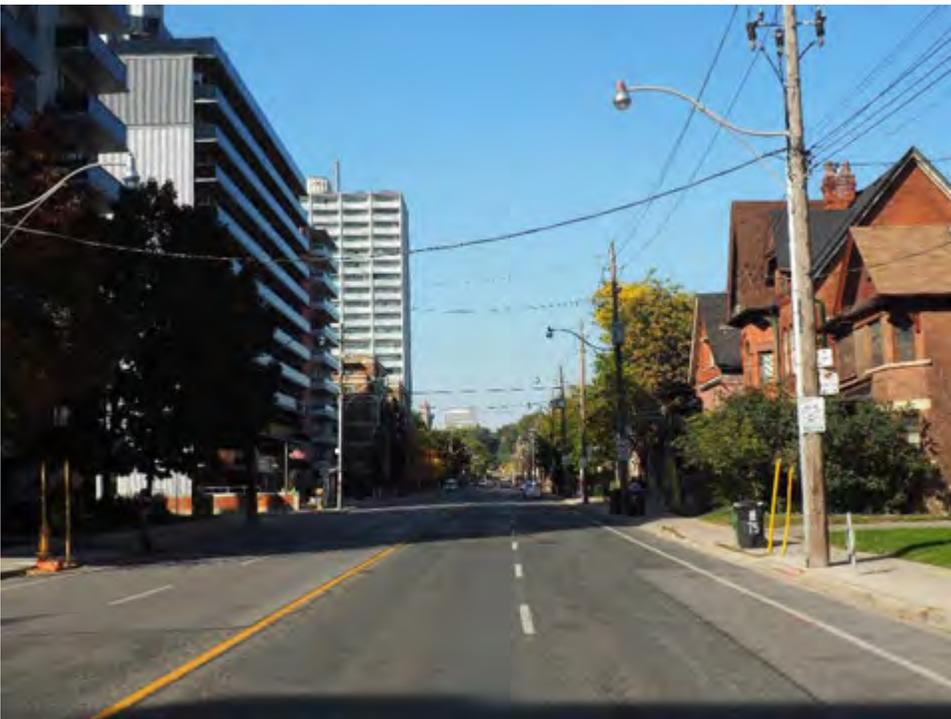


Figure 44: Looking north on the same stretch of Spadina Road in 2022, showing the changes that resulted from a road widening and the evolution of buildings that co-mingle on the streetscape [A.S.I. 2022].



Figure 45: Not intact streetscape on Dupont Street, looking west from Walmer Road [A.S.I. 2021].

# Residential Built Form Type



Map 21: Residential built form types for residential properties in the study area.

Residential built form types – house and apartment building – form the overwhelming majority of the building types within the study area (Map 21). The house built form type contains four subtypes that further categorize the type. These subtypes are: detached; semi-detached; rowhouse; and, townhouse. The apartment building built form subtype are categorized based on number of storeys. The subtypes of the house and apartment-built forms are described in greater detail below, with examples from the study area provided. Mapping of the house and apartment building subtypes reveals a generally even



mix of detached and semi-detached houses in the west half of the study area. Several rowhouses are also sporadically included in the west half, primarily on Albany and Howland Avenues. There is a greater concentration of detached houses in the east half, particularly on Admiral Road. Coach houses, which are categorized separately as their function supports but is distinct from strictly residential use, are also generally located within the east half, on properties typically containing detached houses. Townhouses, a contemporary infill-built form subtype, are typically found within the lower half of the study area between Brunswick Avenue and Bedford Road. Mid- and high-rise apartment buildings are primarily located along Walmer Road, Spadina Road, and St. George Street, while low-rise apartment buildings show greater integration across the study area. The northwest portion of the study area in particular contains low-rise apartment buildings that feature footprints of a similar size to its neighbouring detached and semi-detached houses.

## Detached House



Figure 46: 177 Walmer Road [A.S.I. 2021].

The detached house is a free-standing residential building that does not share walls with another building (Figure 46). It is found across the city in a variety of architectural styles and streetscape contexts.

### Common Features:

- One to two-and-a-half storeys
- Various cladding materials, including brick, stone, stucco, clapboard, or masonry veneer

## Semi-Detached House<sup>15</sup>



Figure 47: 76-78 Howland Avenue [A.S.I. 2021].

The semi-detached building type is a common residential building type that has been adapted to suit a variety of architectural styles, contexts, and vernacular building practices (Figure 47). The type is a form of duplex housing and is characterized by two residential houses that share a common vertical wall, but that retain independent entrances and are otherwise separate structures. The type is emblematic of urban and suburban middle-class housing through the nineteenth and twentieth centuries in Toronto that provided a means of constructing affordable speculative homes for the city's growing population. Semi-detached houses may be symmetrical, identical, or unique, largely informed by their architectural style and the wealth of their initial inhabitants.

### Common Features:

- One to two-and-a-half storeys
- Separate and distinct entrances for each house, often set within a shared porch with some form of separation at the centre
- A shared roof, often side gabled or hipped but occasionally mansard and which may be punctuated by a shared or separate dormer or bay windows

---

<sup>15</sup> The description for the Semi-Detached House Built Form Subtype has been adopted directly from Historical Context Statements completed by the City of Toronto, to ensure consistency.

## Rowhouse



Figure 48: 113-119 Howland Avenue [A.S.I. 2021].

The rowhouse is a single dwelling that is attached to other dwellings by shared walls on either side of the unit, forming a uniform, aligned row along the street (Figure 48). The rowhouse type is typically more economical to build than a detached house. Each rowhouse has its own separate entrance. It is found in a range of architectural styles.

### Common Features:

- One to two-and-a-half storeys
- Identical or similar design
- Shared roofline
- Various cladding materials, including brick, stucco, clapboard, or masonry veneer
- Within the study area, rowhouses are typically three residences long.

## Townhouse



Figure 49: 6-24 Annex Lane, 8C, 8D, Spadina Road [A.S.I. 2021].

The townhouse is a single dwelling that is attached to other dwellings by shared walls on either side of the unit, forming a uniform, aligned row along the street (Figure 49). The townhouse type is often designed to appear as a single building rather than separate units contained within the same stretch of building. Units are typically oriented vertically. Each townhouse has its own separate entrance and is commonly located within its own separate parcel. It is found in a range of architectural styles, though contemporary revivalist is popular in the study area. Townhouses are typically constructed beginning in the mid to late twentieth century, in contrast to rowhouses which were generally built in the nineteenth and early twentieth centuries.

### Common Features:

- Two to three storeys
- Identical or similar design
- Shared roofline, typically mansard
- Various cladding materials, including brick, contemporary stucco, or masonry veneer
- Within the study area, townhouses are typically five to eight residences long.

## Low-Rise Apartment Building<sup>16</sup>



Figure 50: 216 Howland Avenue [A.S.I. 2021].



Figure 51: 285 St. George Street, a pre-First World War low-rise apartment building, known also as an "apartment house" [A.S.I. 2021].

Low-rise apartment buildings are characterized as purpose-built multi-unit buildings ranging from one to four storeys in height (Figure 50). Units are typically organized horizontally, located on a single floor, in

---

<sup>16</sup> The description the Low-Rise Apartment Built Form Subtype has been adopted from the Historical Context Statements for Pre-War Apartments completed by the City of Toronto to ensure consistency where applicable. The Low-Rise Apartment Built Form Subtype categorization, however, is based on the number of storeys and multiple units within its original design and has not been further refined to a specific period of construction.

contrast to townhouses which are generally vertically oriented. This built form is found in a range of styles.

Within the low-rise apartment building subtype are buildings which were constructed prior to the First World War and reflect the residential intensification seen in Toronto during the first decades of the twentieth century, prior to the widespread implementation of mechanical elevators and suburbanization (Figure 51). The pre-War apartment type, called “apartment houses” during their period of construction, is defined by street-facing articulation with a central entrance and maximum lot coverage, often with interior light wells or courtyards inserted to provide light and circulation for larger buildings. They are generally symmetrical in design and have raised first floors with exposed basement windows opening into what were either service rooms or basement apartments. Access to each floor is by stair.

#### Common Features:

- One to four storeys in height
- Three or more residential units
- Flat roof
- Brick masonry cladding, with stone or terra cotta detailing, street-facing articulation, with a well-defined central entrance (pre-War Apartments)
- For larger buildings, an interior light well or courtyard

## Mid-Rise Apartment Tower



Figure 52: 169 St. George Street [A.S.I. 2021].

The mid-rise apartment building type first appeared alongside high-rise apartment towers during the post-Second-World-War construction boom (Figure 52). New construction technologies allowed multi-unit buildings to be constructed at greater heights and at a lower cost. The more moderate height of the mid-rise apartment, between five and 11 storeys, made the building type a popular choice for adding density to low-density areas. Unlike low-rise apartment buildings, these contain elevators. Access to the building is through a central lobby on the ground floor. It is commonly in a Modernist or contemporary style.

### Common Features

- Rectangular footprint and flat roof
- Five to 11 storeys in height
- Skeletal steel frame and concrete construction with applied cladding
- Large expanse of windows
- Uniform, individual balconies for each unit

## High- Rise Apartment Tower

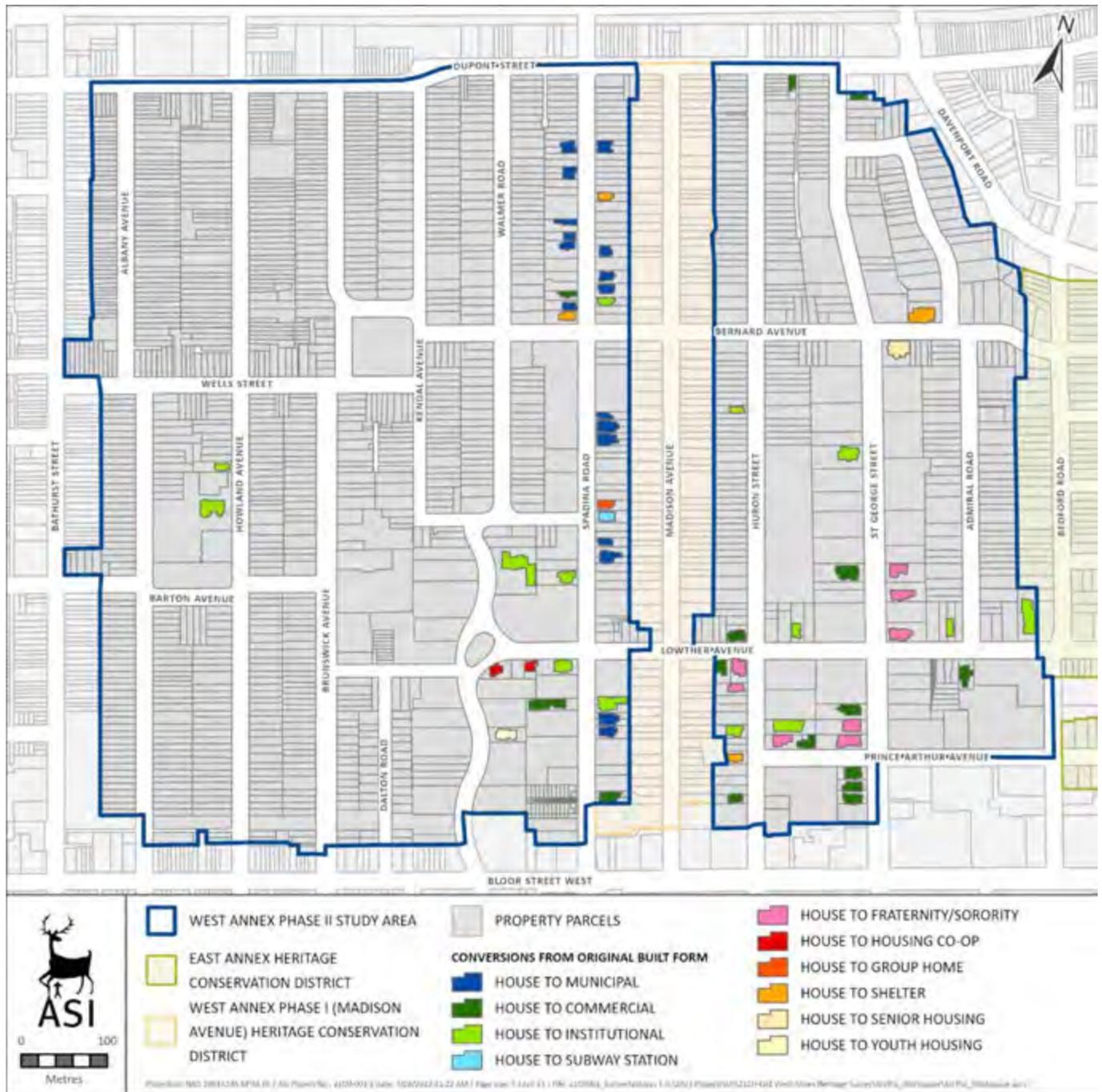


Figure 53: 100 Spadina Road [A.S.I. 2021].

The apartment tower building type first appeared during the post-Second World-War construction boom (Figure 53). New construction technologies enabled high-rise apartment buildings containing up to hundreds of individual units to be built economically. Upper floors are accessed by elevator and a ground floor entrance and main lobby provide access to the elevators and units. Apartment towers can be in a range of styles, with Modernist and contemporary being most popular.

### Common Features:

- Tall and narrow form with rectangular footprint and flat roof
- 12+ storeys in height
- Steel and concrete construction with applied cladding
- Uniform, individual balconies for each unit



Map 22: Converted building uses, including alternative housing, in the study area.

There are instances within the study area where the original residential built form types maintain their exterior and express their intended function, however, they have been converted to serve other uses such as commercial office space or a day care (Map 22). These conversions of use do not typically impact the character of the streetscape, as changes to the building are minimal, but they do point to a diversity of uses and services that are provided within the neighbourhood. In addition to conversion from a house to a commercial or institutional use, several alternative housing uses have been integrated into the area

through conversion. These alternative housing types have converted detached or semi-detached houses to suit various needs, as exemplified by the fraternities/sororities, co-op housing, youth housing, group homes and shelters that are located within the study area. The prevalence of these alternative housing operations within existing residential building stock allows for a covert integration into the neighbourhood. Many of these properties are located on Spadina Road, in buildings assigned new uses following their expropriation in anticipation of the Spadina Expressway, which was ultimately never built. Additionally, properties indicated as “Municipal” on the mapping remain under City ownership but do not have a use identified.

Another prominent trend in residential conversions is the introduction of fraternities and sororities in the southeast area of the study area, in close proximity to the University of Toronto campus that is located south of Bloor Street West. This type of conversion is afforded by the larger detached homes in that area that could accommodate a new use.

## 5.0 Preliminary Analysis of Thematic Relationships

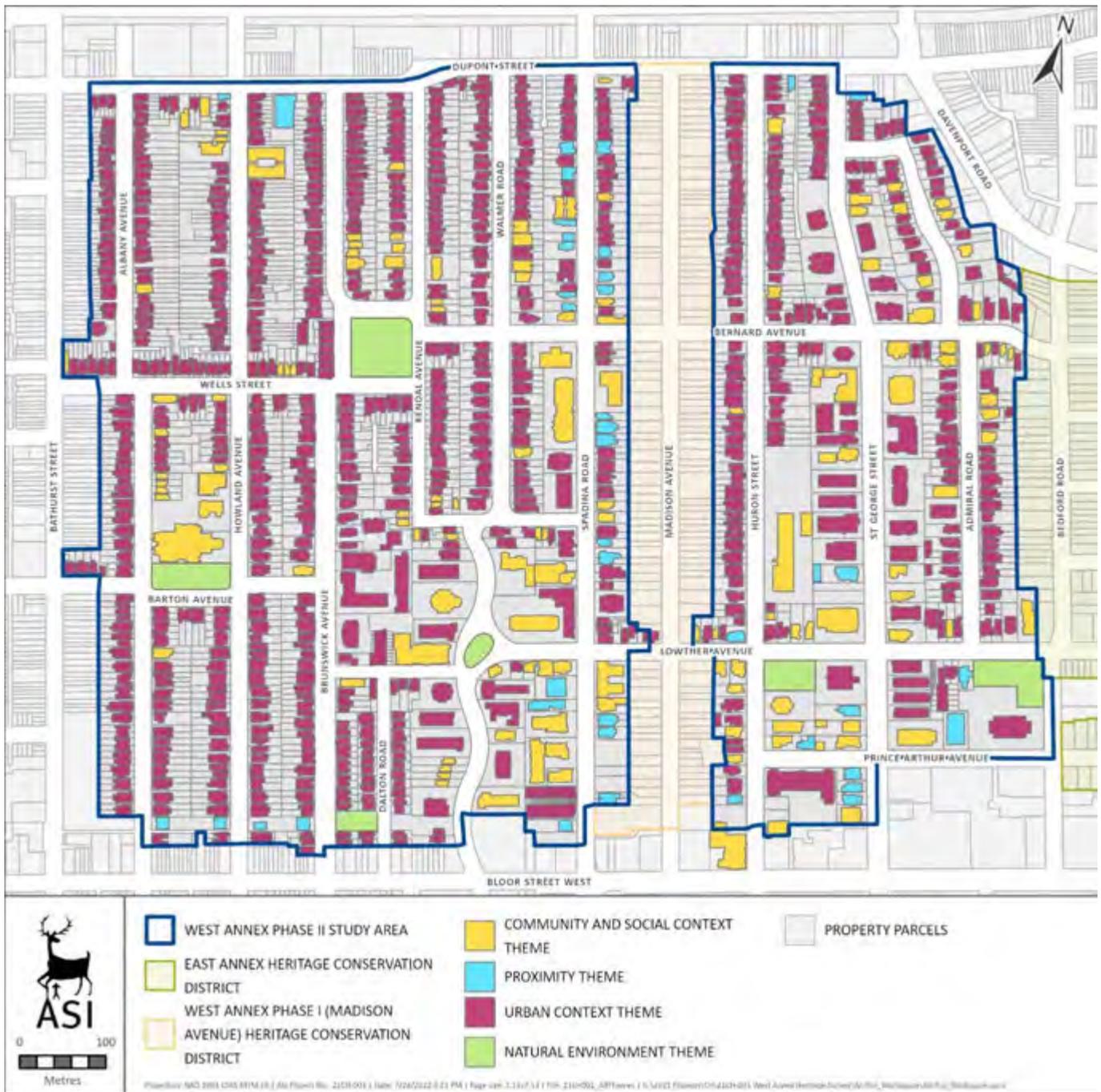
The following sections provide mapping of the significant themes identified as part of the West Annex Phase II Historical Context Statement and Heritage Survey Project (West Annex Heritage Project). Based on an understanding of the historical evolution of the neighbourhood and the results of the comprehensive survey, it is possible to assign themes and sub-themes to specific properties. In some cases, properties are associated with more than one theme. For example, it is possible at this stage to assign an Urban Context sub-theme to every property within the study area. Map 23 illustrates those properties that are associated with another theme in addition to Urban Context. It should be noted that all themes and sub-themes associated with individual properties are noted in the survey data for the property. Additional research on individual properties may provide information that would allow associations with additional themes. The analysis and associated maps in this section may be built on as part of future studies. Should future studies include comprehensive survey activities beyond the boundaries of the West Annex Heritage Project study area, a similar approach to assignment of themes to individual properties can be applied.

The key themes that inform the historical understanding and development of the West Annex neighbourhood are explained in detail in Section 3.1. These four themes are defined as follows :

- **Natural Environment:** Naturally occurring features in the physiography and topography of the area, as well as planned and designed environments such as tree plantings and green space comprise the natural environment within the West Annex neighbourhood and surrounding area. For example, the escarpment formed by the shoreline of Lake Iroquois impacted the development patterns at the north edges of the neighbourhood.
- **Urban Context:** A majority of the West Annex was constructed in subdivided residential lots in the early twentieth century, followed by sporadic infill and later more dramatic changes to the landscape through the introduction of apartment buildings. These changes respond to the changing demographics and growing diversity of the neighbourhood, reflecting the evolved qualities of the West Annex and its built environment. For instance, the series of apartment Modernist apartment buildings located on St. George Street represent a wave of construction that occurred in the Annex that brought in greater housing density following the Second World War, facilitated by the large lots housing mansions that were established decades before.
- **Community and Social Context:** The impact of the origins of the West Annex as a planned residential-only neighbourhood is explored through this theme by considering the ways in which formal civic and institutional land uses have integrated into the neighbourhood, as well as the informal communities and sense of belonging have endured in the area. For example, the Native Canadian Centre of Toronto converted a former school building within the West Annex to serve as its new headquarters in the early 1960s, pointing to the adaptation of buildings that often occurred to facilitate the neighbourhood's diverse community.
- **Proximity:** The theme of proximity examines the influence of surrounding communities and contexts that encircle and support the neighbourhood, focusing on how and where external factors permeate its boundaries and have shaped its built form and use. For instance, the proximity and connections of the neighbourhood to the University of Toronto St. George campus



brought into the neighbourhood a number of institutional buildings associated with the school, as well as the conversion of many mansions into fraternities and sororities associated with the student body.



