8 Originally Canadian Westinghouse Ltd., 355 King St. W. (factory), Bernard H. Prack, 1927; addition, Prack & Prack, 1934. This looks like a very daring design with its huge glass components.

9 Originally Eclipse Whiteware, 312-324 King St. W. (factory), Gregg & Gregg, 1930; A. J. Diamond & Barton Myers, 1970. Probably more and bigger window openings than Toronto had ever seen in 1930; fenestration is the design here. This building, wherein was first manufactured ladies' and children's underwear, was notable for its two-foot-thick brick bearing walls with very large interior timber supports and heavy mill-construction timber flooring (revealed afresh with the 1970s "exposed services" renovations). Someone should have told new owner Ed Mirvish that consistency—i.e., the fashionable signature white paint—is the hobgoblin of little minds. Is his Royal Alex Theatre [37] next?

10 Turnbull Elevator Manufacturing Co., originally John Burns, Carriage Works, 126-132 John St., 1886; addition, Wickersham & Gregg, 1906; additions, 1909, 1919. Turnbull Elevator moved into John Burns's factory building in 1900 when it consisted only of the smallsmith Renaissance Revival structure to the south, and they're still there ever since, now occupying several additions as well. This factory, with heavy base and weighty piers, seems more substantial than kind.

11 Manufacturers Building, 312-318 Adelaide St. W. (loft), Baldwin & Greene, 1927-28. Hailed at the time as the "greatest year in the history of Canadian construction," 1928 saw hundreds of open-plan Commercial Style loft buildings spring up. Flat roofed and forthright, their primary feature was abundant light-giving windows. (In buildings where decorative fenestration seemed desirable, it usually appeared only on front or corner walls, with large industrial sash covering less conspicuous sides.) Stylistic touches were minimal; here no more than a streamlined steel and glass door and some Deco lettering.

12 Commodore Building, 317-325 Adelaide St. W. (loft), Benjamin Brown, 1929. The metal-frame technology that made tall, many-windowed Commercial Style buildings possible, in large part determined their aesthetic as well—precise, regular, clean, and mechanical. In the hands of the best architects, however, this characteristic façade was never less than human: the scale of the individual window was that of the worker inside; the base storey that of the pedestrian on the street. Here Benjamin Brown has created a fine, inviting, vaguely historical—and thereby reassuring—ground storey and portal. A graduate in architecture at the University of Toronto in 1913 and...

13 Capitol Building/originally Hobberlin Building, 366 Adelaide St. W. (loft), Yolles & Rotenberg, 1920. In 1920, this seven-storey structure for the garment industry was one of the ten largest loft buildings ever constructed in Canada. It remains among the most outstanding. It used steel columns on side walls and the lightest possible brick bearing piers on front and rear to provide the absolute maximum of light—90 percent of the walls are glass. It also featured four high-speed elevators, a sprinkler system that lowered the insurance rate, one of the first construction periods on record—78 days—and terracotta Gothic detailing handsomely capping the top. (Sad to say, ghostly new glazing has taken some of the life out of it.)

14 Darling Building, 96-104 Spadina Ave. (loft), 1908. One of the area's first lofts, this nine-storey Commercial Style building is remarkable for its balanced vertical/horizontal design with large regularly placed steel-sash windows and practically no ornament, not even a cornice. The battle-mented projections at the corners might be roofs on an empty chess board.

15 Tower Building, 106-110 Spadina Ave. (loft), Benjamin Brown, 1928. A carefully composed loft building with...
6 Originally Warwick Bros. & Rutter Publishers, 401-409 King St. W. (factory), George W. Gouinlock, 1905; addition, 1913.

The ubiquitous Gouinlock, calmed down with an elegant composition using less flashy brownstone details on red brick in place of the bright white beloved of the Beaux-Arts. The 1913 addition is almost an exact copy, except it is two storeys too high. Warwick Bros. & Rutter were printers, bookbinders, and stationers.


No. 388 was one of Toronto’s rare low-slung Art Moderne buildings, squarish, steerin corned, corners, with glass blocks, smooth unornamented walls, and horizontal ribbons of windows into a streamlined whole (see photo, page 20). Sad to say, renovation has managed to mangle the whole. Those responsible for the new verticality—the three-part window of the factory, for example—should be cited for building abuse.

8 Originally Canadian Westinghouse Ltd., 355 King St. W. (factory), Bernard H. Prack, 1927; addition, Prack & Prack, 1934.

This looks like a very daring design with the building visually cut through the centre by the company name in lovely 1920s lettering. Actually, it was a case of necessity for the top three storeys were a later addition, but that should do nothing to diminish our admiration for the rich terracotta that separates the vertical banks of windows.
Population change for the City of Toronto, 2006 to 2016

- Increase of 10% or more (23% of city)
- Increase of 5% to 9.9% (15% of city)
- No change or less than 5% change (52% of city)
- Decrease of 5% or more (10% of city)

Note: Change calculated using 2006 census tract boundaries.

THE GLOBE AND MAIL, SOURCE: NEIGHBOURHOOD CHANGE RESEARCH PARTNERSHIP
Population density loss, 1971-2016

This map shows only population loss, not gain. Boundaries are dissemination areas. Data from Statistics Canada. Map by Anna Kramer.
# yellowbelt

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<th>Zone Category</th>
<th>Area (KM²)</th>
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Former Municipal Boundary
Toronto has lots of room to grow. It’s time to let that happen

Townhouses stand in front of condominium buildings near Humber Bay Shores, an area overwhelmed by condos, in the Etobicoke neighbourhood of Toronto on July 25, 2018.

MARK BLINCH/THE GLOBE AND MAIL

Toronto is running out of room to grow! The city is being swamped by new condos!
4. Retaining Key Buildings, and Introducing a New Typology
- important current uses are retained: schools, apartment buildings, seniors' residences, places of worship
- 'bar' building inserted at 80 Overlea Blvd., between two churches

5. Proposed Intensification
- 'bar' building type is applied across the site, in various heights and configurations
- flexible 'bar' can be used for a broad range of residential, work, live/work, retail and other uses, diversifying and unifying Thorncliffe Park at the same time
Population change for the City of Toronto, 2006 to 2016

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THE GLOBE AND MAIL, SOURCE: NEIGHBOURHOOD CHANGE RESEARCH PARTNERSHIP