

Consolidated Clause in Toronto and East York Community Council Report 2, which was considered by City Council on February 14, 2006.

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**Harbord Village Heritage Conservation District - Phase 2 -
Study Area (Ward 20 - Trinity-Spadina)**

City Council on February 14, 2006, adopted this Clause without amendment.

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 1, 2005) from the Director, Policy and Research, City Planning Division:

Purpose:

To identify a portion of the Harbord Village neighbourhood for potential designation under Part V of the Ontario Heritage Act as a Heritage Conservation District.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council identify the area shown in Attachment No. 1 of this report as the Harbord Village Heritage Conservation District – Phase 2 - Study Area; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

At its meeting of February 16, 2005, City Council adopted Toronto and East York Community Council Report 2, Clause 7, thereby designating the Harbord Village Heritage Conservation District – Phase 1 – under Part V of the *Ontario Heritage Act*. This action was taken as a result of an initiative by local residents on Brunswick Avenue and Willcocks Street, and the Harbord Village Residents Association, who were interested in preserving the character of their neighbourhood. With the first phase complete, the Residents' Association have identified other streets in their area that could benefit from Heritage Conservation District designation and have initiated the second phase of this project.

Comments:

Harbord Village is bounded by College Street to the south, Spadina Avenue to the east, Bathurst Street to the west, and Bloor Street West to the north. The portion of Harbord Village that was designated as part of Phase 1 in this process is shown in Attachment 1. The additional portion of this neighbourhood that is being recommended for study as Phase 2 is shown in the same attachment. This area includes Robert Street between College Street and Bloor Street West, Russell Street between Robert Street and Spadina Avenue, Sussex Avenue between Robert Street and Spadina Avenue, and the west side of Spadina Crescent, from Russell Street to Willcocks Street.

Heritage Preservation Services staff have inspected this area and are of the opinion that it qualifies for a Heritage Conservation District study. On Thursday, November 10, 2005, local residents held a community meeting to discuss the issue of Heritage Conservation District designation. Staff attended this meeting and explained the benefits and implications of a Heritage Conservation District. It was also explained that the residents of potential Heritage Conservation Districts such as this one, in which local residents initiate the discussion, would be responsible for the work and expense of studying the area and preparing the District Plan for Council's consideration. The group was also informed that staff will guide the process, provide administrative functions and offer advice where needed.

Those at the meeting were interested in studying the "Phase 2" area for potential designation as a Heritage Conservation District. Staff therefore recommends that Council identify this area as an area to be studied under Part V of the *Ontario Heritage Act*. Further study of the Harbord Village neighbourhood, outside the area currently put forward for study, was also discussed at the meeting. Identification of additional study areas would be recommended to City Council by staff at the time of a request by area residents.

The study will be conducted by local volunteers and a professional heritage consultant engaged by and paid by the Harbord Village Residents Association. Staff will support, guide and review the study as required. Public participation and consultation with the area's property owners and residents will occur throughout the study process.

The study format includes a statement of the objectives of the Heritage Conservation District, an analysis of the suitability of the area for designation, boundary rationale and review of existing City policies. In defining the heritage character of the area, the study will document the history of the buildings, their architectural and historical significance and the growth and evolution of the neighbourhood.

The Study will include guidelines for managing change consistent with good heritage conservation principles and development of an implementation strategy including any changes to the zoning by-law necessary to support the objectives of the designation. At the conclusion of the study, staff will report on the process, the suitability of the area for designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act* (the Act) and make recommendations on appropriate guidelines and boundaries.

If City Council ultimately designates a Heritage Conservation District in the area, the study would form the District Plan required by the Act. The District Plan would provide guidance to the public, property owners, staff and City Council when considering alterations, demolitions and new construction in the area.

Conclusions:

Harbord Village is a neighbourhood with significant historical and architectural resources; one portion has already been designated as a Heritage Conservation District. Community residents have expressed interest in expanding the Heritage Conservation District boundaries and have requested staff to seek City Council's approval to carry out the study process. Staff have determined that this area would qualify for study and support the local initiative to undertake the study. Staff recommend City Council identify the area shown in Attachment 1 as the Harbord Village Heritage Conservation District – Phase 2 - Study Area.