Map 23: Primary key theme of each property located in the study area.

## 5.1 Natural Environment



Map 24: Natural environment theme illustrated through planned and natural forms.

The natural environment of the West Annex is comprised of the naturally occurring physiographic and topographic features of the area as well as the planned and designed landscape and vegetation (Map

24). With the exception of parks, this theme is generally not property specific. The mature tree canopy<sup>17</sup> extends throughout and beyond the study area. While the Annex is often characterised by its tree-lined streets, the mature tree canopy throughout the neighbourhood is also owing to the trees located in backyards. In fact, the prevalence of backyard trees is greater than those along the street, as shown in the canopy coverage in the northwest corner and along the southern stretches of Albany, Howland, and Brunswick Avenues. The mapping shows that these backyard trees, as well as those along the street, contribute to the overall wealth of greenery that define the area. The major topographic feature created by glacial Lake Iroquois is located north of the Annex.

Taddle Creek, which was part of the lived experience of many Indigenous and non-Indigenous individuals and groups in what is now the Annex until it was buried in 1884, is commemorated through Taddle Creek Park. The revitalization of the Paul Martel Park<sup>18</sup> as a Native Wetlands initiative by Paul Richard and Aki Wiidookaagewin (Earth Helpers)<sup>19</sup> also commemorates the former creek by creating a sanctuary of Native plant ecology and recognizing the historical use of the waterway by Indigenous peoples. The Aki Wiidookaagewin Native Plant Garden provides an opportunity for Indigenous participants to learn landscape and eco-restoration of native plants and habitat ecology. Along with the mural “Interconnection” created by Anishinaabe artist Joseph Sagaj and the recorded stories from the mural, Paul Martel Park and the work of being done by numerous Indigenous trades people, artists, Elders, and participants speak to the strong and enduring Indigenous presence within what is now known as the Annex.

---

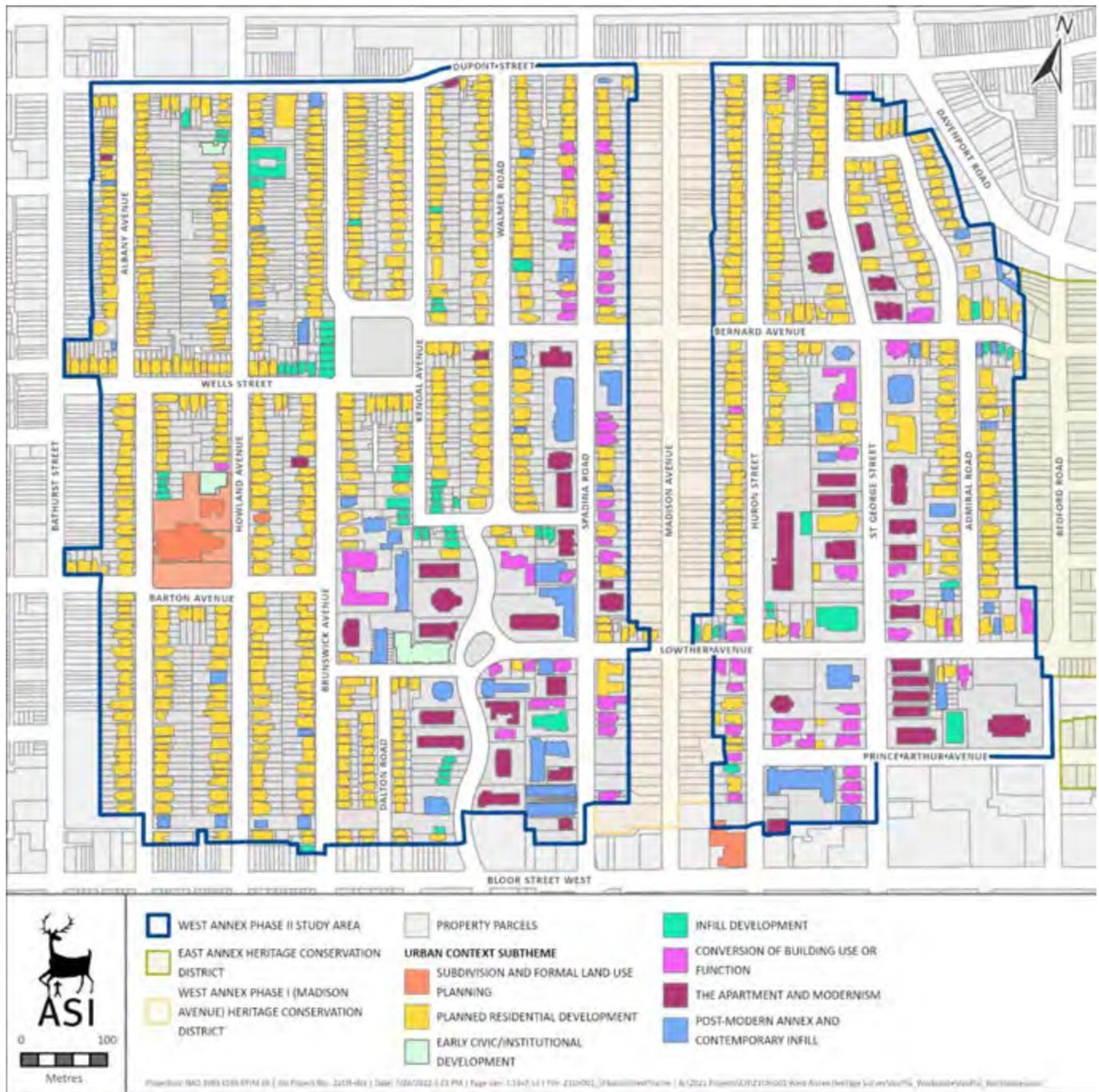
<sup>17</sup> Tree canopy information for each street segment was gathered during the reconnaissance survey portion of the comprehensive survey. This data provides a generalized characteristic of the tree coverage within each street segment. Mapping the tree canopy was supported by the City of Toronto’s Forest and Land Cover data resulting from a 2008 Tree Canopy Study prepared for the City.

<sup>18</sup> The Paul Martel Park is located at 10 Madison Avenue within the Madison Avenue Heritage Conservation District.

<sup>19</sup> Aki Wiidookaagewin (Earth Helpers) are Indigenous trades people, artists and Elders who collaborate to provide Indigenous employment and training opportunities in their ‘Learn to Garden’ program, teaching food security and ecological restoration.



## 5.2 Urban Context



Map 25: Distribution of Urban Context subthemes

The Urban Context theme explores where and how buildings were constructed and how their use may have changed over time to adapt to changing needs within the community is explored in the Urban Context theme. Every property within the West Annex Heritage Project study area is associated with a sub-theme within the Urban Context theme (Map 25). For many properties, association with a sub-theme is determined by a date range of construction and supplemented by architectural style and/or

original built form type. Properties assigned the sub-theme of “Conversion of Building Use or Function” include any post-1913 buildings whose original built form type does not match their current use. These properties may also have another applicable Urban Context sub-theme, but only the conversion sub-theme is shown for the purposes of this map.

### Subdivision and Formal Land Use Planning

A few properties can be associated with the earliest subdivision and formal land use planning era within the West Annex. These include a small number of residential properties that pre-date 1887 as well as properties associated with Cathedral of St. Alban the Martyr whose construction began 1884.

### Planned Residential Development

As established in the Historical Context Statement, following subdivision of the land, a majority of the neighbourhood was constructed between 1888 and 1913, with the building boom peaking in 1907. Consequently, most of the properties within the West Annex Heritage Project study area are associated with the Planned Residential Development sub-theme. These are generally detached and semi-detached residences built on smaller lots along residential streetscapes. The sub-theme is not prevalent along more major roadways such as Spadina Road and St. George Street, nor along Walmer Road.

### Infill Development

Following the building boom which peaked in 1907, building in the West Annex slowed dramatically for several decades. As noted in the Historical Context Statement, new buildings that were constructed during this period were typically infill residential properties with simple, vernacular forms and revival-inspired ornamentation, which were most commonly constructed in the 1930s and 40s. These houses were constructed in a similar scale and massing to its existing neighbours, finding harmony in the streetscape through a matching the setback and utilization of similar materials and traditional styling. Properties under the sub-theme are scattered throughout the West Annex Heritage Project study area. An exception to this is a series of 1930s vernacular residences that are located along the bend at the southern end Kendal Avenue.

### Conversion of Building Use or Function

Properties depicted to be a conversion of building use or function display properties that have a current use that is different from its original built form type. In the West Annex, conversion of building use is most commonly the conversion of a residential built form into a commercial or institutional use. Residential properties to converted from a single-family home to a rooming house or multi-unit home have not been captured as part of the project, though they are certainly present within the neighbourhood. While there are buildings with converted uses or functions found throughout the study area, there is a concentration of such properties along Spadina Road. Many of the converted uses, from residential to municipal uses, are a direct result of the planned and subsequent cancellation of the



Spadina Expressway. After the cancellation of the expressway, the City of Toronto maintained ownership of the properties expropriated for the proposed roadway development. The City has retained the ownership of many of these properties which serve various municipal functions. Other converted residences along Spadina Road include shelters, a group home, a subway station, as well as now commercial and institutional properties.

Houses that have been converted to fraternity or sorority houses are found in the southeast corner of the study area, which speaks to the proximity of the University of Toronto St. George campus. The area also features a number of former houses that have been converted to commercial and institutional uses.

It should be noted that there are likely other former residences that have been converted to other uses within the study area. In some cases, conversions from a single-family residence to an alternative use or function is difficult to ascertain from the public right-of-way. Unless there is a sign on the property, these converted uses and functions are hiding in plain sight within former homes.

Additional information on buildings with converted use or function is found in Section 4.0 above.

### The Apartment and Modernism

Modernist apartment buildings within the West Annex Heritage Project study area are concentrated along the more major roadways such as Spadina Road and St. George Street, as well as Walmer Road. Walmer Road is characterized by its distinctive, and historical, waved alignment which was originally intended for villas for the rich when it was designed in 1874. The spacious lot sizes along the roadway, which provided ample grounds for nineteenth-century elite to build sprawling and impressive mansions, also provided the space for the construction of larger apartment buildings in the twentieth century. Large estate lots were also historically located in the southeast corner of the study area, along St. George Street south of Bernard Avenue. A sporadic mid-rise modernist apartment building can also be found on Brunswick Avenue.

### Post-Modern Annex and Contemporary Infill

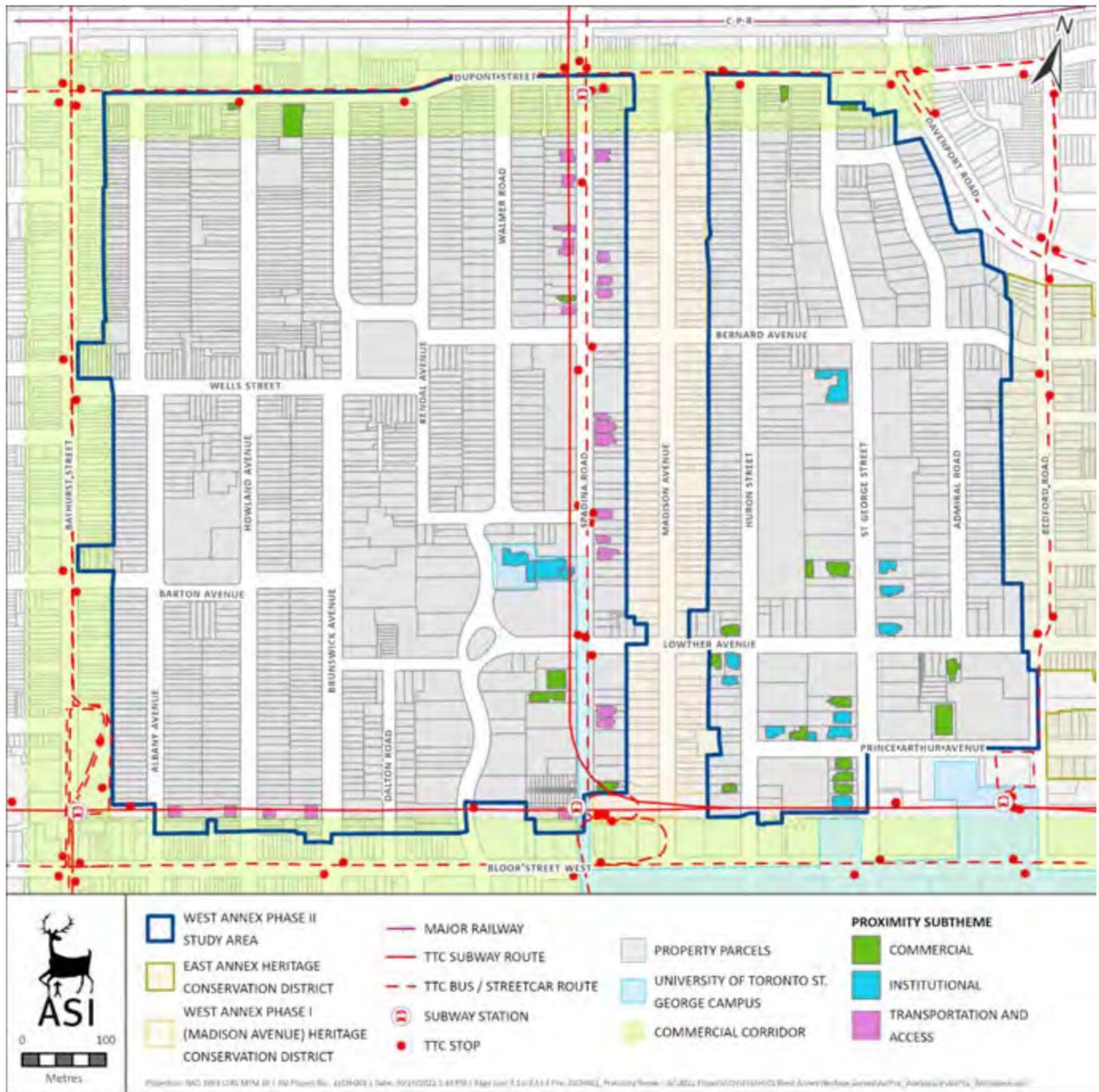
Properties associated with the sub-theme were typically constructed within the last 50 years and are scattered throughout the study area. They are often constructed in contemporary revivalist style, presumably to blend in with the neighbouring late-nineteenth and early twentieth century buildings.



Community and Social Context theme were determined through historical research and input from the community. Properties identified include: the homes of renowned authors, artists, and activists; art installations; alternative housing; and others. It should be noted that additional research as part of future studies may provide information that would lead to additional properties being associated with the theme.



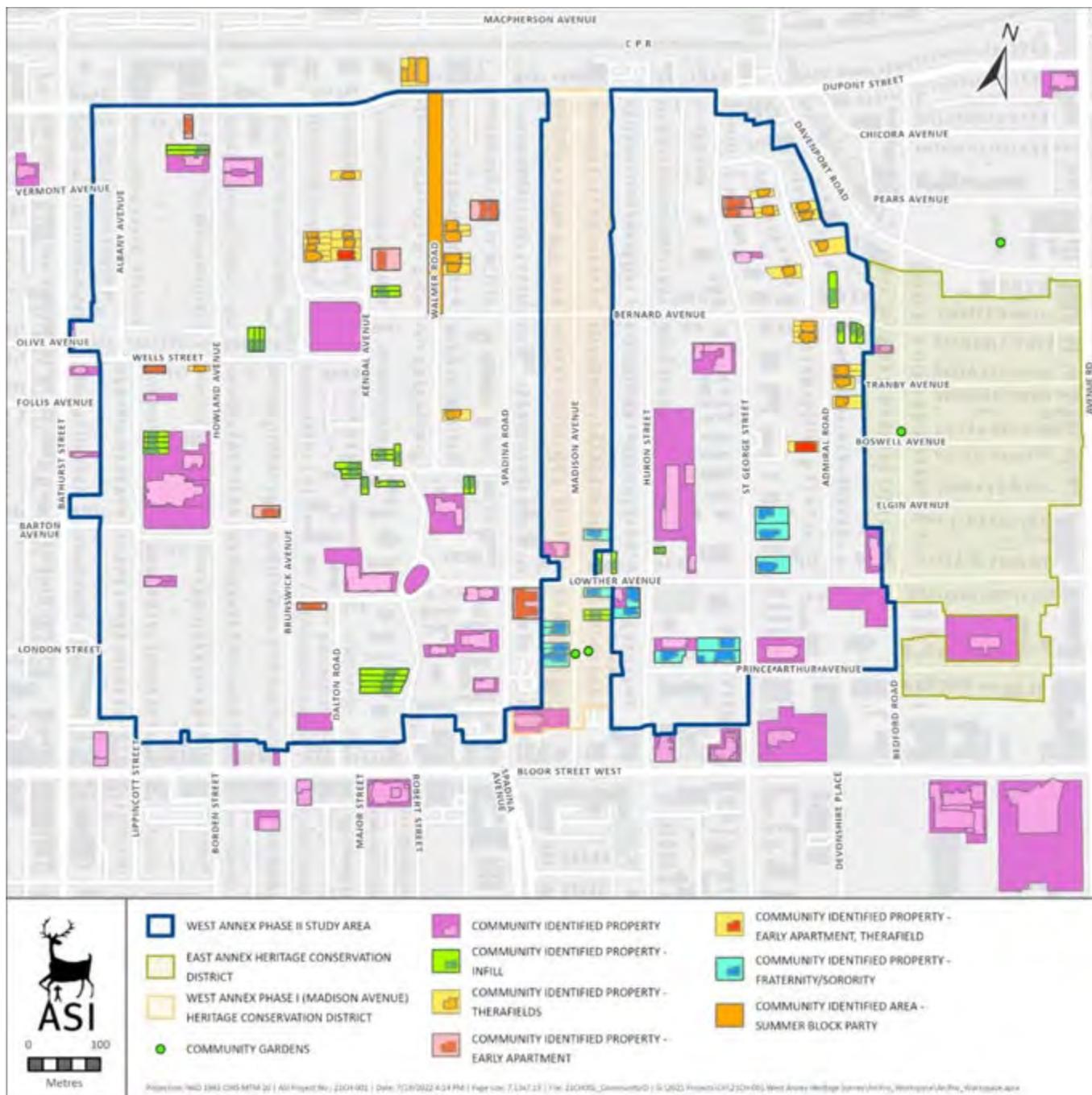
## 5.4 Proximity



Map 27: Illustration of how Proximity subthemes are dispersed within and adjacent to the study area. This theme explores the influence of surrounding communities and contexts that encircle and support the West Annex, which was designed as a residential neighbourhood with other land uses such as commercial and industrial pushed to the periphery or located outside the planned subdivisions of the Annex (Map 27). A number of properties are associated with the transportation and access subtheme, either by association with the construction and use of the subway system or by association with the

cancelled Spadina Expressway. Institutional properties and commercial properties that serve the larger community beyond the residents of the West Annex are generally located along major roadways such as Spadina Road and St. George Street rather than along the more minor streets that mostly serve the neighbourhood. There is a concentration of similar properties in the southeast corner of the study area, in closer proximity to the University of Toronto St. George Campus. The proximity of commercial corridors along Bloor, Bathurst, and Dupont Street are very much part of the lived experiences of residents of the West Annex, allowing access to goods, services, events, and experiences within walking distance.

## 5.5 Community and Stakeholder Consultation



Map 28: Property-specific features identified by the community to have significance and/or tell the story of the Annex located both within and outside of the study area.

At different points throughout the project and through various avenues, community members and stakeholders had the opportunity to share input on what they value about the West Annex, from specific properties and areas of interest to broader themes and ideas. Properties and areas of significance to the community were identified both within and outside the West Annex Heritage Project study area boundary (Map 28). A number of these properties and places are highlighted on the map above.



Buildings of various types, scales, and ages were identified. Grand estate homes of high architectural value are identified along with apartment buildings and streetscapes of more modest homes on smaller lots that provide a variety in texture and architecture (Figure 54). Some of the identified places are associated with significant people or events and others are places that help support the community. Community gardens and parks are identified (Figure 55), as well as various institutional and cultural properties.

A number of commercial, cultural, and institutional properties identified beyond the study area boundary, especially along Bloor Street West and to a lesser extent along Bathurst Street, speak to the connection between residents of the West Annex and these cultural and commercial corridors. These corridors are within walking distance of the West Annex and provide services, goods, and experiences that are an integral part of the lived experiences of residents of the area. An example is Wiener's Hardware Store, now Wiener's Home Hardware, which celebrated its 100<sup>th</sup> year in business in 2022 and is the longest-standing family-run business in the Annex. The landmark anniversary for the neighbourhood staple drew crowds to the location where past customers shared their memories and fondness for the long-standing business. Annex resident and artist Lynne Dalgliesh created a memory board during the celebration, in which she incorporated the stories shared by those in attendance, highlighting the collective and unique experiences that emerge within a community with shared resources (Figure 56).



Figure 54: Varied architectural styles along the street identified as valuable to the community, as seen at 171-175 Walmer Road, c. 1970/80 [City of Toronto Archives].





Map 29: Characteristics and elements that contribute to the “sense of place” and ease of access expressed by the community through public engagement.

Many people identified characteristics of the West Annex that are not property-specific but speak to “sense of place” (Map 29). While participant perspectives varied, the discussions during the focus group meetings and the written submissions emphasized the following: a strong sense of attachment to the neighbourhood and a strong sense of community and connection; the importance of walkability and a pedestrian lifestyle encouraged by a vibrant tree canopy, walkable streets and sidewalks, and proximity of different places and services; and, the presence of both planned and spontaneous places and spaces that highlight community and encourage connection between people. Front porches and front yards and

their proximity to the sidewalks were repeatedly recognized as spaces for spontaneous and planned social gatherings that contributed to the sense of community (Figure 57 and Figure 58). These spaces were noted as particularly essential for maintaining connections during the Covid-19 pandemic. Community feedback revealed that this sense of connection and community can also develop in multi-tenant buildings. For example, the apartment building at 145 St. George Street was noted for its strong and evolving community of multi-generational residents who have also worked together on the streetscape and gardens in the surrounding area.

Additional information on community input is found in Section 2.0 and Appendix B.



Figure 57: Front porches on Albany Avenue, c. 1970 [City of Toronto Archives]



Figure 58: The same stretch of porches on Albany are still present today, with further maturation of vegetation along the streetscape [A.S.I. 2022].

## 6.0 Summary of the West Annex’s Historical Context

The West Annex, as defined by the project, encompasses those lands between Bathurst Street and Bedford Road and between Bloor Street West and Dupont Street. Today, the West Annex is a visually ‘historical’ neighbourhood in the core of the City of Toronto. Its collection of late-nineteenth to mid-twentieth-century residential properties, narrow streets, and rich tree canopy contribute to this quality (Figure 59). These characteristics emerged and coalesced in the mid twentieth century, supplanting the landscape that existed here for thousands of years prior and where people made Tkaronto, now known as Toronto, a place of dwelling. Prior to the establishment of York and the advance of colonizing land-use activities, the lands within the West Annex formed part of the landscape situated below the ancient Lake Iroquois shoreline. The escarpment was formed 10,000 years ago through the drainage of the glacial lake and has remained an identifiable landscape feature in the area. For thousands of years, Indigenous groups would have travelled *Gete-Onigaming* (“at the old portage”), a trail that followed the base of the ridge, and likely gravitated towards Taddle Creek that meandered through the area (Figure 60). It is only relatively recently in the long history of the area that the arrival of colonizers and alteration of the landscape disrupted the rhythm of life for the Anishinaabeg and other Indigenous groups living in the area. The route of the ancient trail, which became known as Davenport Road and Taddle Creek was buried. Today, Aki Wiidookaagewin is commemorating the former creek and recognizing the historical use of the waterway by Indigenous peoples by creating a sanctuary of Native plant ecology as part of the revitalization of the Paul Martel Park (Figure 61).

Colonizing land-use patterns and systems in the nineteenth century would seek to settle and transform the landscape to serve and relate to the growing Town of York. The affluent and influential Baldwin and Wells families would assume title to these lands beginning in 1813. Between 1813 and 1887, the West Annex area and its surroundings were characterized by the establishment of affluent estates, such as Russell Hill and the ‘Davenport’ property, and the cultivation of a pastoral landscape of cleared fields separated by bucolic fencing patterns and plantings. This phase of land ownership also laid the framework for how the West Annex would soon be intensified and accessed, carving its lands into small compact urban lots. While many of the lots were serviced by a grid pattern of streets, the area was strongly punctuated with the sways and curves of the Walmer Road streetscape with its much more expansive lots (Figure 62 and Figure 63). The lands comprising the West Annex would then be marketed and sold by Simeon Janes and other developers as a place of affluence and grandeur. Janes sought to create a residential-only subdivision that would appeal to the wealthy elite and compete with other emergent affluent neighbourhoods, like Rosedale. While developers like those of St. Alban’s Park and Janes recognized the suburban location of their newly laid lots, they utilized proximity to the city centre and easy transportation as a lure to wealthy buyers looking for reprieve from the “Big Smoke”, a then newly garnered nickname for the city (Figure 64).

Those ideas would manifest in the area’s emerging built form in various instances with the erection of places like 180 St. George Street (now the Zeta Psi fraternity) and the York Club, populated by people who would retain architects such as E.J. Lennox and Frederick H. Herbert to design their homes. Although built and designed to impress and mark streets with a distinctly robust presence, these types of buildings did not emerge fast, furiously, or evenly across the West Annex. While scattered throughout the area, a greater concentration was built along Walmer Road, Spadina Road, Madison Avenue, Huron



Street, St. George Street, Lowther Avenue, and Bedford Road (Figure 65). In contrast, the relatively larger parts of the West Annex that remained 'unbuilt' by the late nineteenth century would begin to be bought or inhabited by people who perhaps worked in nearby industries associated with the rail line or who worked for the affluent families occupying what today we call the 'Annex' homes. These are the nameless groups and individuals in the archival record; those whose histories and built legacies were not exceptional enough to document for posterity. These people likely lived everyday lives (Figure 66). Remaining underutilized spaces would be filled through the 1930s and 1940s, some invoking architectural revival influences while blending and fitting into the existing streetscape, with building massing, setbacks, and architectural features designed to be consistent with already established streetscape patterns.

While people come and go, buildings persist and are often adapted to serve the needs of the day. By the 1920s, an exodus of the wealthier residents from the neighbourhood initiated a shift in the demographics of landowners and residents in the Annex. The social shift was also influenced by the increasing number of widows, often with scarce opportunities or social ability to engage in waged work, who began to rent out rooms to financially allow them to support and maintain their grand homes. While renting out rooms began inconspicuously, many residential structures in the West Annex were adapted or their interiors carved up into rooming houses as the trend became increasingly more visible and accepted over time. In response to the housing shortage that began during the First World War and continued into the Second World War, a greater number of roomers moved into the West Annex while wealthier residents, seeing the increasing conversion to rooming houses, continued to vacate.

The trend continued into the second half of the twentieth century. In the 1950s and 60s there was a growing trend to rent rooms out to artists and writers, or students attending University of Toronto located to the southeast. Properties were bought by groups practicing ideas of communal living in the 1970s, though none more prominent than the Therapeutics group who occupied a significant number of houses during the height of their operation (Figure 67). Other former residences along Spadina Road were expropriated by the City of Toronto in preparation for the expansion of the roadway into an expressway. Once the expressway was abandoned by 1971, properties on Spadina Road continued to be used for various municipal functions. The conversion of residential houses in the neighbourhood for commercial and institutional use continued a trend that had started decades before. Such adapted reuses became more widely acceptable towards the end of the twentieth century as the density from the historical downtown started to expand. The result of the conversion of houses into other uses, rather than demolition and replacement with a purpose-built structure, is a streetscape that maintains a consistent façade of residential activity despite a vibrant and varied mix of uses and occupants.

In other instances, neighbouring first-generation homes of the wealthy were demolished, and their large lots easily accommodated their being replaced by apartment buildings. The changes in use of the remaining traditional homes combined with the construction of new forms of architecture made it possible to introduce greater density and affordability into the area; patterns emblematic of ideas, societal changes, and the diversification of housing needs that characterized post-Second World War Toronto. As a result, the area's streetscapes feature an intermingling of the neighbourhood's earliest homes and symbols of wealth (retained through architectural grandeur despite the conversion of use) with apartment buildings emblematic of the wave of Modernist apartment buildings that emerged across the city to accommodate a rapidly growing population (Figure 68 and Figure 69). St. George Street and Spadina Road are two streetscapes that are particularly expressive of this intermingling of



built forms. Both building types allowed for greater density within the neighbourhood, and both, through their setbacks and maintenance of the tree canopy, have maintained streetscapes that feel human in scale.

It is these intersecting and layered threads that imbue the West Annex with a rich and varied quality with a strong sense of being *somewhere* and not just *anywhere* in the City of Toronto (Figure 70).

The West Annex is a place of porosity. Its edges are fuzzy and fluid. It is serviced by four subway stations, bordered on all sides by major arterial roads, and connected to the steadfast anchor of the University of Toronto St. George Campus, which has pushed generations of students, academics, and associated populations in and out around its edges for over a century and for years to come. These qualities make the West Annex a place particularly prone to different experiences and perceptions. It is a place that warrants a discussion about its historical context, stewardship, and sensitivity to change. It invites us to continue conversations about how the area can continue to be known, experienced, and inhabited by diverse ranges of people and continue to evolve in a context of change in the heart of Toronto.



Figure 59: Row of early twentieth-century houses on Brunswick Avenue that form a “typical” West Annex streetscape [A.S.I. 2022].

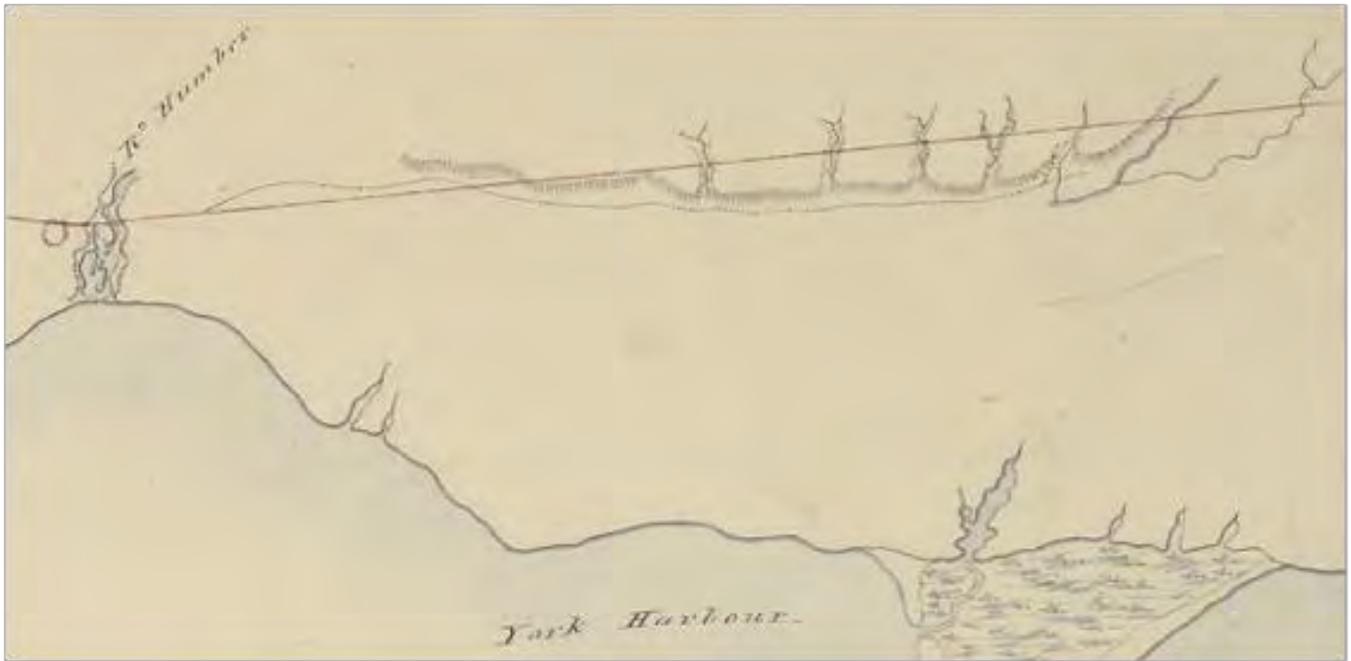


Figure 60: Map showing the location of the *Gete-Onigaming* at the base of the escarpment formed by the ancient Lake Iroquois shoreline [Archives of Ontario].



Figure 61: Murals at Paul Martel Park are set amongst the Native plant ecology that were introduced as part of the revitalization of the park [Joseph Sagaj via the Bloor Street B.I.A.].

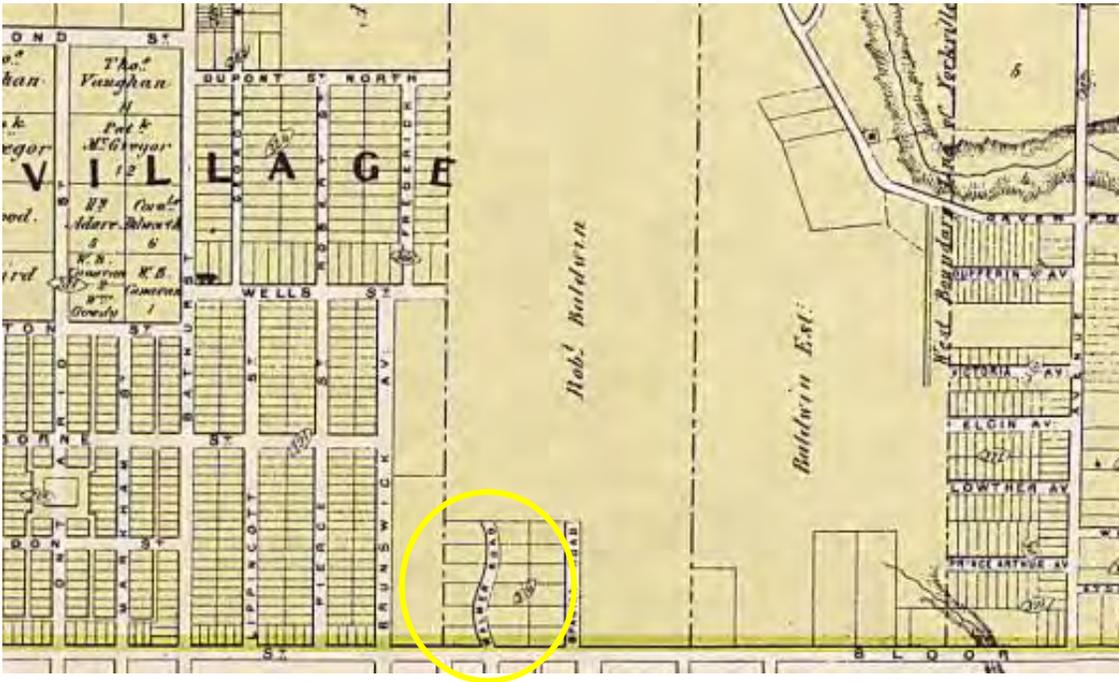


Figure 62: Detail of 1878 map showing the curve of the newly laid Walmer Road (circled) and the generous lots it provided in comparison to the subdivided land to the west and north [Alfred Cotterell's *Yorkville and its Vicinity*].



Figure 63: The curve in Walmer Road is still present today. Its generous lots are still home to grand late nineteenth- and early twentieth-century homes though mid-rise apartment buildings now also mingle with the residences. Their footprint and scale were also suited to the lots size afforded by Walmer Road [A.S.I. 2022].

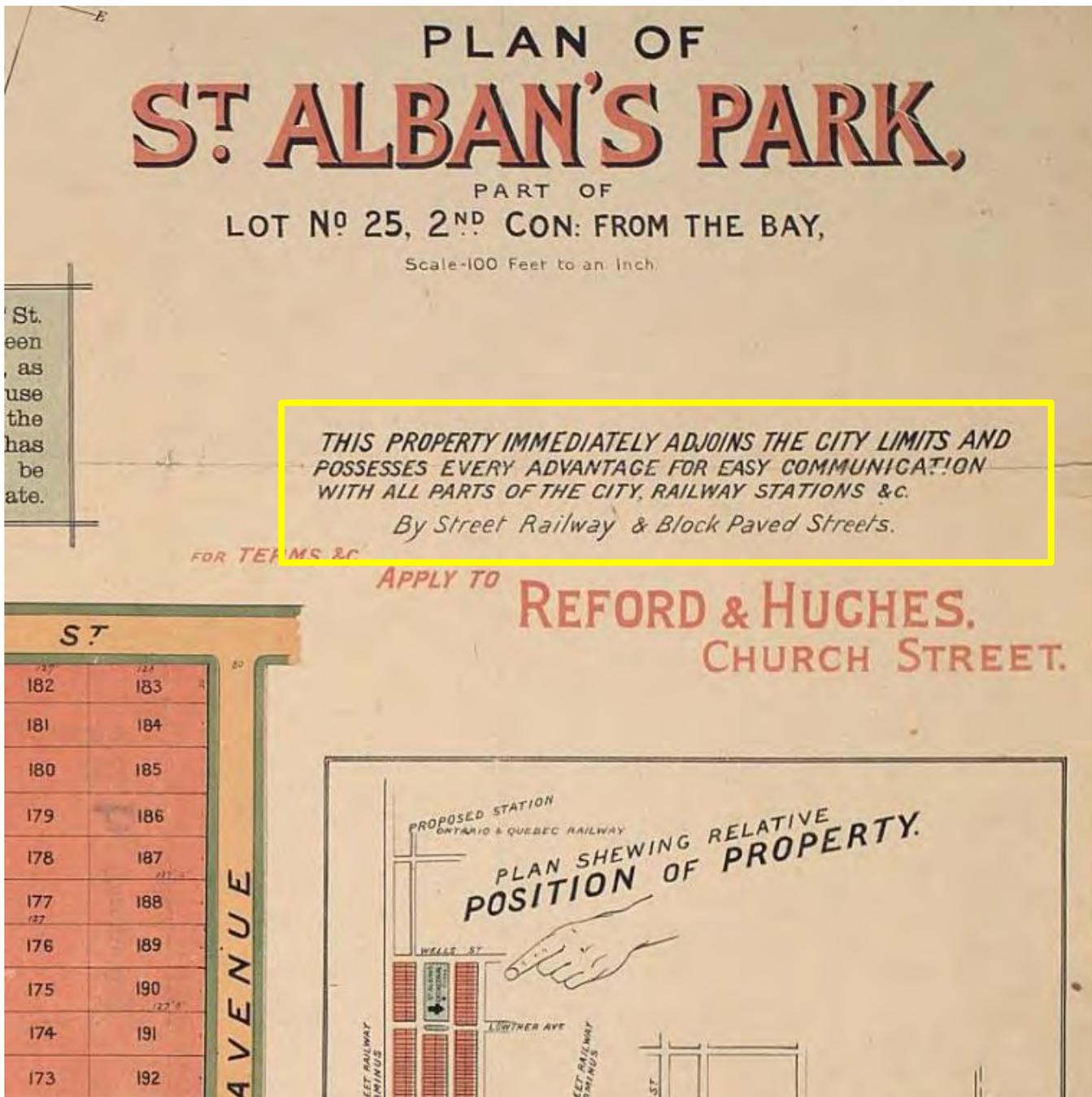


Figure 64: Detail of advertisement for lots within St. Alban's Park, a subdivision plan within the West Annex, shows the lure cast for prospective buyers using the subdivision's proximity to the city and its conveniences despite the suburban location (highlighted with yellow) [Toronto Public Library].



Figure 65: Grand homes on Lowther Avenue reflect the wealth of former Annex residents [A.S.I. 2021].