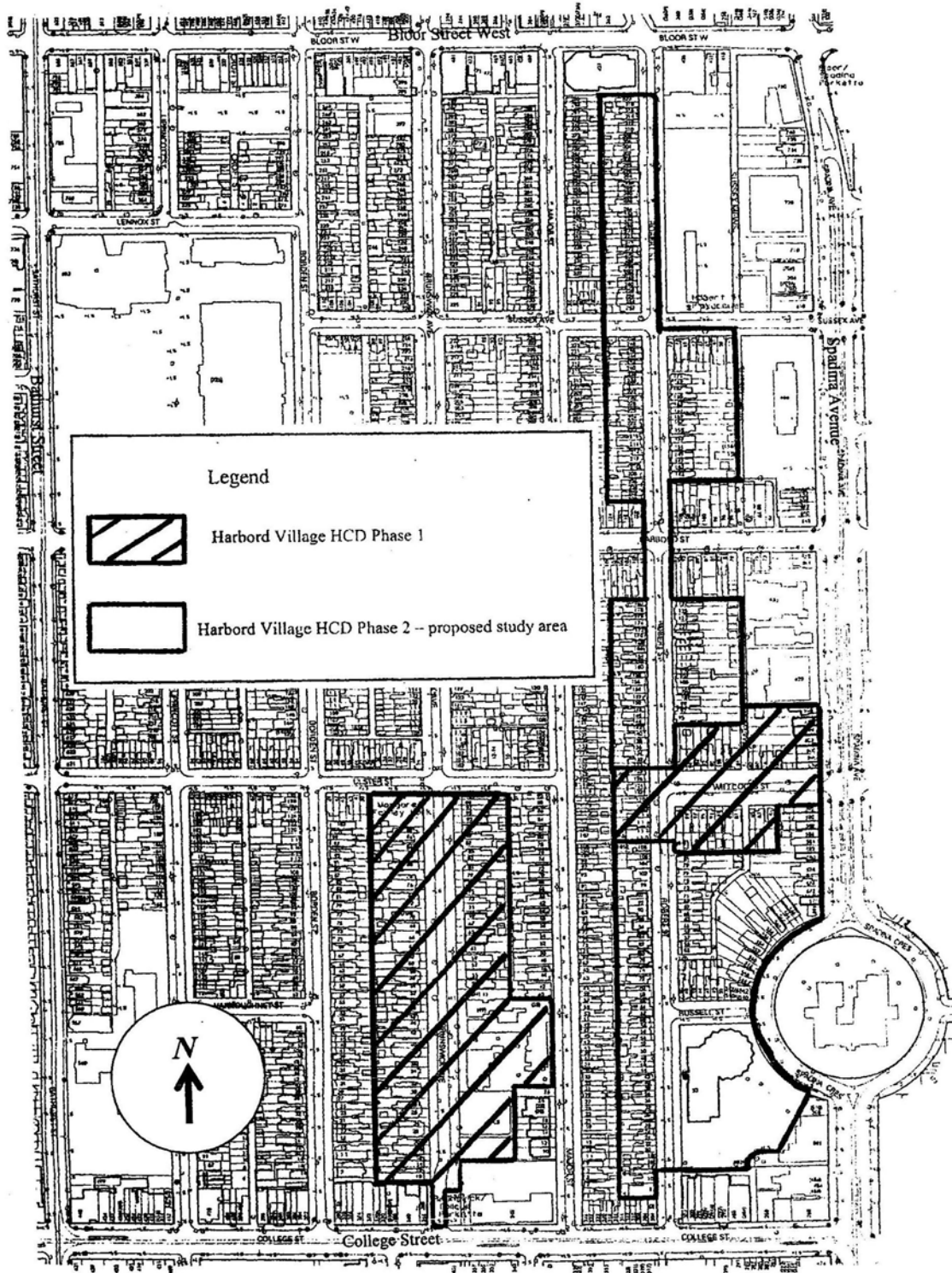
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HARBORD VILLAGE

ATTACHMENT NO. 1

PHASE 1 HERITAGE CONSERVATION DISTRICT AND PHASE 2 STUDY AREA



The Toronto and East York Community Council also submits the communication (January 13, 2006) from the Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (December 1, 2005) from the Director, Policy and Research, City Planning Division.

Action taken by the Board:

The Toronto Preservation Board received the communication (January 7, 2006) from Rory Gus Sinclair, Chair, Harbord Village Residents' Association.

Background:

The Toronto Preservation Board on January 12, 2006, considered a report (December 1, 2005) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council identify the area shown in Attachment 1 of this report as the Harbord Village Heritage Conservation District – Phase 2 - Study Area; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto Preservation Board also considered a communication (January 7, 2006) from Rory Gus Sinclair, Chair, Harbord Village Residents' Association, in support of Phase 2 of the Harbord Village Conservation District.

Sarah Hastie, Harbord Village Residents' Association, addressed the Toronto Preservation Board.

(A copy of the communication (January 7, 2006) from Rory Gus Sinclair, Chair, Harbord Village Residents' Association, attached to the communication (January 13, 2006) from the Toronto Preservation Board, was forwarded to all Members of the Toronto and East York Community Council with the agenda for its meeting on February 7, 2006, and a copy is on file in the City Clerk's Office.)