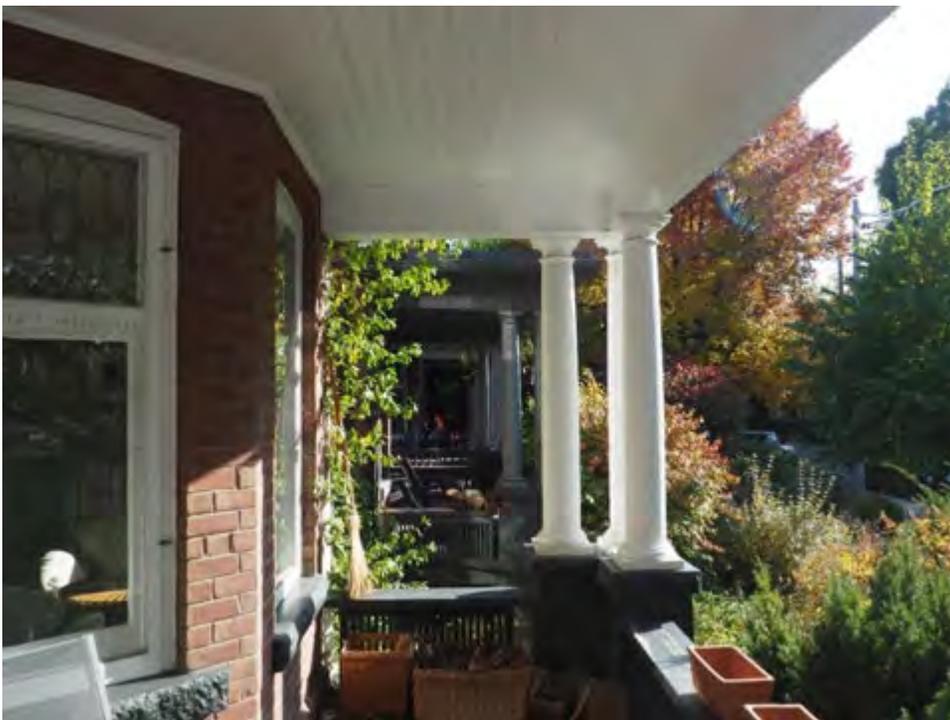


Figure 66: Porches have been a constant feature in providing a sense of place and as a source of community engagement, as exemplified by these porches on Kendal Avenue [A.S.I. 2022].



Figure 67: Members of Therafields in front of 73 Walmer Road, one of the many Annex homes they owned as an organization [Axis 2/161].



Figure 68: The “old Annex” homes are interspersed with Modernist apartment buildings in this photo from the 1960s or 70s [Annex Residents’ Association].



Figure 69: The same view as the image above shows one of the Annex’s earliest homes (now a fraternity) maintains its place amongst the Modernist apartment buildings that were introduced to the streetscape in the mid-twentieth century [A.S.I. 2022].



Figure 70: Gwendolyn McEwan Park, a public space born out of a traffic circle, has the visual and experiential feel of being at “the centre of it all” in the West Annex [A.S.I. 2022].

## 7.0 Recommendations

The recommendations developed for the West Annex Phase II Historical Context Statement and Heritage Survey Project (West Annex Heritage Project) are based on themes that emerged through the preparation of an Historical Context Statement, results of consultation, and preliminary analysis of survey data gathered. They are intended to direct and ensure the wise use, management, and/or protection of known or potential cultural heritage resources within the West Annex. The recommendations provided are specific to the study area defined for the project. For planning purposes, the area is called the “West Annex” and is generally bounded by Bathurst Street, Dupont Street, Bedford Road, and Bloor Street West. The study area includes properties internal to this boundary rather than those fronting on to those streets with the exception of Dupont Street where the south side is included (Map 1). Madison Avenue is excluded from the project study area but is geographically and thematically considered part of the West Annex.

Based on the research, analysis and consultation conducted to date, the West Annex Heritage Project study area is valued by various communities, organizations, businesses, and individuals. Those consulted view this as a distinct area valued for its diversity, heritage fabric and historical patterns, and stories, but also because of its proximity to transit, institutions, and the core of the City of Toronto. The West Annex continues the historical land use development patterns that occurred to the east, which is protected as the East Annex Heritage Conservation District. However, the West Annex is its own distinct place with a rich history, architectural traditions, and community value, forming a neighbourhood with a complex pattern of social, economic, and cultural qualities. It is a place of inclusivity and exclusivity. It has been a place for wealthy landowners and a place that could accommodate nineteenth-century workers and later, boarders, bohemian artists, newcomers, and students. These dynamics are numerous and important and need to be further understood and assessed to determine appropriate ways to manage, support, and steward change within and around its boundaries.

The Historical Context Statement and property data gathered through the comprehensive survey activities can support implementation of short-term and longer-range land-use planning processes and strategies. The work demonstrates that the area may be a good candidate for further evaluation as an H.C.D. or as a cultural heritage landscape. The area is valued by the community and has the potential to meet criteria contained within Ontario Regulation 9/06 of the *Ontario Heritage Act*. Additionally, the analysis and data presented herein can also be utilized as part of applications under the purview of the Committee of Adjustment, such as applications for minor variances. The historical research and property survey data may also provide a basis for developing site specific policies for inclusion into the City’s *Official Plan* or developing policies or guidelines as part of other initiatives such as a Secondary Plan or urban design guidelines for the area and/or its environs.

Where a future H.C.D. Study or similar other heritage study is initiated, it is recommended that it undertake an increased level of analysis of the economic, environmental, and social forces that have shaped the development of the area and provide a detailed heritage evaluation as part of the study process. It is recommended as part of this required analytical and heritage evaluation work, or as part of other related planning studies, that the following historical themes, narratives, ideas, spatial patterns, and neighbourhood characteristics (provided in alphabetical order) are given further consideration and assessment:



- **Bloor Street West** – the commercial and cultural corridor has an interrelationship with the residential Annex neighbourhood. The Annex has provided patrons to the restaurants, cafes, small grocers, corner stores, boutique shops, pubs, movie theatre, and music venues on Bloor Street West for generations. In this area, Bloor Street West also serves as a destination for residents in Harbord Village and includes the Bloor Street Culture Corridor. The roadway is also a major throughfare in the city, connecting vastly different ends of the city with various neighbourhoods and communities touched upon along the way. The influence and impact of Bloor Street West permeates the boundaries of the Annex, along with others along its path, overlapping rather than displacing. Bloor Street West could be considered as a potential cultural heritage landscape with related and occasionally overlapping areas of meaning and interest within the Annex.
- **Dupont Street** – Similarly to Bloor Street West, Dupont Street has served as a destination for commercial services to Annexonians for many years, especially those located within the northern boundaries of the neighbourhood. While the interrelationships between Dupont Street and the Annex is not expressed to the same degree, more recent changes to the streetscape, in particular sweeping developments, have the potential to alter the existing relationship and streetscape.
- **Transportation impacts to Spadina Road and St. George Street** – Additional study of the impacts of transit and traffic systems, both proposed and realized, on the development of Spadina Road and St. George Street may provide a greater understanding of the existing built form and experience of the streetscape.
- **Tree Canopy** – Tree plantings along the roadway were part of the original subdivision design and the resulting mature tree canopy on many of the streets is a highly-valued characteristic of the neighbourhood. Independent of this project, the Annex Residents’ Association (A.R.A.), in collaboration with TreesPlease, surveyed the trees within the Annex in 2009. As a continuation of this initiative, the A.R.A. is currently in the process of updating their tree survey. The data gathered can be used in conjunction with this report to provide a more holistic approach to planning in the neighbourhood. For long term protection of the tree canopy, monitoring and continued regular updating of the tree survey can provide support for this aspect of the natural environment.
- **Walmer Road Corridor** – The uniquely curved street, laid during the inception of the subdivision, within the West Annex neighbourhood contains several elements that highlight the development and evolution of the area. Stately mansions from the earliest days of Annex development intermingle with Modernist post-Second World War mid-rise apartments all encircling a well utilized and much beloved public park. The curvature of the road, while reflective of ‘stately’ design ideas from an early period of development and subdivision within the neighbourhood, lends itself to a different public realm experience than the typical gridded street pattern found elsewhere in the area. It provides a series of views and incorporates at its centre Gwendolyn McEwen Park, a public space born out of a traffic circle that has the visual and experiential feel of being at “the centre of it all.” Community feedback supports this notion and indicates that Walmer Road, particularly between Bloor Street West and Kendal Avenue, is a distinct and valued streetscape within the community. Further study may be able to reveal and qualify what features of the area further contribute to these qualities.

- **Working Class Annex** – The area between Bathurst Street and Kendal Avenue, in the north end of the study area in particular, contains a consistent presence of middle- and working-class homes constructed in the late nineteenth and early twentieth century. These homes were some of the first buildings constructed in the newly developed subdivisions that form the West Annex and were directly aimed at housing workers employed with industries related to the Canadian Pacific Railway line located north of Dupont Street. This piece of early West Annex history is not commonly included in summary histories of the neighborhood and would benefit from additional research and analysis to determine any potential value that may be located in this collection of residential streets, especially given its ties to the disappearing industrial area to the north.

### Individual Properties Recommended for Further Heritage Assessment

- Any building constructed before 1903, which generally marks the beginning of the building boom in the West Annex, can be reviewed to assess material integrity and if it merits designation under Part IV of the *Ontario Heritage Act* as an early example of residential building typologies within the neighbourhood. See Appendix D for a list of non-designated properties in the study area with buildings that are known or estimated to be constructed prior to 1903.
- Properties with a heritage plaque but no formal recognition on the City’s municipal Heritage Register, such as 173 Spadina Road (Interval House). Note – while plaques are a form of heritage recognition, those properties that have been formally recognized by a government through a plaque program have a different level of protection than those supplied by organizations like Heritage Toronto or the Toronto Historical Board. In order to provide suitable heritage recognition for those properties that have been identified though a non-governmental plaque, further study for listing on the City’s Heritage Register is recommended.
  - 69-71 Albany Avenue
  - 53 Bernard Avenue
  - 173 Spadina Road (plaque located at 153 Spadina Road)
- Properties associated with a significant person or event with no formal recognition or protection.
- Individual properties identified by the community through public engagement opportunities as part of this project. Note – some properties identified through community engagement are located outside of the project’s study area boundaries.
  - 69 Albany Avenue – Jane Jacob’s former residence
  - 135 Albany Avenue
  - 240 Avenue Road – Church of the Messiah
  - 905 Bathurst Street\*\*<sup>20</sup>
  - 941 Bathurst Street\*\*
  - 995 Bathurst Street\*\*
  - 40 Bedford Road – Taddle Creek Park
  - 140 Bedford Road\*\* – (formerly) the Norman Elder Museum

<sup>20</sup> Properties with two asterisks (\*\*) are located outside of the project study area.



- 264 Bloor Street West\*\* – Snowdon Guardian Compounding Pharmacy
- 273 Bloor Street West\*\* – Koerner Hall
- 288 Bloor Street West\*\* – (formerly) the Museum of the Toronto Academy of Medicine
- 400 Bloor Street West\*\* – By the Way Café
- 427 Bloor Street West\*\* – Trinity-St. Paul United Church Centre for Faith, Justice and the Arts
- 432 Bloor Street West\*\* – Weiner’s Home Hardware
- 481 Bloor Street West\*\* – (formerly) Brunswick House
- 506 Bloor Street West\*\* – Hot Docs Ted Rogers Cinema
- 292 Brunswick Avenue\*\* – Tranzac Club
- 10 Dalton Road – Joseph Burr Tyrrell Park
- 90 Howland Avenue – St. Alban’s Square
- 240 Howland Avenue\*<sup>21</sup> - Fire Station 344
- 245, 245A, 245B, 245C, 245D Howland Avenue
- 438 Huron Street – (formerly) Moses Gelber House
- 50 Kendal Avenue – Jean Sibelius Park
- 27 King’s College Circle\*\* – University of Toronto St. George Campus
- 79A, 81, 81A, 83, 83A Lowther Avenue – Lowther Mews
- 133 Lowther Avenue – (formerly) Louis Gelber House
- 188 Lowther Avenue/38 Walmer Road\* - Walmer Road Baptist Church
- 10 Madison Avenue\*\* – Paul Martel Park
- 54 Madison Avenue\*\* – Renascent Madison Avenue Centre
- 20 Prince Arthur Avenue – Prince Arthur Apartment Towers
- 100 Queens Park\*\* – Royal Ontario Museum
- 10 Spadina Road – Spadina Road Branch of the Toronto Public Library
- 16 Spadina Road\* - Native Canadian Centre of Toronto
- 24 Spadina Road – Alliance Française Toronto Downtown Campus
- 135 St. George Street\*\* – York Club
- 145 St. George Street
- 240 St. George Street – residential built form located in rear of the Consulate General of the People’s Republic of China
- 275 St. George Street – (formerly) Mary Ella Dignam House
- (Formerly) Therapeutics-owned properties:
  - Admiral Rd: 32, 55, 59\*, 61, 63, 74, 76, 82\*, 94, 98, 105, 123, 131
  - Brunswick Ave: 477, 479, 481, 483, 485
  - Dupont St: 310, 316-18-20
  - Howland Ave: 152
  - Kendal Ave: 68\*, 72, 74, 98
  - Walmer Rd: 73, 121, 123, 125, 133, 135
- 21 Walmer Road\* – Y.M.C.A. Sprott House
- 33 Walmer Road – Gwendolyn MacEwen Park

---

<sup>21</sup> Properties with an asterisk (\*) are located within the project study area and are listed on the City of Toronto’s Heritage Register.



- 45 Walmer Road – Leighton Goldie McCarthy House of the Dr. Eric Jackman Institute of Child Study
- 329 Yonge Street\*\* – (formerly) Cinema 2000
- Properties that have a converted use to function as a fraternity or sorority.
  - 506 Huron Street
  - 131 Lowther Avenue
  - 94 Prince Arthur Avenue\*
  - 157 St. George Street\*
  - 163 St. George Street\*
  - 165 St. George Street\*
  - 180 St. George Street\*
  - 182 St. George Street\*
- Properties containing low-rise apartment buildings, known as “apartment houses” when they were built, constructed c. 1912.
  - 32 Admiral Road
  - 388 Brunswick Avenue
  - 399 Dupont Street
  - 63-65 Kendal Avenue
  - 68 Kendal Avenue\*
  - 181-183 Lowther Avenue
  - 142 Spadina Road
  - 291 St. George Street
  - 285 St. George Street
  - 33 Wells Street
- Properties containing Modernist apartment buildings constructed between 1949 and 1971 including buildings designed by architect Uno Prii that are not already designated under Part IV of the *Ontario Heritage Act*.
  - 88 Bernard Avenue, 255 St. George Street
  - 375 Brunswick Avenue
  - 485 Huron Street\* (designed by Uno Prii)
  - 88 Lowther Avenue
  - 50 Prince Arthur Avenue
  - 59 Spadina Road
  - 66 Spadina Road
  - 68-72 Spadina Road
  - 74 Spadina Road
  - 145 St. George Street
  - 149 St. George Street
  - 151 St. George Street
  - 153 St. George Street

- 169 St. George Street
  - 177 St. George Street
  - 190 St. George Street
  - 191 St. George Street (designed by Uno Pii)
  - 206 St. George Street
  - 214 St. George Street
  - 224 St. George Street
  - 250 St. George Street
  - 267 St. George Street
  - 276 St. George Street
  - 277-283 St. George Street (designed by Uno Pii)
  - 10 Walmer Road\* (address for listing is 6-10 Walmer Road)
  - 11 Walmer Road (designed by Uno Pii)
  - 15 Walmer Road
  - 22 Walmer Road
  - 27 Walmer Road
  - 30 Walmer Road
  - 35 Walmer Road\* (designed by Uno Pii)
  - 40 Walmer Road
  - 44 Walmer Road\* (designed by Uno Pii)
  - 50 Walmer Road
- Properties identified as a landmark during the pedestrian survey. “Landmark” for the purposes of the project was defined as a property located on a corner that had presence within the streetscape/area.
    - 92 Albany Avenue
    - 112 Bernard Avenue, 216A Huron Street\*
    - 146 Bernard Avenue
    - 300 Bloor Street West, 468-470 Huron Street
    - 263,263A Dupont Street
    - 80 Howland Avenue
    - 95-97 Howland Avenue
    - 268 Howland Avenue
    - 1 Kendal Avenue
    - 51 Kendal Avenue\*
    - 58 Kendal Avenue, 140 Bernard Avenue
    - 72 Lowther Avenue
    - 88 Lowther Avenue
    - 106 Lowther Avenue
    - 131 Lowther Avenue
    - 169 Lowther Avenue
    - 188 Lowther Avenue, 38 Walmer Road\*
    - 192, 192A, 192B Lowther Avenue
    - 94 Prince Arthur Avenue\*

- 51 Spadia Road, 114-116 Lowther Avenue
  - 24 Spadina Road
  - 85 Spadina Road
  - 151 Spadina Road\*
  - 153 Spadina Road
  - 157 St. George Street
  - 180 St. George Street\*
  - 190 St. George Street
  - 196 St. George Street\*
  - 330 St. George Street
  - 35 Walmer Road\*
  - 44 Walmer Road\*
  - 109 Walmer Road
  - 33 Wells Street
- A survey and preliminary evaluation of properties on Admiral Road are recommended for review due to the high rate of construction and renovation activities occurring on that roadway.
  - A review of properties in the study area listed on the City of Toronto's Heritage Register to determine if designation would be a more appropriate level of heritage recognition is recommended. See Appendix A for the addresses of listed properties.

## References

- "44 Walmer Road." n.d. Architectural Conservancy Ontario.  
[https://www.acotoronto.ca/show\\_building.php?BuildingID=1767](https://www.acotoronto.ca/show_building.php?BuildingID=1767).
- Alvarez Hernandez, Analays. 2019. "The Other('s) Toronto Public Art: The Challenge of Displaying Canadian's Narratives in a Multicultural/Diasporic City." *Cacadian Art Review* 44 (1): 42–53.
- Batten, Jack. 2004. *The Annex: The Story of a Toronto Neighbourhood*. Erin, Ontario: Boston Mills Press.
- Beecroft, Jane. 2008. "St. Alban's Square: A Historical Primer." *West Annex News*, May 22, 2008.
- Birch, Jennifer, Sturt W. Manning, Samantha Sanft, and Megan Anne Conger. 2021. "Refined Radiocarbon Chronologies for Northern Iroquoian Site Sequences: Implications for Coalescence, Conflict, and the Reception of European Goods." *American Antiquity* 86 (1): 61–89.
- Borrows, John. 1997. "Buried Spirits: Ancient Natural Power Lies beneath Philosopher's Walk." *University of Toronto Bulletin* 50 (14): 18.
- Burton, Lydia, and David Morley, eds. 1978. *The Annex Book*. Toronto.
- . 1984. "Reflecting on Neighbourhood Futures: A Toronto Example." *Urban Resources: Defining the Neighbourhood* 1 (3): 7–14.
- Catherine Nasmith Architect. 2018. "West Annex Phase 1 Heritage Conservation District Madison Avenue." City of Toronto. 2020. "By-Law 181-2021 To Designated the Property at 41 Spadina Road (Including the Entry Address at 45 Spadina Road) as Being of Cultural Heritage Value or Interest."
- . n.d. "Your Home Our City: Walk-Up Apartments." City of Toronto. <https://www.toronto.ca/explore-enjoy/history-art-culture/online-exhibits/web-exhibits/web-exhibits-community-neighbourhoods/your-home-our-city/your-home-our-city-walk-up-apartments/>.
- City of Toronto Heritage Preservation Services. 2017. "Built Form and Landscape Survey Form."
- Coakley, J.P., and P.F. Karrow. 1994. "Reconstruction of Post-Iroquois Shoreline Evolution in Western Lake Ontario." *Canadian Journal of Earth Sciences* 31: 1618–29.
- Dodd, C. F., D. R. Poulton, P. A. Lennox, D. G. Smith, and G. A. Warrick. 1990. "The Middle Ontario Iroquoian Stage." In *The Archaeology of Southern Ontario to A.D. 1650*, edited by C. J. Ellis and N. Ferris, 321–60. Occasional Publication of the London Chapter OAS, Number 5. London, ON: Ontario Archaeological Society Inc.
- Edwards, T.W.D., and P. Fritz. 1988. "Stable-Isotope Palaeoclimate Records from Southern Ontario, Canada: Comparison of Results from Marl and Wood." *Canadian Journal of Earth Sciences* 25: 1397–1406.
- Ellis, C. J., and D. B. Deller. 1990. "Paleo-Indians." In *The Archaeology of Southern Ontario to A.D. 1650*, edited by C. J. Ellis and N. Ferris, 37–64. Occasional Publication of the London Chapter OAS, Number 5. London, ON: Ontario Archaeological Society Inc.
- Firth. 1962a. *The Town of York 1793-1815: A Collection of Documents of Early Toronto*. Ontario Series V. Toronto.
- Firth, E., ed. 1962b. *The Town of York 1793-1815: A Collection of Documents of Early Toronto*. The University of Toronto Press for the Champlain Society.
- Fischler, Raphael. 2007. "Development Controls in Toronto in the Nineteenth Century." *Urban History Review* 36 (1): 15–31.
- Fraser, Robert L. 1988. "Baldwin, William Warren." In *Dictionary of Canadian Biography*. Vol. 7. University of Toronto/Université Laval. [http://www.biographi.ca/en/bio/baldwin\\_william\\_warren\\_7E.html](http://www.biographi.ca/en/bio/baldwin_william_warren_7E.html).
- Hayes, D. 2008. *Historical Atlas of Toronto*. Toronto: Douglas & McIntyre.
- Holden, Alfred. 1999. "This Fabulous Place." *Taddle Creek Magazine*, December 1999, No. 3 edition.
- . 2007. "Uno Prie: Sculptor in Concrete." In *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*, edited by Michael McClelland and Graeme Stewart, 222–39. Toronto: Coach House Books and E.R.A. Architects.
- Kristensen, Lisa. 2012. *Wigwam to Wigwam Your House to House News* 13 (02). [http://www.wigwamen.com/wp-content/uploads/2012/11/2012-04\\_Newsletter.pdf](http://www.wigwamen.com/wp-content/uploads/2012/11/2012-04_Newsletter.pdf).
- Kupferman, Steve. 2010. "The Annex Opens Its Tiniest Park for the Second Time." *Torontoist*, July.



- Lachance Linklater, Rylee. 2021. "Hidden Canada: The History and Future of Rooming Houses in the Annex, Toronto." University of Toronto Faculty of Arts & Science. May 17, 2021.  
<https://arthistory.utoronto.ca/news/hidden-canada-history-and-future-rooming-houses-annex-toronto>.
- Lemon, James. 1986. "The Annex: A Brief Historical Geography."
- MacDonald, R.I. 2008. "Toronto's Natural History." In *Toronto: An Illustrated History of Its First 12,000 Years.*, edited by R.F. Williamson, 11–24. Toronto: James Lorimer & Co.
- Maloney, Mark. 2011. "Son of Slaves Changed the Face of Toronto as First Black Councillor." *Toronto Star*, February 11, 2011.  
[https://www.thestar.com/news/insight/2011/02/11/son\\_of\\_slaves\\_changed\\_the\\_face\\_of\\_toronto\\_as\\_first\\_black\\_councillor.html](https://www.thestar.com/news/insight/2011/02/11/son_of_slaves_changed_the_face_of_toronto_as_first_black_councillor.html).
- McClelland, Michael, A.J. Diamond, Donald Schmitt and Company, Anne M. de Fort-Menares, and Edwin J. Rowse. 1993. "The East Annex Heritage Conservation District Study: Final Report." Toronto Historical Board.
- McHugh, Patricia, and Alex Bozikovic. 2017. *Toronto Architecture A City Guide*. Revised edition. Toronto: McClelland & Stewart.
- Mississauga of the New Credit First Nation. 2001. *Toronto Purchase Specific Claim: Arriving at an Agreement*. Hagersville.
- Mississaugas of the Credit First Nation. 2017. "The Toronto Purchase Treaty No. 13 (1805)." Mississaugas of the Credit First Nation. 2017. <http://mncfn.ca/torontopurchase/>.
- Mutrie, Eric. 2010. "Street Stories: Brunswick Avenue." *Spacing Toronto* (blog). December 10, 2010.  
<http://spacing.ca/toronto/2010/12/10/street-stories-brunswick-avenue/>.
- Schoenfeld, Stuart. 1978. "The Formation of a Neighbourhood: The Definition of the Annex and Its Boundaries." In *The Annex Book*, edited by Lydia Burton and David Morley, 5–10. Unpublished M.S. at Toronto Reference Library.
- Sonnenberg, E.P., J.I. Boyce, and P. Suttak. 2012. "Holocene Paleoshorelines, Water Levels and Submerged Prehistoric Site Potential of Rice Lake (Ontario, Canada)." *Journal of Archaeological Science* 39: 3553–67.
- Spence, M. W., R. H. Pihl, and C. Murphy. 1990. "Cultural Complexes of the Early and Middle Woodland Periods." In *The Archaeology of Southern Ontario to A.D. 1650*, edited by C. J. Ellis and N. Ferris. Occasional Publication of the London Chapter, OAS Number 5. London: Ontario Archaeological Society Inc.
- "Taddle Creek." n.d. Toronto Historical Association. <http://www.torontohistory.net/taddle-creek/>.
- The Globe and Mail*. 1956. "Wide Choice: Churchill, Balfour, Sibelius Urged as Names for Parks," September 28, 1956.
- . 1959. "Sibelius Bust Given Toronto," September 21, 1959.
- Toronto Ont. Planning Board. 1978. "Neighbourhood Plan Proposals: Annex." Toronto: The Board.
- Vella, Erica. 2017. "Toronto Police Ask Family of Lone Suspect in 9-Year-Old's 1983 Murder to Come Forward." *Global News*, April 5, 2017.
- "Voice of the Annex 1967-1968." n.d. The Annex Ratepayers' Association. Fonds 1670, Series 448, File 1. City of Toronto Archives.
- West Annex News*. 2012. "Jean Sibelius Square Park Official Opening Sunday, June 10, 2012 at 3:30 PM," June 4, 2012. <https://westannexnews.wordpress.com/2012/06/04/jean-sibelius-square-park-official-opening-sunday-june-10-2012-at-330pm/>.
- Winearls, J. 1991. *Mapping Upper Canada 1780-1867. An Annotated Bibliography of Manuscript and Printed Maps*. Toronto: University of Toronto.



## Appendix A: Properties on the Heritage Register



Properties Designated under Part IV of the *Ontario Heritage Act*

Address	Designation By-law
385 Brunswick Avenue	751-2004
387 Brunswick Avenue	751-2004
395 Brunswick Avenue	118-00
397 Brunswick Avenue	119-00
399 Brunswick Avenue	120-00
100 Howland Avenue	438-92
112 Howland Avenue	438-92
120 Howland Avenue	1157-2008
126 Howland Avenue	1157-2008
478 Huron Street	1640-2019
490 Huron Street	553-2019
492 Huron Street	553-2019
541 Huron Street	125-76
661 Huron Street	1143-2020
663 Huron Street	1144-2020
665 Huron Street	1144-2020
60 Lowther Avenue	520-94

Address	Designation By-law
70 Lowther Avenue	481-2018
82 Lowther Avenue	213-2009
11 Spadina Road	212-2009
25 Spadina Road	165-80
33 Spadina Road	162-80
35 Spadina Road	162-80
41 Spadina Road	181-2021
45 Spadina Road	181-2021
69 Spadina Road	679-01
71 Spadina Road	679-01
88 Spadina Road	1231-2007
100 Spadina Road	1231-2007
174 St. George Street	41-83
176 St. George Street	45-83
178 St. George Street	33-83
212 St. George Street	102-76
226 St. George Street	1348-2019
226 A St. George Street	1384-2019
234 St. George Street	1023-2017
10 Walmer Road	594-2013

Properties Listed on the City of Toronto's Heritage Register

Address
9 Admiral Road
11 Admiral Road
12 Admiral Road
12 A Admiral Road
12 R Admiral Road
13 Admiral Road
14 Admiral Road
15 Admiral Road
16 Admiral Road
17 Admiral Road
19 Admiral Road
57 Admiral Road

Address
58 Admiral Road
59 Admiral Road
59 R Admiral Road
60 Admiral Road
77 Admiral Road
82 Admiral Road
101 Admiral Road
62 Bernard Avenue
62 A Bernard Avenue
62 B Bernard Avenue
69 Bernard Avenue
75 Bernard Avenue

Address
77 Bernard Avenue
100 Bernard Avenue
101 Bernard Avenue
112 Bernard Avenue
324 Brunswick Avenue
326 Brunswick Avenue
416 Brunswick Avenue
418 Brunswick Avenue
21 Howland Avenue
23 Howland Avenue
111 Howland Avenue
240 Howland Avenue



Address
480 Huron Street
482 Huron Street
485 Huron Street
496 Huron Street
500 Huron Street
532 Huron Street
571 Huron Street
573 Huron Street
578 Huron Street
594 Huron Street
596 Huron Street
601 Huron Street
610 Huron Street
612 A Huron Street
614 Huron Street
14 Kendal Avenue
14 A Kendal Avenue
51 Kendal Avenue
68 Kendal Avenue
74 Lowther Avenue
75 Lowther Avenue
76 Lowther Avenue
77 Lowther Avenue

Address
77 A Lowther Avenue
78 Lowther Avenue
80 Lowther Avenue
80 A Lowther Avenue
84 Lowther Avenue
88 Lowther Avenue
188 Lowther Avenue
94 Prince Arthur Avenue
16 Spadina Road
37 Spadina Road
39 Spadina Road
50 Spadina Road
81 Spadina Road
83 Spadina Road
85 Spadina Road
106 Spadina Road
151 Spadina Road
157 St. George Street
163 St. George Street
165 St. George Street
180 St. George Street
182 St. George Street
186 St. George Street

Address
196 St. George Street
204 St. George Street
228 St. George Street
251 St. George Street
260 St. George Street
262 St. George Street
264 St. George Street
6-10 Walmer Road
11 Walmer Road
21 Walmer Road
35 Walmer Road
38 Walmer Road
44 Walmer Road
53 Walmer Road
55 Walmer Road
70 Walmer Road
81 Walmer Road
83 Walmer Road
85 Walmer Road
90 Walmer Road
92 Walmer Road
92 A Walmer Road
109 Walmer Road



## Appendix B: Public Engagement



# West Annex Heritage Project

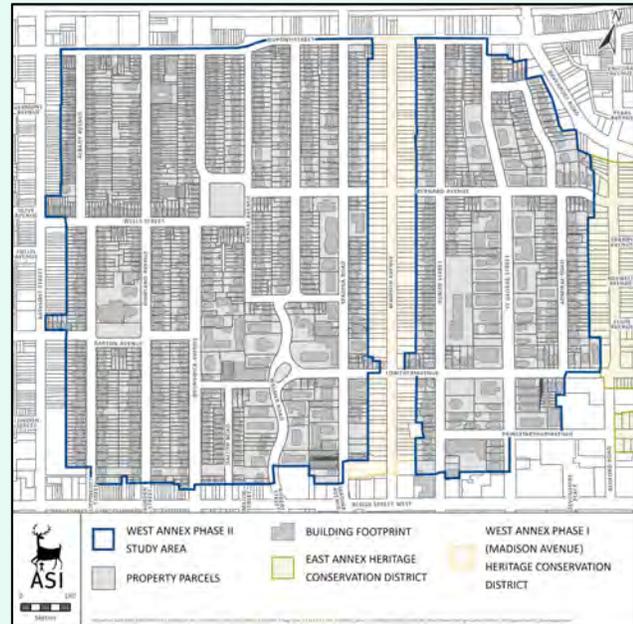
Report prepared by  
Maximum City

## Public Information Meeting

<b>Meeting Date:</b>	September 23rd, 2021 7-9pm
<b>Participants:</b>	62 including project team
<b>Format and Tools:</b>	Facilitated Zoom Session Informational Presentation Online Participant Polls Question & Answer

## PURPOSE OF MEETING

- Introduce the West Annex Heritage Project (WAHP)
- Outline the process being followed, who is being engaged, how, and when.
  - Engagement process and values
  - WAHP timeline
- Provide clear information on what is being studied and how participants can get involved
- Answer questions from the community about the WAHP



## EXECUTIVE SUMMARY

On the evening of September 23 via Zoom, 62 participants took part in an information session on the West Annex Heritage Project, which included a presentation followed by a question and answer period. A [PDF of the presentation](#) was shared with all 103 event registrants following the meeting, as well as information on future opportunities to take part in focus groups. Most participants (85%) lived in the West Annex, and the most common methods for learning about the meeting were through the ARA website and newsletter, the Gleaner, and Councillor Layton's newsletter.

During the question period, the most common types of questions were about project scope and content, or about process and ways to get involved. Community members wanted to know, for example, whether trees were part of the project (yes), or whether specific property designation will result from the project (no). Other questions focused on how individual property owners can contribute to the project, honoring Indigenous heritage, affordability, and the important role of rental and apartment stock in the West Annex. Several questions focused on the Heritage Conservation process and its implications, which falls outside of this project's scope. A summary of the Q&A follows. A note about the language in this report: *project* refers to the West Annex Heritage Project; *study* refers to the future phase of a potential HCD.

## POLL RESULTS

Participant Poll #1: *The West Annex neighbourhood is defined roughly as the area west of Bedford to Bathurst and north of Bloor to Dupont. Do you live in the West Annex neighbourhood?* (53 respondents)

**85%**

live in the West Annex neighbourhood

**13%**

do not live in the West Annex neighbourhood

**2%**

preferred not to answer

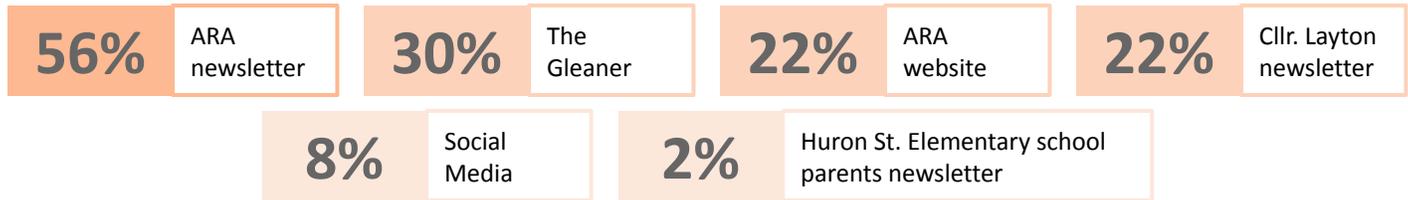
# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

## POLL RESULTS (*continued*)

Participant Poll #2: *How did you find out about tonight's meeting? (Select all that apply)* (50 respondents)



Participant Poll #3: *If you are interested in participating in a future focus group about the WAHP, what is your preferred meeting time? (Select all that apply)* (46 respondents)



## QUESTIONS & ANSWERS (organized by theme)

### Questions about Project Scope & Content

Are trees considered in this project?	Yes. All natural and landscape features from the creek systems to parks and tree canopy are included in the project survey at an appropriate level of detail.
Is affordability considered in the project?	Affordability is an important consideration in so far as the West Annex is traditionally home to wide range of residents, including students, people in supportive housing, the housing insecure, renters, homeowners, young families, and seniors.
Is it correct that the process (at some point) will identify specific buildings, not whole streets or neighbourhoods? If so, what criteria will be used?	<p>This project is about data gathering, including historical research and individual property survey. Through the property survey, ASI is collecting both physical and historical information that may be used future phases of study.</p> <p>ASI is not conducting evaluations and will not be identifying specific properties for protection. Rather they are gathering data, such as date of construction or architect (if known) for each property, without evaluating for heritage value.</p> <p>As part of the data-gathering process, ASI will review historical mapping and review architectural styles to identify a potential date range of construction for each building. Information gathered as part of the survey work will also inform the historical context statement being prepared as part of this project.</p>

# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

## QUESTIONS & ANSWERS (organized by theme)

### Questions about the Project Scope (*continued*)

<p>Does the project have any effect on the approval of rezoning applications?</p>	<p>No, that falls out of the scope of the current project which focuses on research and data gathering to inform the potential next phases of the study.</p>
<p>How will pre-contact, pre-1886 / pre-treaty information be reflected or used in policy?</p>	<p>This project focuses on background information and completing an inventory of buildings. There will be no policy changes as a result.</p>
<p>Why was the historical development timeline selected for this project? The first date is years after the signing of the Toronto Purchase Treaty. Earlier in this presentation, you noted that Indigenous heritage is of value. Can this please be addressed?</p>	<p>The project report will speak to the pre-colonial history and the heritage context statement will look at the earliest known land use and Indigenous presence on the land.</p>
<p>Will it be possible to acknowledge the pre-colonial past in the report?</p>	
<p>How are particular streets and buildings selected to be part of the project?</p>	<p>The City of Toronto conducted a major street study 20 years ago, which can provide useful background information to identify which streets are selected for any future phases of a study.</p> <p>During any future study and plan phases, boundaries can change and the process can reveal details that help inform what ultimately gets protected and how.</p> <p>Within an HCD, properties that are determined to contribute, or not contribute, to the heritage significance of the district will have different sets of guidelines. Contributing buildings and associated policies and guidelines are determined at the HCD Plan phase.</p>

### Questions about Project Process & Getting Involved

<p>How will renters be addressed in this project and named as key stakeholders?</p>	<p>The West Annex contains many multi-unit residences, apartments, and a significant renter population; the study team understands that this is an important part of the area's evolution. These demographics will be part of the historical context statement as ASI looks into the themes of renters, different types of housing, and how that has changed over the years.</p>
---	--

# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

## QUESTIONS & ANSWERS (organized by theme)

### Questions about Project Process & Getting Involved (*continued*)

What is the timeline for this preliminary project and when is the next phase expected to start?	The historical context statement, which is the major deliverable near the end of this project, is due in September 2022. The City is the decision-maker for any potential future phases and would need to determine when those phases start in relation to other HCD studies it is conducting or considering.
Will U of T architecture students be lending a hand in conducting the survey?	The survey will be conducted by ASI using their own technicians to ensure consistency of data collection and particularly given that approximately 1000 buildings are being surveyed. Volunteers are an important part of this type of work; however, ASI must ensure that property data collected is consistent and accurate.
Will the ASI final report be made public?	The final report will be delivered to the City in September 2022, who will determine next steps. The heritage focus groups will be another forum where information collected by ASI will be shared with the public, and reported on by Maximum City.
How can individual property owners contribute to this project?	For those who have information about West Annex properties, they can email <a href="mailto:info@theara.org">info@theara.org</a> with the subject line 'West Annex Heritage'. The focus groups are another good forum for sharing this type of information.
Are there any City staff at the meeting? Or will they be at any of the upcoming meetings?	There is a City staff person supervising the project who may be present at the focus groups. If there are questions for the City, participants can contact Sandra Shaul at <a href="mailto:info@theara.org">info@theara.org</a> with the subject 'West Annex Heritage'; she will provide the City contact.
Are you finding out what dates buildings are built, looking into plumbing/individual property specific data?	Building dates or periods can be part of the inventory but detailed house-specific data are not necessarily examined. Individual property owners are encouraged to share information about their properties.
Will the presentation be emailed to the attendees afterwards?	Yes. A link to the presentation will be shared with all attendees and the presentation and subsequent report will be available on the website. <i>Update:</i> <a href="#">link</a> sent to all registrants on September 27, 2021
How may I indicate that I would like to be part of future focus groups?	Participants can sign up for future focus groups through <a href="#">the events page on the ARA website</a> or by emailing <a href="mailto:info@theara.org">info@theara.org</a>

# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

## QUESTIONS & ANSWERS (organized by theme)

### Questions about the Heritage Process

<p>Does a project like this always lead to a designation to an area?</p>	<p>Designation is not a foregone conclusion at this stage as this project is focused on historical research and data gathering.</p> <p>The information gathered as part this project may be used in a future HCD Study and HCD Plan. It is possible that after completion of the HCD Study phase, a municipal council may choose to not establish an HCD Plan and designate the area under Part V of the Ontario Heritage Act. In such instances, the municipal council may instead decide to proceed with alternative protective mechanisms such as individual listings on the Municipal Heritage Register or designations of individual properties under Part IV of the Ontario Heritage Act.</p>
<p>Who would appeal the HCD process?</p>	<p>Part V of the Ontario Heritage Act, which enables designation of a Heritage Conservation District, also establishes provisions for individuals to object to the designation. This provision extends to any person. Appeals are made to the Ontario Land Tribunal.</p>
<p>How does laneway housing affect (or how would laneway housing be affected by) the West Annex neighbourhood's heritage characteristics? Re: Current and future laneway housing.</p>	<p>ASI will be reviewing all existing buildings, which includes looking at all properties. Laneway housing may be a theme in the Historical Context Statement. The extent to which laneway housing would be recommended in the future would be a focus of the HCD plan stage where guidelines for infill are developed to support objectives of the HCD Plan.</p>
<p>If the City designates a property with heritage status, must the owner comply to the designation?</p>	<p>Protection is registered on title for designated properties through municipal by-law. This enables a permitting process for activities such as exterior alterations, demolitions, and/or erecting buildings or structures on properties within the Heritage Conservation District.</p>
<p>If a building is designated as heritage, can it be demolished or is that forbidden?</p>	<p>A property owner may submit a demolition permit and municipal council has up to 90 days to review and make a decision.</p>

# West Annex Heritage Project



THE ANNEX  
RESIDENTS'  
ASSOCIATION

## ADDITIONAL PARTICIPANT QUOTES, COMMENTS & SUGGESTIONS

The history of apartment buildings and the City's banning of apartment buildings should be considered for the project.

The importance of including pre-colonial history: the early parts of the Annex go back to before the 1850s; going back to the East Annex annexation of 1886 is not early enough.

Desire to see renters acknowledged as valued members of the neighbourhoods and for renters to be included not as "other stakeholders" but as a primary stakeholder group, alongside homeowners.

Spadina and Lowther has great planning history. The building at the southeast corner was the site of one of the first apartments where setbacks were proposed. The area has a complicated and interesting history.

Affordability concerns: the West Annex has many multi-unit dwellings and presumably if a designation means increased renovation costs to homeowners, these will ultimately likely be passed to tenants through higher rents.

Suggestions to connect to:

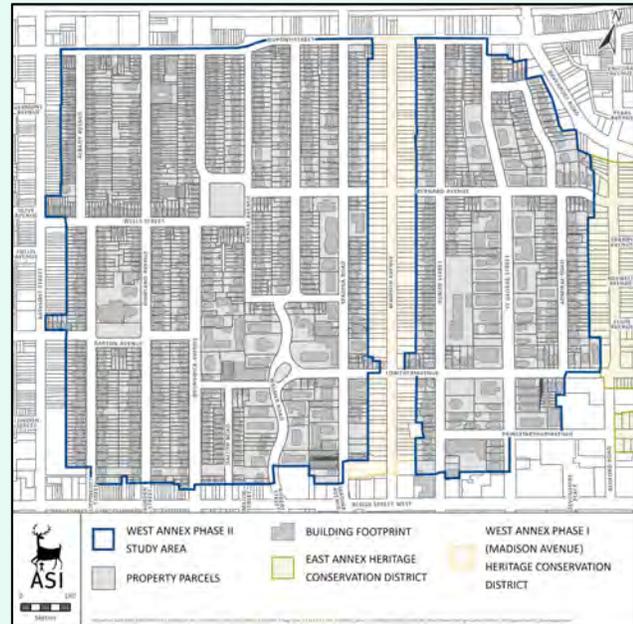
- Blackhurst historical project
- Tranzac Club
- Friendship Centre

# West Annex Heritage Project

## Focus Groups

<b>Meeting Date:</b>	October 12, 2021 (7-9pm) October 14, 2021 (12-1:30pm)
<b>Participants:</b>	44 including Project Team members
<b>Format:</b>	Facilitated Zoom Session Informational Presentation Online Poll (Stakeholder Mapping) Focus Group Discussion in Breakout Rooms (x2 per session)

Report prepared by  
Maximum City



## PURPOSE OF MEETING

- To hear from community members about their views on and experiences in the West Annex neighbourhood
- To share a brief overview of the WAHP to date and opportunities for participation
- To share & get feedback on the preliminary themes for the Historical Context Statement

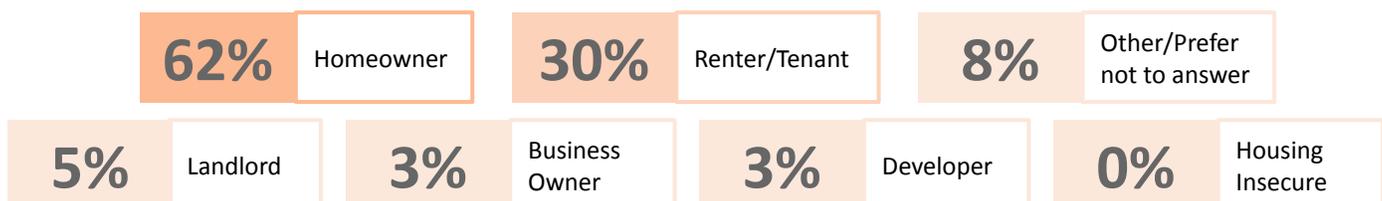
## EXECUTIVE SUMMARY

On the evening of October 12 and midday on October 14 via Zoom, 44 participants took part in two focus group sessions on the West Annex Heritage Project, which included a short presentation followed by a small-group discussion in breakout rooms. A majority of participants (62%) identified themselves as homeowners, and 30% as renters/tenants.

During the breakout sessions, facilitators led smaller discussion groups using three guiding questions. Participants were welcome to share their perspectives by speaking, writing in the chat, or contributing to an online digital whiteboard tool. The facilitators highlighted the value of lived experience and community expertise to help inform and strengthen the project goals and outcomes. Participant perspectives varied but common and overlapping themes emerged in the discussion around a strong passion for living in the West Annex, the importance of people and connection, neighbourhood mix and diversity, interest in learning about and honouring neighbourhood history, volunteerism and advocacy, buildings and architecture, arts and culture, and the importance of the natural environment and especially trees. A full summary of the discussion and its themes follows in this report.

## STAKEHOLDER MAPPING: Do you identify as any of the following in the West Annex? (Select all that apply)

37 participants responded to the poll





# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

**Question 2: What are special or important things that you associate with the West Annex, or that help tell the story of the West Annex? (continued)**

THEME	WHAT WE HEARD
Mix, diversity, & inclusivity	<p><b><i>“[There are] people from all walks of life and places.”</i></b></p> <p><b><i>“There is diversity, even if it may mean different kinds of diversity.”</i></b></p> <p><b><i>“[The West Annex has] the opportunity to be inclusive and shows through an open example that people from all backgrounds can succeed in this neighbourhood.”</i></b></p> <p>Many comments discussed the role of and importance of diversity in the neighbourhood, pointing to the mix of age, housing structure, cultural, educational, artistic, and commercial opportunities as a key source of the neighbourhood’s strength and appeal. Some comments also spoke to the socio-economic diversity of the neighbourhood, while under threat from the rising cost of housing and living, as a key characteristic of the West Annex. Some comments indicated that the neighbourhood lacked ethnic or cultural diversity, but that historically the West Annex has been more than a “pocket of liberal elites” as some perceive it. Many comments stressed the importance of continuing to welcome more and diverse people to the neighbourhood.</p>
Neighbourhood definition & evolution	<p><b><i>“The neighbourhood can evolve to respond to our times.”</i></b></p> <p><b><i>“We need to ensure that the Annex remains an accessible place for a broad cross-section of people.”</i></b></p> <p><b><i>“I see the neighbourhood as aspirational. We are currently renting a condo but we aspire to own our home and continue our goals here, preserving what’s here and preparing for what is to come.”</i></b></p> <p><b><i>“The neighbourhood is something worth defending and it has been defended many times.”</i></b></p> <p><b><i>“Let’s preserve what is valuable without ignoring the fact that this is a city of 3 million people.”</i></b></p> <p>Many comments discussed how the neighbourhood has changed and adapted over time, and will continue to change in the future. These comments often expressed an interest in or concern over what the neighbourhood will look like in the future, such as in regards to housing, construction, and demographics. Many comments discussed changing housing structures in the West Annex throughout its history. Some comments identified places that fell outside the study boundary but still “feel” like part of the West Annex, such as the University campus or Tranzac club.</p>
Buildings & architecture	<p><b><i>“Buildings that don’t fit in sometimes tell a more interesting story.”</i></b></p> <p><b><i>“All our history is in our buildings, and what are people without history?”</i></b></p> <p><b><i>“The architecture of the Annex was one of the biggest draws. I remember walking through this neighbourhood as a teenager, dreaming of one day living in this neighbourhood. I now feel like I’m living the dream living among these gorgeous red brick houses.”</i></b></p> <p>Many comments discussed the variety of buildings in the West Annex and the diversity of architecture and uses in the built environment. Some comments discussed how particular forms of housing (mid-rise housing, apartments, and alternative housing uses) need to be protected in the neighbourhood. Other comments stressed the importance of buildings, and particularly houses, as irreplaceable neighbourhood elements strongly connected to people and the past. Some comments note that the buildings of the West Annex contained a hidden density and flexibility not always perceptible from the street.</p>

# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

**Question 2: What are special or important things that you associate with the West Annex, or that help tell the story of the West Annex? (continued)**

THEME	WHAT WE HEARD
Learning from/about the past	<p><b><i>“I’m curious about the history and lived experience of the neighbourhood... how did Indigenous people use the land within the neighbourhood? I want to learn more about the neighbourhood’s history through this project.”</i></b></p> <p><b><i>“Heritage is the people you love and the stories you tell.”</i></b></p> <p><b><i>“The Annex consistently loses its history.”</i></b></p> <p>Many comments highlighted a need for or interest in learning more about the history of the West Annex neighbourhood. Some comments focused on how the inside of buildings and the history of buildings is hidden or unknown, but demonstrates the surprising mix of uses and users in the neighbourhood. Some comments highlighted an interest in or information about the Indigenous history of the neighbourhood and the Native Canadian Centre; some comments focused on the history of rooming houses and housing structure; some comments focused on the history of particular properties that held personal or broader neighbourhood significance. Other comments also expressed an interest in tracing the flow of Taddle Creek and providing signage in the area.</p>
Parks, trees, & the natural environment	<p><b><i>“The natural environment is absolutely crucial.”</i></b></p> <p><b><i>“There are not a lot of parks but they are well-loved and well-used.”</i></b></p> <p><b><i>“The urban forest that was planted over a century ago is reaching the end of its life cycle and needs to be replaced. The City is not doing a good job of succession planning.”</i></b></p> <p>Many comments spoke to the importance of trees and green spaces in the neighbourhood. Some comments spoke to the role of both private and public green spaces as part of the neighbourhood’s biodiversity. Some comments spoke to the historical role of green space in the neighbourhood, as a location for gardens, vineyards, and market orchards. Other comments spoke to the beneficial role of flowers and gardens on mental health and isolation. One commenter shared that many of the area’s trees were planted over a century ago and are coming to end of their life cycle, noting that succession planning for the tree canopy is desperately needed.</p>
Proximity & access	<p><b><i>“We can live, work, shop, get involved in community, attend concerts, and so much more – all within walking, cycling, wheelchair distance – all here in the Annex. This is home.”</i></b></p> <p><b><i>“This neighbourhood is so proximate to so many cultural institutions; it’s actually the future of this neighbourhood.”</i></b></p> <p><b><i>“The Annex is connected, comfortable and leafy.”</i></b></p> <p>Many comments highlighted the proximity of the West Annex to the variety and services of urban life (even when these services may lie just outside of the study area). Walkability was identified as a key neighbourhood attribute by many. Some comments highlighted the strong connection of the neighbourhood to transit (subways, buses, streetcars) as well as bike lanes.</p>

# West Annex Heritage Project



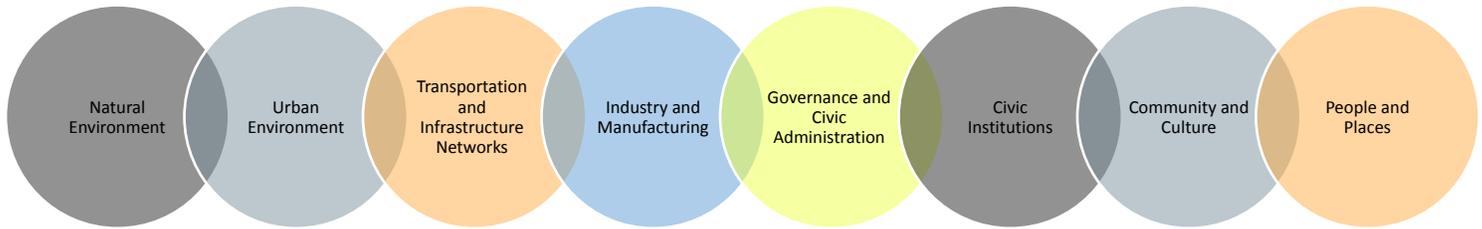
**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

**Question 2: What are special or important things that you associate with the West Annex, or that help tell the story of the West Annex? (*continued*)**

THEME	WHAT WE HEARD
Specific people, places, & events mentioned	People
	<ul style="list-style-type: none"> <li>● Margaret Atwood</li> <li>● Sam Cass</li> <li>● C.S. Gibson (Architect, built the Rt. Hon. Adrienne Clarkson's house)</li> <li>● Jane Jacobs</li> <li>● Simeon Janes</li> </ul>
	Places & Organizations
	<ul style="list-style-type: none"> <li>● 145 St. George St.</li> <li>● Admiral Rd. mansions</li> <li>● Alliance Française</li> <li>● Annex Singers</li> <li>● [Building that was to be the] Anglican Cathedral, part of Royal St.</li> <li>● George College</li> <li>● Avenue Road Food Bank</li> <li>● Bloor Street Cultural Corridor</li> <li>● Canadian Mission Society</li> <li>● Davenport Trail</li> <li>● Houses of worship (e.g. Quaker House on Lowther)</li> <li>● Institute of Child Study</li> <li>● Koerner Hall</li> <li>● Koreatown</li> <li>● Little Community Library</li> <li>● Seaton Pond</li> <li>● Sibelius Square &amp; Park</li> <li>● Snowdon Pharmacy</li> <li>● Stop Spadina Movement</li> <li>● Taddle Creek</li> <li>● Taddle Creek Park</li> <li>● Therafields</li> <li>● Tranzac Club</li> <li>● University of Toronto</li> <li>● [Former] United Church of Christ buildings (North of Loretto College School) (now condos)</li> </ul>
	Events
	<ul style="list-style-type: none"> <li>● Fireworks at Sibelius Park</li> <li>● Pandemic concerts</li> <li>● Stop Spadina Event</li> <li>● Street festivals</li> </ul>

# West Annex Heritage Project

**Question 3: Which themes are most important to you, and why? Is anything missing from this list?**



Participants were shown this overview of the preliminary project themes, which were also reviewed in the project presentation.

THEME	WHAT WE HEARD
Themes are interconnected	<p><b><i>“All the themes are important, and the fact that they work together so well – that is what makes the Annex special.”</i></b></p> <p><b><i>“The contiguity to the services and places [on Bloor St. may be] outside the study area but they are part of our lived experience.”</i></b></p> <p>Many participants noted that the relationship between the themes and how they work together is important and that the sum of the themes (like the neighbourhood itself) is greater than each part.</p>
Themes requiring clarification	<p>Some participants expressed confusion as to what elements fit within certain categories and how categories were distinguished from one another, particularly in terms of ‘Governance and Civic Administration’ vs. ‘Civic Institutions’ and ‘Community and Culture.’</p>

The following are specific responses for three of the presented themes, whose topics prompted many comments from participants. We have also noted the emergence of and comments around a new theme, Arts & Culture.

Transportation, infrastructure, & industry	<p><b><i>“I don’t really associate industry as being a major part of the Annex. Small retail has been important, but these two themes of transportation and infrastructure don’t strike me as being a major part of the Annex reality.”</i></b></p> <p><b><i>“[The] neighbourhood is chock-full of transportation... defined by Jane Jacobs’ role and the stopping of the Spadina Expressway.”</i></b></p> <p>Some participants noted that transportation and infrastructure did not resonate as a central theme for the West Annex neighbourhood. Others, however, noted how the neighbourhood is well-served by bike lanes and transit, and the history of the Stop Spadina movement, as important examples of this theme.</p>
Natural environment	<p><b><i>“It is important to maintain our tree canopy.”</i></b></p> <p>Many comments highlighted the importance of the natural environment, and the need to protect (or in some cases rebuild) the tree canopy of the neighbourhood.</p>

# West Annex Heritage Project



THE ANNEX  
RESIDENTS'  
ASSOCIATION

**Question 3: Which themes are most important to you, and why? Is anything missing from this list?**

THEME	WHAT WE HEARD
Urban environment	<p><i>"I would say that urban development is the base to which the rest of the themes are connected. Urban development is tied to how we govern. We support development that lives and will live here."</i></p> <p><i>"[The neighbourhood has] charming and diverse architecture... Some lovely public and institutional buildings including churches, schools, and libraries."</i></p> <p><i>"With more urban development, there's more traffic, there's more congestion, there's more frustration all across the board."</i></p> <p>Many comments noted that urban development and pressures were a key consideration in the West Annex. Some comments noted the abundance of construction in the neighbourhood, combined with increased congestion and traffic. Some comments noted the need to protect the scale and size of the current neighbourhood.</p>
Arts & culture	<p><i>"The Annex is full of cultural workers, people in journalism, documentary filmmakers, musicians, artists, and people who worked at the university."</i></p> <p><i>"[The neighbourhood shows] the ability to have a food bank and the ability for anyone to walk in and participate as a volunteer or participate through getting groceries."</i></p> <p><i>"New ideas require old buildings, and the Tranzac club is a perfect example of that."</i></p> <p><i>"The other night there was an initiative throughout the Annex where people were planting food on their properties and in parks. It makes such a difference knowing that we don't need to have farmland to contribute to a neighbourhood."</i></p> <p>Many comments discussed the importance of the arts and culture in the West Annex. These comments frequently connected arts and culture institutions or organizations, such as museums and musical venues, to concepts of community, inclusion, support, comfort, volunteerism, and quality of life.</p>

## PROJECT PROCESS QUESTIONS

- Can properties or areas just outside of the study area be discussed, and are they part of the context in the neighbourhood of the West Annex (e.g. Bloor St., Bathurst St.)? How can we capture transit, businesses, and elements that are outside the study area but part of the neighbourhood story?
- Is ASI getting what they require from this process: is this a representative sample of participants and insights into the West Annex neighbourhood?
- What outreach is being conducted to different individuals and groups in the neighbourhood?
- What other opportunities will there be to provide input?

# West Annex Heritage Project



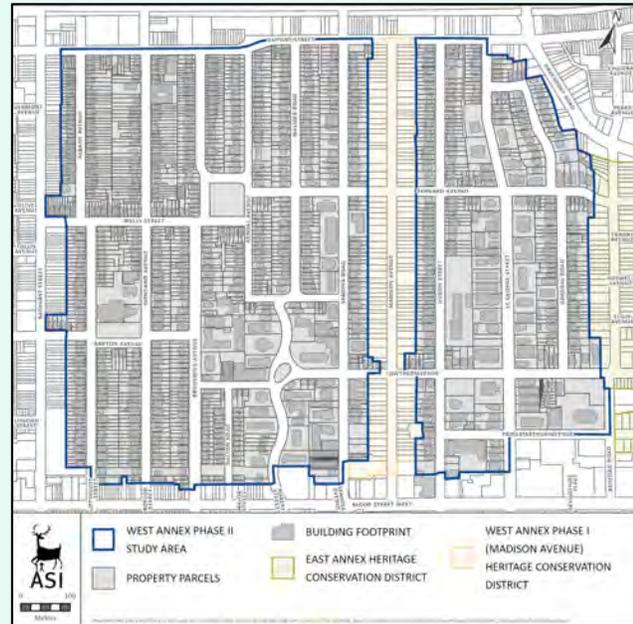
Report prepared by  
Maximum City

## FOCUS GROUPS

<b>Meeting Date:</b>	March 22, 2022 (12-1:30pm) March 24, 2022 (7-8:30pm)
<b>Participants:</b>	65 including Project Team members
<b>Format:</b>	Facilitated Zoom Session Informational Presentation Online Poll (Stakeholder Mapping) Focus Group Discussion in Breakout Rooms (x2 per session)

## PURPOSE OF MEETING

- To review the West Annex Heritage Project's goals and progress
- To present key time periods and history of the West Annex
- To review the refined themes and examples within the Historical Context Statement (HCS)
- To hear from community members about places to include in the HCS' Community & Social Context theme



## EXECUTIVE SUMMARY

On the afternoon of March 22 and the evening on March 24 via Zoom, 65 participants took part in two focus group sessions on the West Annex Heritage Project, which included a presentation followed by a small-group discussion in breakout rooms. The presentation reviewed the project's goals and progress, presented a key timeline and brief history of the West Annex, and shared the four refined themes of the Historical Context Statement: Natural Environment, Urban Context, Community & Social Context, and Proximity. During the breakout sessions, facilitators led groups in a brainstorm and discussion session. Specifically, participants were asked to identify places in the West Annex that tell the story of the Community & Social Context theme, listing specific examples then sharing more details about some of these places.

For the purposes of reporting, community feedback from the sessions has been grouped into four categories: **Inclusion & Access; Uniqueness & Attachment; Places** (which represent the bulk of the report on pages 2-8); and **Project Process & Other Questions**. Across these categories, community members emphasized the connections and activities that take place within different spaces; the presence of both planned and spontaneous places that highlight community; the presence and value of diverse and unique building forms; as well as the importance of walkability/pedestrian lifestyles and the proximity to services and different places in and surrounding the neighbourhood.

The next page provides a summary of the four categories, followed by a more comprehensive overview of **Places** and an alphabetized list of all specific sites mentioned during the sessions.

# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

## 1. INCLUSION & ACCESS

### Summary

Participants emphasized the presence and value of diversity, mixed building forms, and a desire to ensure that the celebrated features and benefits of the West Annex can be shared increasingly and inclusively.

### Participant Quotes

*“Would like to see creative plans to see how these large houses can be developed into multi-family homes.”*

*“The mix is one of the things that provides the vitality of the Annex.”*

*“More housing in the Annex means more families from more cultures who can live in our awesome neighbourhood.”*

## 2. UNIQUENESS & ATTACHMENT

### Summary

Participants emphasized a strong sense of attachment to the neighbourhood, and a celebration of the area’s unique attributes, history, and fostering of connection and community.

### Participant Quotes

*“We meet, we talk to each other, we garden, we celebrate in public places and most importantly we can walk to all of it.”*

*“[It is] a unique experience in a city to have such a friendly experience and to know so many neighbours.”*

*“The Annex has rich history and is lived in.”*

## 3. PLACES

### Summary

Place examples varied widely but highlighted some distinct categories: Parks , Streets, Sidewalks & Boulevards, Front Porches, Lawns & Gardens, Institutions & Organizations, Residences, and Commercial uses. These six categories are ordered roughly in terms of the most commonly cited places during the focus groups.

What follows in this report is an overview of these categories, examples, and corresponding participant quotes.

## 4. PROJECT PROCESS & OTHER QUESTIONS

### Summary

In addition to the breakout room discussions, the project presentation was paused at two junctures to allow for participant questions about the material presented and any process questions. During these Q&As, participants wanted to know about the process of becoming a Heritage Conservation District (HCD), how Madison Avenue went through this process, as well as practical and general questions about what the “protected” and “preservation” language of HCDs means with regards to specific properties and individual homes. For example, one participant wanted to know if modifications to their home to facilitate aging in place would be possible under an HCD. Participants also asked about the potential development of the Walmer Road Baptist Church site.

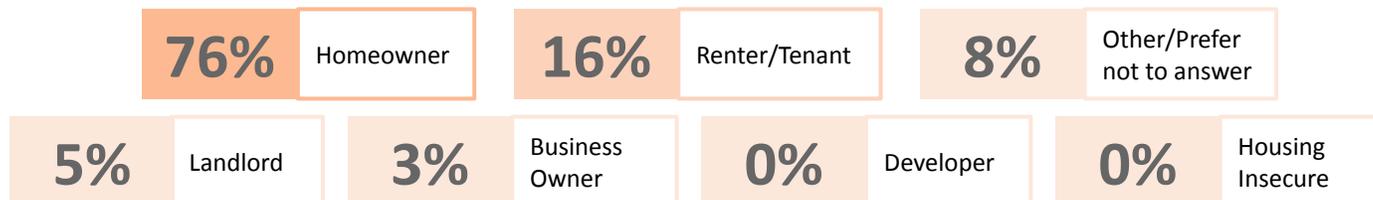
# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

## STAKEHOLDER MAPPING: Do you identify as any of the following in the West Annex? (Select all that apply)

37 participants responded to the poll, providing 41 responses



## QUESTION: What **places** in the Annex tell the story of the **Community and Social Context** theme? If this place could talk, what story would it tell about our community related to this theme?

PLACE	WHAT WE HEARD	
Parks	<i>Summary</i>	<i>Participant Quotes</i>
	<p>Parks came up frequently in examples provided and were emphasized as popular, important, well-used, and inclusive sites. Parks were celebrated as community spaces where everyone in the neighbourhood can gather, as the site of seasonal activities, and as key green and historical spaces.</p> <p><b>Jean Sibelius Park:</b> Noted events and activities in the park include birthday parties, community skating rink, and spring compost day.</p> <p><b>Taddle Creek Park:</b> Noted as an important water source for birds in the area and for the ecological character of the neighbourhood.</p> <p><b>Gwendolyn MacEwen Parkette:</b> Noted for the diverse surrounding architecture and views.</p> <p><b>St Alban's Square:</b> Noted for outdoor picnics, music.</p> <p>Also mentioned: <b>Joseph Burr Tyrrell Park;</b> <b>Volunteer Community Gardens</b></p>	<p><i>"If you walk through the Annex you'll find a park. They're all used a fair amount. What I really like about them is that they're meeting places but meeting places for everybody. Especially during COVID, people have been meeting in parks, it's kind of an equalizer."</i></p> <p><i>"We may not have many [parks] but what we have we use intensively."</i></p> <p><i>"Within parks there are memorials and they speak to the layering of what has happened in the Annex."</i></p> <p><i>"Sibelius Park is a community amenity. It's a great gathering place for small children and a lot of them stick around until they're older... It's almost like a village common."</i></p> <p><i>"The park design [at Sibelius] also reflects community problem solving." (re: dog parks/kids)</i></p> <p><i>"We live close to Taddle Creek Park and I have three little kids. For my family it's a community hub, the kids run into kids from school, we chat to parents. I love knowing the history that it was named after this physical landform. Cohesion, community, belonging."</i></p>

# West Annex Heritage Project

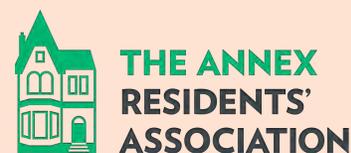


**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

**QUESTION:** What **places** in the Annex tell the story of the **Community and Social Context** theme? If this place could talk, what story would it tell about our community related to this theme? (*continued*)

PLACE	WHAT WE HEARD	
Streets, Sidewalks & Boulevards	<p><i>Summary</i></p>	<p><i>Participant Quotes</i></p>
	<p>Streets and sidewalks were likened to parks and gathering places, and noted for how they encourage walking and social connection. Participants valued the diversity of housing types, unique architecture, and many heritage properties along Annex streets. The boulevard structure of many streets was recognized for its tree canopy and for creating safe and pleasant spaces for people, kids, and pets to interact and create a sense of friendliness and belonging. Streetscapes and sidewalks were connected to the importance of walkability and the “walking distance” (proximity) of different services and places in the West Annex. Streets were recognized as living and changing over time. Finally, the history of the West Annex as first and foremost residential with the layering in of services and businesses was seen as key to the neighbourhood’s evolving identity.</p> <p><b>Walmer Rd</b></p> <p>Walmer was celebrated in the discussion for its mix of building forms and heights.</p> <p><b>Admiral Rd, Albany Ave</b></p> <p>Participants noted how the streets have changed throughout Annex history. A connected and shared backyard open space behind houses on Albany was also mentioned.</p> <p><b>Spadina Rd</b></p> <p>Home to social services and Indigenous organizations.</p> <p><b>Dupont St</b></p> <p>Participants lamented the loss of small businesses that facilitate community interactions, along with concern over the impact of the Dupont Visioning Study resulting in a wall of development along the corridor.</p> <p><i>Also mentioned:</i></p> <p><b>Howland Ave, Bernard Ave, St George St, Brunswick Ave, Prince Arthur Ave</b></p>	<p><i>“We are encouraged to interact by the fabric of our environment.”</i></p> <p><i>“Walking around the streets, each one is a little different, a mix of styles of buildings.”</i></p> <p><i>“For me, the streets themselves are parks. It’s a whole cluster of things that happen on the streets. The street itself creates a fantastic setting for things to happen. I’ve seen groups playing music, celebrating birthday parties, all within that zone of the street.”</i></p> <p><i>“All our sidewalks, where we run into one another and chat.”</i></p> <p><i>“The tree canopy is great to walk through – it inspires and enriches people.”</i></p> <p><i>“The thing about the Annex – it is residential but it is surrounded by other uses and it is walkable to other things.”</i></p> <p><i>“[Walmer Rd is] the best street in the neighbourhood – a beautiful mix of built forms that shows how low, mid and higher rise buildings can work in a neighbourhood. The story is sad in a way, we can’t build this way in Toronto anymore, we can’t combine lots to build mid- to high-rise.”</i></p> <p><i>“Admiral Rd used to be rooming houses. We are living people in a living environment.”</i></p> <p><i>“Albany Ave is more attractive now than when it was initially built. It’s not a static thing.”</i></p>

# West Annex Heritage Project



**QUESTION:** What **places** in the Annex tell the story of the **Community and Social Context** theme? If this place could talk, what story would it tell about our community related to this theme? (*continued*)

PLACE	WHAT WE HEARD	
Front Porches, Lawns & Gardens (and associated events)	<i>Summary</i>	<i>Participant Quotes</i>
	<p>Front porches and lawns were recognized repeatedly as spaces for both spontaneous and planned social gatherings that contributed to the sense of community and connection in the neighbourhood. Porches were noted as particularly essential for maintaining these connections during the pandemic. Porches and lawns were also identified as places where neighbours freecycle furniture, books, wine bottles, and other items. Gardens were also discussed as encouraging creativity and forming connections between neighbours.</p> <p><b>Horn on the Cob</b> Horn on the Cob concerts were celebrated by participants as a front lawn community music event that emerged during the pandemic.</p>	<p><i>“Architectural features like porches and the smallness of front yards encourage interactions.”</i></p> <p><i>“Front yards became important places for community gatherings during the pandemic. One example being the Horn on the Cob music concerts... attended by a hundred people daily.”</i></p> <p><i>“Especially during Covid it was isolating for a lot of people, especially older [people]. You can sit on your porch and have a 20-30 minute conversation. You weren’t threatened by Covid but you had a sense of connectedness and inclusion to the rest of the city. Prior to Covid they were still fantastic. I’ll be sitting on my porch and a neighbour will come over for 1-2 hours, another will bring food. Another neighbour has a chess tournament every week. I could give a dozen examples of how porches have been instrumental in connecting people during Covid and before.”</i></p> <p><i>“We all sit out front on our porches, weather permitting, and chat with our neighbours. You come outside and immediately there are people around you. It’s a real privilege to be living within a small village within a bigger city.”</i></p> <p><i>“[The Annex shows] the influence of one neighbour on the other. We all did elaborate front gardens and before you know it other people are doing them too – there is a creative influence that we have on each other.”</i></p>

# West Annex Heritage Project



THE ANNEX  
RESIDENTS'  
ASSOCIATION

**QUESTION:** What **places** in the Annex tell the story of the **Community and Social Context** theme? If this place could talk, what story would it tell about our community related to this theme? (*continued*)

PLACE	WHAT WE HEARD	
Institutions & Organizations	<p><i>Summary</i></p> <p>Participants recognized several public and private institutions (e.g. schools, churches, libraries, organizations) for their contribution to community and social context. These locations were seen as essential gathering places, homes to social organizations/enterprises, and sites for events. Multi-use institutions were celebrated as anchors of community connection.</p> <p><b>Huron St Public School</b> Noted for events and as a gathering place.</p> <p><b>Royal St George's School</b> Noted as a voting location and for their Christmas concert.</p> <p><b>Walmer Rd Baptist Church</b> Recognized for its role (particularly in the past) as a site for gathering, activities, social and family supports. Also recognized as the former home of the Avenue Road Food Bank.</p> <p><b>Church of the Messiah</b> Recognized as the current home to the Avenue Road Food Bank and playing an essential role in providing neighbourhood social supports.</p> <p><b>Spadina Rd Branch – Toronto Public Library</b> Noted as a small but well-used place with supportive staff that is also connected to the Indigenous institutions on Spadina Rd.</p> <p><i>Also mentioned:</i> <b>Fire Station; Society of Friends House; Native Canadian Centre of Toronto; Salvation Army (former houses on Brunswick Ave); York Club; Voting Stations; Dr. Eric Jackman Institute of Child Study.</b></p>	<p><i>Participant Quotes</i></p> <p><i>"[Royal St George's] have an annual choir concert at Christmas time, bringing the community together at that time of the year. They try to include the community so that's good."</i></p> <p><i>"Huron St Public school is [a] welcome source of community gathering (particularly during Covid)."</i></p> <p><i>"The Walmer Road [Baptist] Church had summer camps and Friday evening gatherings – it was an amazing place for meeting people and getting support."</i></p> <p><i>"Church of the Messiah – the Avenue Road Food Bank, and the Walmer Road Baptist Church. That's where I learned about diversity, humanity, and the best people I've met in my life."</i></p> <p><i>"[T]he Spadina Library, which though small (and closed on Mondays) is a great community resource."</i></p> <p><i>"Firehall is a beautiful 1910 building (part of that construction peak and one of a cohort of similar across the older city). [Firehalls] are very open to talking to any visitors, and love showing kids the truck and answering questions."</i></p>

# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

**QUESTION:** What **places** in the Annex tell the story of the **Community and Social Context** theme? If this place could talk, what story would it tell about our community related to this theme? (*continued*)

PLACE	WHAT WE HEARD	
Residences	<p><i>Summary</i></p> <p>Participants mentioned several private residences as key sources of community and connection.</p> <p><b>Fraternity houses</b> Recognized as part of the social fabric of the neighbourhood and markers of the season.</p> <p><b>145 St George St (Apartments)</b> Noted for its strong and evolving community of multi-generational residents who have also worked together on the streetscape and gardens in the surrounding area. Built in 1959.</p> <p><b>Norman Elder House (Bedford Ave)</b> Noted as an example of the neighbourhood forming a collective attachment to particular places and a sense of collective ownership.</p> <p><i>Also mentioned:</i> <b>Jane Jacobs' former house (69 Albany Ave); rooming houses.</b></p>	<p><i>Participant Quotes</i></p> <p><i>"The apartment [145 St George St] provides so much for the neighbourhood...they work on the streetscape as a community. That sort of community has really fostered a real community spirit which has expanded up and down the street."</i></p> <p><i>"The frats mark the seasons (when students move in, exams end, the end of the school year)."</i></p> <p><i>"We all felt that we owned a piece of the house." (re: Norman Elder House)</i></p>
Commercial Businesses	<p><i>Summary</i></p> <p>Commercial businesses were also identified as essential places for community gathering and connection, as well as emphasizing the proximity of the West Annex to a variety of services and businesses. Participants noted that the neighbourhood is porous and connected to the rest of the city.</p> <p><i>Mentioned:</i> <b>Wiener's Home Hardware; Bloor St restaurants and businesses</b></p>	<p><i>Participant Quotes</i></p> <p><i>"Wiener's has been around 100 years (as a business) and has been a staple in the neighbourhood."</i></p> <p><i>"The tiny grocers on Bloor, I rely on them quite a bit. They remind me of middle markets; I associate them with the Annex and the services I rely on."</i></p> <p><i>"Can we talk about Bloor? It's impossible to talk about the Annex without talking about what surrounds it."</i></p>

# West Annex Heritage Project



**THE ANNEX  
RESIDENTS'  
ASSOCIATION**

## LIST OF PLACES

The list below captures all specific sites, streets, institutions, or events mentioned by participants during the focus groups.

Parks/Parkettes

Streets

Front Porches/Events

Institutions/Organizations

Residences

Commercial

Gwendolyn MacEwen Parkette	Church of the Messiah
Jean Sibelius Park	Dr. Eric Jackman Institute of Child Study
Joseph Burr Tyrrell Park	Fire Station
St Alban's Square	Huron St Public School
Taddle Creek Park	Native Canadian Centre of Toronto
Volunteer Community Gardens	Royal St George's College
Admiral Rd	Salvation Army houses (Brunswick Ave)
Albany Ave	Society of Friends House (Lowther Ave)
Bernard Ave	Spadina Branch Toronto Public Library
Brunswick Ave	University of Toronto
Dupont St	Voting Stations
Howland Ave	Walmer Road Baptist Church
Kendal Ave	York Club (135 St George St)
Prince Arthur Ave	145 St George St apartments
Spadina Rd	Fraternity houses
St George St	Jane Jacobs' former house (69 Albany Ave)
Walmer Rd	Norman Elder House
Bloor St restaurants & businesses	Rooming houses
Wiener's Home Hardware	Horn on the Cob

## Appendix C: Architectural Styles



## 1.0 Architectural Style Descriptions

The survey work conducted to date has confirmed the presence of numerous architectural styles that are typically found in Ontario<sup>1</sup> as well as others that are more distinct to the Annex. These include:

- Annex Style
- Bay and Gable
- Classical Revival
- Colonial Revival
- Contemporary
- Contemporary Historicist
- Craftsman
- Craftsman Bungalow
- Edwardian Classicism
- Gothic Revival
- Italianate
- Modernist
- Neo-Gothic
- Period Revival
- Post-Modern
- Prairie
- Queen Anne Revival
- Queen Anne Revival/Edwardian Classicism
- Richardsonian Romanesque
- Romanesque Revival
- Tudor Revival
- Twentieth-Century Vernacular Mixed

Based on City comments, the following styles/categories have been added: Non-descript (No style); Altered (May once have had style but through alterations it is no longer evident); and Vernacular.

The most prevalent architectural styles found in the West Annex are:

- Richardsonian Romanesque
- Queen Anne Revival
- Annex Style
- Edwardian Classicism

---

<sup>1</sup> While Edwardian Classicism – Four Square was included in the Survey Form, Procedure and Methodology, it has been determined that the category may not prove to have the expected utility and has been removed from the survey form.

- Queen Anne Revival/Edwardian Classicism<sup>2</sup>
- Twentieth-Century Vernacular Mixed

Preliminary descriptions of these prevalent architectural styles were developed as part of the Survey Form, Procedure and Methodology in order to ensure a clear understanding of them and the distinctions between these closely related styles as there is a range of expression of these styles and there are subtle points of distinction between some of them. The preliminary descriptions were based on the descriptions of architectural styles found in the neighbouring West Annex Phase I: Madison Avenue HCD Study and were tailored very generally to the study area based on examples of the styles observed and photographed during the reconnaissance survey. The following descriptions have been refined based on survey of approximately fifteen percent of the buildings in the West Annex study area. Survey work was conducted within distinct areas of the study area to ensure a representative sample. The areas were generally: east side of Howland Avenue south of Barton Avenue; west side of Walmer Street south of Kendal Avenue; north side of Wells Street between Howland Avenue and Brunswick Avenue; west side of Brunswick Avenue north of Jean Sibelius Square; north and south of Bernard Avenue on Walmer Road and west of Walmer Road; north and south of Bernard Avenue on Huron Street and west of Huron Street on Bernard Avenue; south end of St. George Street and along Lowther east of Madison Avenue (Figure 1). The intention is to allow for comparison of the application of styles across a sufficient sample to ensure the definitions are reflective of the character and qualities expressed in the study area.

For all other styles, an image has been provided from the study area as an example.

---

<sup>2</sup> Comments provided on the Survey Form, Procedure and Methodology by the ARA and the City resulted in the addition of a combination Edwardian Classicism/Queen Anne Revival as a category of architectural style. A definition for this style has been added to this memo.

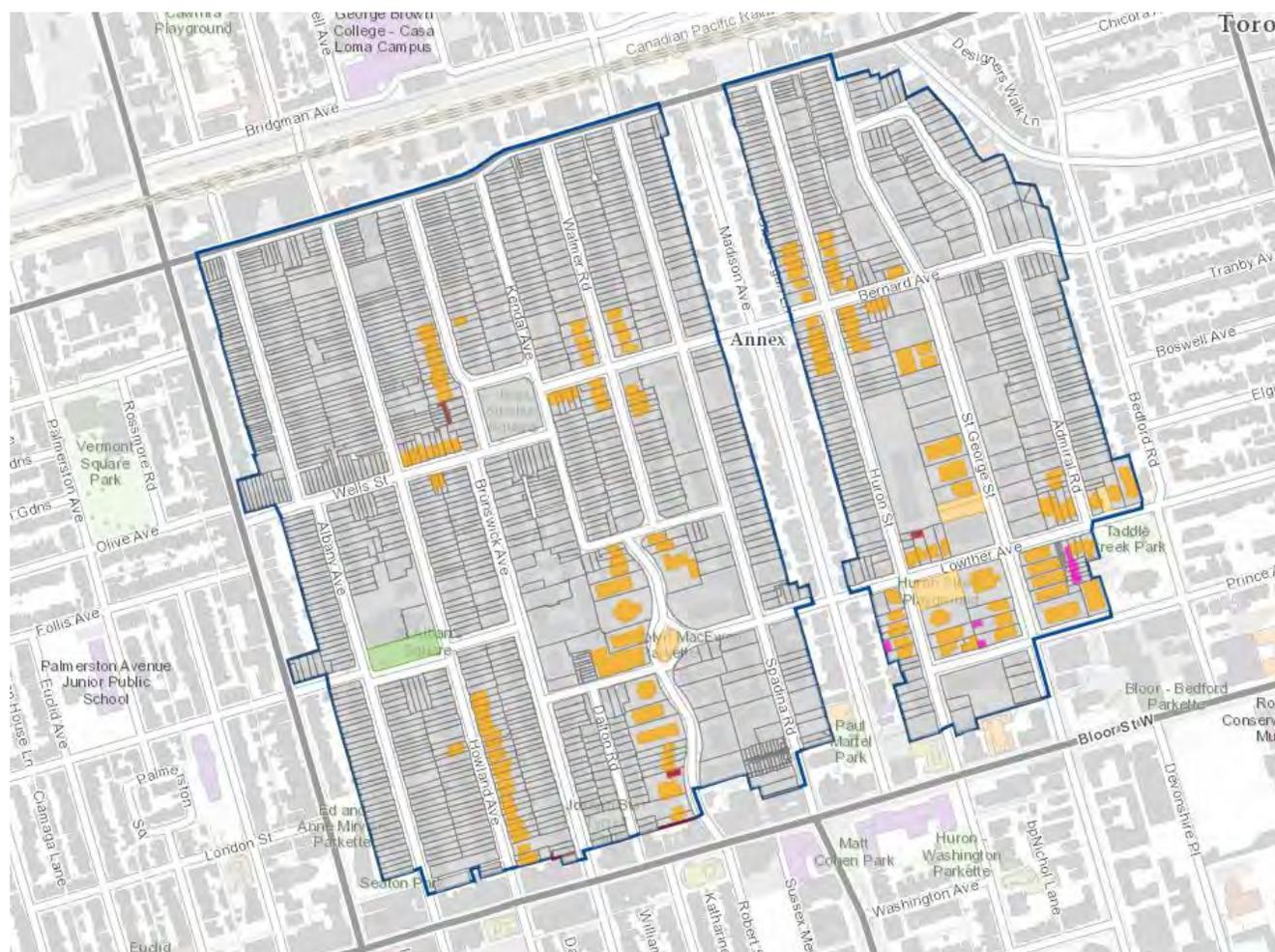


Figure 1: Buildings indicated in Orange were surveyed to provide a sample of architectural styles.

Patricia McHugh's *Toronto Architecture: A City Guide* and John Blumenson's *Ontario Architecture* have been consulted to assist with further expanding these definitions. Other sources which may be consulted as the project progresses include Leslie Maitland's *The Queen Anne Revival Style*, Marilyn Litvak's *Edward James Lennox: Builder of Toronto*, and other sources on Toronto and Ontario architecture.

## 1.1 Richardsonian Romanesque



Figure 2: 482 Huron Street

Richardsonian Romanesque is a revival of the Romanesque style which incorporates the robust appearance of Romanesque massing with delicately carved surface details and polychromatic masonry. Rusticated stone is used for trim for arches, lintels, foundations, and banding courses. In Toronto, red brick and red sandstone are the materials of choice. As the style was adjusted for more middle-class families, cast terracotta or complex brickwork are used instead of carved sandstone for surface detail and rounded brick arches are substituted for stone. Massing may be asymmetrical and rooflines are often complex. Key elements of the Richardsonian Romanesque include wide, semi-circular arched openings, a massive appearance, rusticated masonry details and contrasting stonework. The Annex neighbourhood contains a large representative collection of properties incorporating this style, including the former Gooderham residence (now the York Club) located in close proximity to the West Annex study area on the northeast corner of Bloor Street and St. George Street, which represents an exemplary use of the style for residential design. The execution of this architectural style within the broader City can be seen in monumental public and commercial buildings constructed in the late nineteenth century and include Old City Hall, Queen's Park, Victoria College, and the Gladstone Hotel.

Patricia McHugh defines Richardsonian Romanesque in *Toronto Architecture: A City Guide*,

“Richardsonian Romanesque buildings have a chunky shape, either symmetrical or asymmetric, often with a tower. Cladding is rock-faced ashler, sometime with red brick. Roofs are high with broad planes. The characteristic wide, round arches occur over entry porches and sometimes windows. Otherwise the deep-set windows are straight-topped with a single pane of glass in each sash and perhaps a transom. Decorative elements include stubby stone columns and the stone or terracotta foliate ornamentation called Byzantine leafwork.”

The dates of construction generally associated with this style are 1886 to 1900 (McHugh 2017).

## Characteristics of the Richardsonian Romanesque style

### Typical form for this style:

- Massing: 2 to 2.5 storeys; complex, sense of massive scale
- Multiple roof types on one house: e.g., gable, hip and pyramidal
- Irregular or symmetrical plan

### Typical materials for this style:

- Stone foundation
- Stone, brick or wood frame construction
- Stone exterior finish, often mixed with brick, typically in deeper tones of red and occasionally brownish colours

### Detailing associated with this style:

- Rock-faced stone finish
- Windows may be square or round-headed; windows may be arranged in rows of three or four
- Highly selective decorative motifs
- Wide-arched entry door opening, windows or porch enclosures
- Round or polygonal towers with conical or pyramidal roofs

## 1.2 Queen Anne Revival



Figure 3: 53 Walmer Road



Figure 5: 171 Lowther Avenue



Figure 4: 72 Lowther Avenue

The Queen Anne Revival style is an exuberant style that owes its visual interest to complex massing, a variety of materials and ornamentation. The style is typified by its asymmetrical facades and front facing gables. The style may include massive decorative chimneys, and steeply pitched, highly varied roofscapes. Entry porches, wrap-around verandahs and recessed loggias are frequently featured at all floor levels and sleeping porches may also be included contributing to the formal complexity. Round towers or turrets may be included. Large gables are typically finished in decorative wood shingles. Occasionally, Queen Anne Revival design also incorporates Jacobean and Renaissance detailing (Girouard 1977). A more modest expression of the Queen Anne Revival style may be more common within the study area, with less elaborate massing and select details distinguishing it as an example of the style. Examples of the style in the study area are also less likely to incorporate the elaborate woodwork typical of this style, with a greater use of masonry as the exterior cladding and decorative ornament. Elements of the Queen Anne Revival style strongly characterize the Annex style.

Patricia McHugh defines Queen Anne in *Toronto Architecture: A City Guide*,

“Utilizing an abundance of towers, turrets, gables, dormers, and bay windows, their form is self-consciously asymmetric. Cladding is complicated, combining stone; hard, dark red brick; terracotta tile; and wood. Roofs are high, hipped or gabled, with high chimneys. Windows are generally single-pane sash; transoms and round-arched toplights are common. Decoration includes wooden spindlework, terracotta panels, and stained glass.

“After about 1895, Queen Anne houses became boxier-looking, with classical columns replacing turned posts and Palladian windows and dentil mouldings common.”

The dates of construction generally associated with this style are 1880 to 1915 (McHugh 2017).

## **Characteristics of the Queen Anne Revival style**

### Typical form for this style:

- Massing: 2 to 2.5 storeys; asymmetrical
- Multiple roof types on one house: e.g., gable, hip and conical
- Irregular plan, often with multiple verandas, balconies or porches on one house

### Typical materials for this style:

- Stone foundation
- Brick or wood frame construction
- Brick exterior finish

### Detailing associated with this style:

- Multiple shingle profiles on one house
- Tower or corner turret
- Intricate wood trim
- 1/1 sash windows or multiple panes with wood mullions; upper pane may have leaded glass pattern

### 1.3 Annex Style



Figure 6: 316-318 St. George Street



Figure 8: 502-504 Huron Street



Figure 7: 61-63 Admiral Road



Figure 9: 74 Lowther Avenue

The Annex Style developed as a hybrid between Richardsonian Romanesque and Queen Anne, combining features of both. In *Toronto Architecture: A City Guide*, Patricia McHugh describes it as combining “the rock-faced ashlar and solid appearance of Richardsonian Romanesque with the asymmetry and picturesque detail of Queen Anne” (McHugh 2017:14). Key elements of the Richardsonian Romanesque which may be expressed in the Annex Style include broad arched openings, a massive appearance, rusticated masonry details and contrasting stonework. Key elements of the Queen Anne style which may be expressed in the Annex Style include an asymmetrical and complex form, irregular plan, front gables, turrets, porches, and a decorative mix of materials on one house, such as intricate shingle profiles.

The dates of construction generally associated with this style are 1888 to 1899 (McHugh 2017).

For characteristics of the Annex Style, refer to Richardsonian Romanesque and Queen Anne Revival.

## 1.4 Edwardian Classicism



Figure 10: 32 Admiral Road



Figure 12: 603 Huron Street



Figure 11: 591-593 Huron Street



Figure 13: 490 Brunswick Avenue

This style appears to be found in early twentieth-century apartment buildings, schools, and residences within the study area. The style uses simple, balanced designs and incorporates classical elements in a restrained manner. Characteristics of the style in institutional or apartment buildings include a flat roof, overhanging eaves, pronounced, molded cornice, channeling or banding of ground-floor elevations, use of classically-inspired columns, large windows and flat brick or stone window lintels. Houses expressive of this style have a simple, square plan and may have a pedimented front porch supported by columns or half-columns on brick piers. A hipped or front-gable roof is typical of the style for houses. A variation has a front-gabled third storey faced with decorative shingle and a heavy returned overhang, sometimes with heavy bracket below. The style appears in elaborate and simplified forms throughout the study area. Elaborate forms tend towards centre hall plans while simplified form respond to narrower urban lots with a side hall plan. More robust examples of the style within the study area appear to be found in pre-Second World War apartments and institutional buildings rather than houses.

The dates of construction associated with this style are 1900 to 1930 (Blumenson 1990).

### **Characteristics of the domestic Edwardian Classical style**

#### Typical form for this style:

- Massing: 2.5 storeys, 2 or 3 bays
- Hipped roof with wide eaves; or front-gable roof
- Square plan

#### Typical materials for this style:

- Stone or concrete foundation
- Brick or wood frame construction
- Smooth brick exterior finish

#### Detailing associated with this style:

- Larger houses may have projecting frontispiece
- Centred dormer
- Bay or oriel windows, often at the first or second levels
- One or two tall chimneys
- Front porch supported by classically-inspired columns or half-columns and brick piers
- Plain blocks under the eaves
- Large 1/1 sash windows
- Flat-arched brick or flat stone window lintels, may have rustication

### **Characteristics of the institutional and multi-unit residential Edwardian Classical style**

#### Typical form for this style:

- Massing: 3 storeys and higher
- Flat roof
- Rectangular plan

#### Typical materials for this style:

- Stone or concrete foundation
- Brick, stone or steel frame construction
- Stone or concrete exterior finish

#### Detailing associated with this style:

- Channelling or banding of ground-floor walls
- Complex window pediments
- Stacked bay windows
- Pronounced keystones and voussoirs
- Heavily rusticated door and window surrounds (“Gibbs” surrounds)
- Large 1/1 sash windows
- Prominent, moulded cornice with block modillions
- Quoining
- Projecting frontispiece with columns

## 1.5 Queen Anne Revival/Edwardian Classicism



Figure 14: 80A Lowther Avenue



Figure 16: 86-86R Lowther Avenue



Figure 15: 601 Huron Street

An informal hybrid style appears to occur as later examples of Queen Anne Revival become simplified and their form and massing aligns more with elements that are characteristic of Edwardian Classicism. These instances combine features of both styles in a range of combinations. Some tend more towards Edwardian Classicism with the addition of turret or tower elements while others feature ornamental details that vary from the expected classical detailing.

The dates of construction estimated to be associated with this style are 1890 to 1930. This date range may be refined as more information becomes available throughout the study.

For characteristics of the Queen Anne Revival/Edwardian Classicism, refer to sections discussing Queen Anne Revival and Edwardian Classicism.

## 1.6 Early to Mid-Twentieth-Century Vernacular Mixed



Figure 17: 4 Kendal Ave



Figure 19: 42 Wells Street

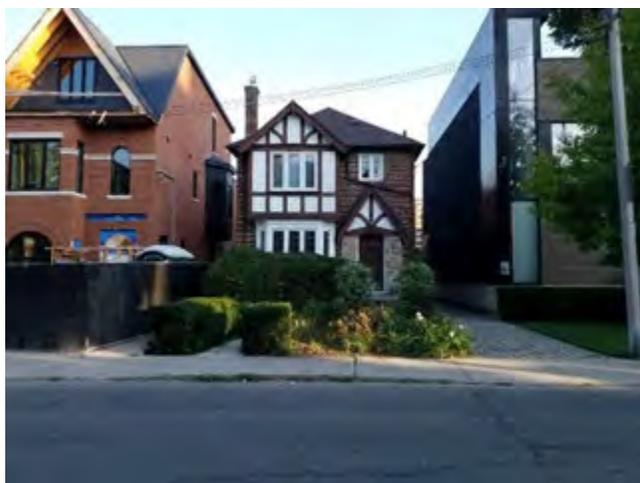


Figure 18: 61 Bernard Avenue



Figure 20: 503 Huron Street

The Early to Mid-Twentieth-Century Vernacular Mixed style represents an early-to-mid twentieth century infill housing found in the study area. Homebuyers used builders' catalogues to select their design, starting with a simple rectangular floorplate and side hall plan. A bay window and a small, covered porch were typical, with customizations made through slight variations of materials and the design of the roofline covering the porch and bay window. Examples often include period elements typical of Colonial or Tudor Revival. This style varies from Colonial and Tudor Revival style buildings in that the period features which are expressed are typically in relation to the materiality or architectural features on facades oriented to the street but integrated into a compact building size often with a simplified rectangular floor plan. The overall effect is that the period features may appear applied rather than integral to the design. This style was commonly built in the Leaside neighbourhood in Toronto in the early-to-mid twentieth century, with similar examples found throughout portions of the study area.

The dates of construction estimated at this time to be associated with this style are 1920 to 1945. This date may be refined as more information becomes available throughout the study.

### **Characteristics of the Early to Mid-Twentieth Century Vernacular Mixed style**

#### Typical form for this style:

- Massing: 2 storeys, 2 bays
- Hipped roof
- Rectangular plan

#### Typical materials for this style:

- Concrete foundation
- Wood frame construction
- Rugged brick exterior finish

#### Detailing associated with this style:

- Bay window
- Small, covered porch
- Period elements typical of Colonial or Tudor Revival such as half-timbering, leaded glass windows
- Stone incorporated under bay window or around entrance door

## 1.7 Other Architectural Styles or Distinctive Architectural Style Features

Note: In some instances, only one example of an architectural style has been documented within the study area to date. These examples are not meant to be the best representation of an architectural style and may include characteristics of other architectural styles.



Toronto Bay-n-Gable



Colonial Revival (sub-style Dutch Colonial Revival)



Georgian Revival Style



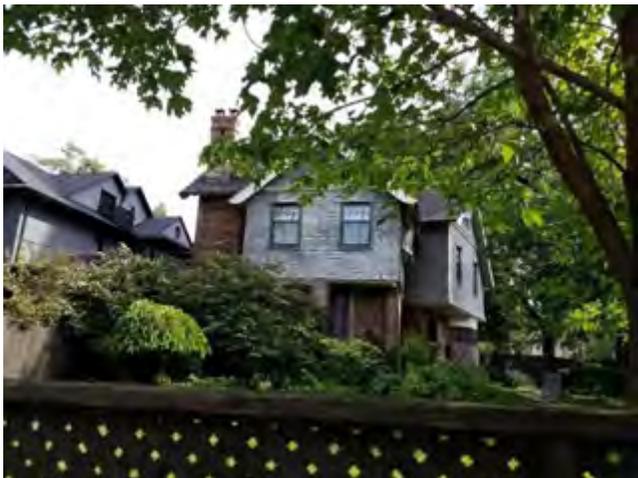
Contemporary Style



Contemporary Historicist



Gothic Revival Style



Arts and Crafts Movement



Annex Style (Secondary Style Italianate Style)



Arts and Crafts Movement



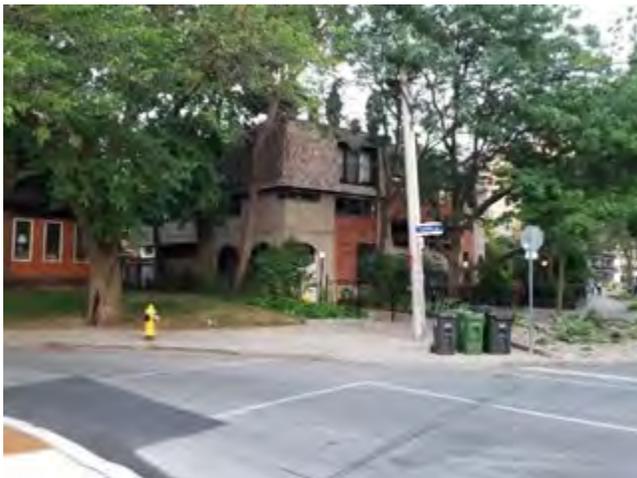
Modernist



Neo-Gothic Style



Romanesque Revival – Feature(s)



Post-Modern Style



Tudor Revival Style



Annex Style (Secondary Style Prairie Style)

## Appendix D: Non-Designated, Pre-1903 Properties in the Study Area

Address
9-11 Admiral Road - Listed
12, 12A Admiral Road - Listed
12 R Admiral Road - Listed
13-15 Admiral Road - Listed
14-16 Admiral Road - Listed
16-20 Admiral Road
17 Admiral Road - Listed
19 Admiral Road - Listed
21-23 Admiral Road
35-37 Admiral Road
58-60 Admiral Road - Listed
61-63 Admiral Road
62-64 Admiral Road
66 Admiral Road
72-74 Admiral Road
15-17 Albany Avenue
18-20 Albany Avenue
19-21 Albany Avenue
22-24 Albany Avenue
23-25 Albany Avenue
30-32 Albany Avenue
38-40 Albany Avenue
42-44 Albany Avenue
46-48 Albany Avenue
50-52 Albany Avenue
55-57 Albany Avenue
59, 61, 63 Albany Avenue
160, 162, 164, 166 Albany Avenue
168, 170, 172, 174 Albany Avenue
194-196 Albany Avenue
198-200 Albany Avenue
202-204 Albany Avenue
216 Albany Avenue
222 ½ Albany Avenue

Address
224 Albany Avenue
226 Albany Avenue
228 Albany Avenue
53 Bernard Avenue
58, 58A Bernard Avenue
62, 62A Bernard Avenue- Listed
69 Bernard Avenue, 76 Admiral Road - Listed
300 Bloor Street West, 468- 470 Huron Street
320-322 Brunswick Avenue
324-326 Brunswick Avenue - Listed
328-330 Brunswick Avenue
332-334 Brunswick Avenue
346-348 Brunswick Avenue
350 Brunswick Avenue
352-354 Brunswick Avenue
356 Brunswick Avenue
358-360 Brunswick Avenue
380-382 Brunswick Avenue
390-392 Brunswick Avenue
416-418 Brunswick Avenue - Listed
20-22 Howland Avenue
21-23 Howland Avenue - Listed
24-26 Howland Avenue
25-27 Howland Avenue
28-30 Howland Avenue
36-38 Howland Avenue
41 Howland Avenue
43 Howland Avenue
45-47 Howland Avenue
51-53 Howland Avenue
52 Howland Avenue

Address
54-56 Howland Avenue
57-59 Howland Avenue
58 Howland Avenue
111 Howland Avenue - Listed
133-135 Howland Avenue
162 Howland Avenue
163-165 Howland Avenue
164 Howland Avenue
166 Howland Avenue
167-169 Howland Avenue
168-170 Howland Avenue
171-173 Howland Avenue
175 Howland Avenue
183 ½-185 Howland Avenue
187-189 Howland Avenue
191 Howland Avenue
193 Howland Avenue
203 Howland Avenue
209 Howland Avenue
217 Howland Avenue
247-249 Howland Avenue
254 Howland Avenue
480-482 Huron Street - Listed
494 Huron Street
496 Huron Street - Listed
500 Huron Street - Listed
502-504 Huron Street
506 Huron Street
532 Huron Street - Listed
534 Huron Street
536-538 Huron Street
567 Huron Street
569 Huron Street
571-573 Huron Street - Listed
578-580 Huron Street - Listed
594-596 Huron Street - Listed



Address
598-600 Huron Street
601 Huron Street, 101 Bernard Avenue - Listed
601 Huron Street - Listed
6A Kendal Avenue
66 Lowther Avenue
72 Lowther Avenue
74 Lowther Avenue - Listed
75 Lowther Avenue - Listed
76 Lowther Avenue - Listed
77-77A Lowther Avenue - Listed
78 Lowther Avenue - Listed
80A Lowther Avenue - Listed
84 Lowther Avenue - Listed
86-88R Lowther Avenue
171 Lowther Avenue
188 Lowther Avenue, 38 Walmer Road
94 Prince Arthur Avenue - Listed
24 Spadina Road

Address
37-39 Spadina Road - Listed
73, 75, 75A, 75B Spadina Road
81-83 Spadina Road - Listed
85 Spadina Road - Listed
101-103 Spadina Road
105-107 Spadina Road
120 Spadina Road
197-199 Spadina Road
157 St. George Street - Listed
163 St. George Street - Listed
180 St. George Street - Listed
186 St. George Street - Listed
201-203 Spadina Road
204 St. George Street - Listed
228 St. George Street - Listed
262-264 St. George Street - Listed
273-275 St. George Street
316-318 St. George Street
320-322 St. George Street
328 St. George Street

Address
330 St. George Street
21 Walmer Road - Listed
53 Walmer Road - Listed
55 Walmer Road - Listed
57 Walmer Road
59 Walmer Road
61 Walmer Road
70 Walmer Road - Listed
72 Walmer Road
81 Walmer Road - Listed
82-84 Walmer Road
83-85 Walmer Road - Listed
86-88 Walmer Road
90, 92, 92A Walmer Road - Listed
91-93 Walmer Road
95-97 Walmer Road
109 Walmer Road - Listed
127-129 Walmer Road
131-133 Walmer Road

