

**Official Plan Amendment: Additions to the List of
Potential Heritage Conservation District Study Areas
Eligible for Section 37 Community Benefit**

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| Date: | April 8, 2009 |
| To: | Planning & Growth Management Committee |
| From: | Chief Planner and Executive Director, City Planning Division |
| Wards: | All Wards |
| Reference Number: | |

SUMMARY

The Official Plan was amended in 2008 to allow Section 37 monies to fund heritage conservation districts studies in areas of the City considered to have potential for study as heritage conservation district. As a result, Councillor Howard Moscoe has requested that Heritage Preservation Services (HPS) Staff consider the additional areas of Elia, including Black Creek Pioneer Village and the Parson's archaeological site.

This report provides a desk-top analysis of Elia, including Black Creek Pioneer Village and the Parson's archaeological site. The adoption of this additional area would require an Official Plan Amendment (OPA). This report also outlines three additional areas that require analysis and a plan to include all those new qualifying areas on the map under a single OPA process.

Financial Impact

There is no immediate financial impact arising from this report. There is, however, a potential financial impact associated with an OPA for the potential areas listed in this report. Any financial impacts would relate to advertising and hosting costs associated with an OPA public meeting.

DECISION HISTORY

The staff report “Revised Official Plan Amendment to Authorize Section 37 Funding of Heritage Conservation District Studies as an Eligible Community Benefit” went before the Planning & Growth Management Committee on September 10th 2008:

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15304.pdf>. It was recommended by the Committee that “the Official Plan be amended substantially in accordance with the Draft Official Plan Amendment”. The Building and Land Development Association (BILD) have appealed this OPA to the Ontario Municipal Board (OMB).

ISSUE BACKGROUND

Heritage Preservation Services staff and Ryerson Planning students carried out a desktop study of the City of Toronto’s historic areas in 2008 and proposed ninety-six areas for further research as potential heritage conservation districts. A map has been produced by HPS showing the general location and suggested boundaries of all 96 areas requiring further research. This map should be read in conjunction with the written area description for each of the potential neighbourhoods. As a result of the study, the Official Plan was amended to permit Section 37 funding of heritage conservation district studies for identified areas on the map (By-law 1118-2008). Only areas identified on the map are eligible for Section 37 funding.

A motion referred to the Chief Planner and Executive Director by Councillor Moscoe at the September 10th meeting of the Planning and Growth Committee called for an assessment on the suitability of the neighbourhood of Elia, including Black Creek Pioneer Village and the Parson’s archaeological site, as a possible addition to the list of potential areas eligible for Section 37 community benefit. It has been brought to the attention of HPS that three other areas, that were not included in the original OPA, also require examination for possible inclusion so that they may too be eligible for Section 37 funding for heritage conservation district studies.

Proposed area

Both Black Creek Pioneer Village and Parson’s archaeological site are located within the neighbourhood of Elia and will be considered part of this area for the purposes of this study.

The analysis of this area consists of a brief historical account, a short description of its built form and a statement on general area boundaries. It should be noted that this study does not necessarily mean that the proposed area will be studied for heritage conservation district designation in the future. It is simply an indication that HPS staff feel, after a desktop analysis, that it may have potential for further study as a heritage conservation district. The area boundary is not definitive and is open to change. Any number of Heritage Conservation Districts may exist in any one identified area of potential.

Elia

Elia is a culturally diverse neighbourhood that has traditionally been home to many new Canadian families. Much of Elia's population is located in the Jane and Finch corridor, where large residential high rise buildings help make it one of Toronto's most densely populated neighbourhoods. York University and Black Creek Pioneer Village are located at the north end of this neighbourhood off Steeles Avenue. The Black Creek River runs through a series of connecting parks in the centre of this community. Elia's housing stock includes bungalows, split-level, two-storey semi-detached houses and some small pockets of detached homes. All of the houses in this neighbourhood were constructed in the 1960s and 1970s. The neighbourhood has one of the highest concentrations of apartment buildings in Toronto. There are also many Ontario Housing apartment and townhouse complexes within this neighbourhood that offer rents geared towards income. Included in the area is the Parson's archaeological site. The potential heritage conservation district is generally located south of Steeles Avenue West, west of York University & Keele Street, north of Sheppard Avenue and east of Highway 400.

Black Creek Pioneer Village

Black Creek Pioneer Village, which is a cultural heritage park located within the larger Elia neighbourhood, depicts life as it was in rural Upper Canada (Ontario) before 1867. The Village is located on the original Stong farmstead which was established in 1816 by Daniel Stong and Elizabeth Fisher Stong. The first building in the farm complex is believed to have been the one storey log house which still exists on its original site. The Grain Barn was constructed circa 1825. In 1832, the Second House was built as the main farm house and the first log house was reused as an outbuilding. The nucleus comprises five buildings constructed on the site by Daniel Stong, including a three room cabin built in 1816. The other buildings were moved to the site, including a school, gristmill, church, inn, blacksmith shop and others. The original buildings to the site comprise of the Stong homestead, the original house and replacement, the Grain Barn and the Piggery. The homestead section to the Village also contains a reconstructed Smoke house. The Village is located south of Steeles Avenue, east of Jane Street, north of Shoreham Drive and west of Murray Ross Parkway.

Parson's Archaeological Site

Parson's archaeological site is a Late Iroquoian (mid- to late fifteenth century) village site. Much of the site has been excavated by archaeologist John Morrison, with over 250,000 artefacts unearthed, including stone, ceramic, copper, and human and animal remains. The site was first brought to the attention of the archaeological community in the 1950s, when J. Norman Emerson conducted a series of field schools. These schools trained students from the University of Toronto as well as the fledgling Ontario Archaeological Society. Work at Parsons has occurred periodically over the last fifty years, including the partial excavation of the site by Archaeological Services Inc. in 1989-1990. Parson's archaeological site is located northwest of Finch Avenue and Keele Street in North York, on a promontory overlooking Black Creek.

COMMENTS

Elia, including Black Creek Pioneer Village and Parson's archaeological site, has been analysed for the OPA with staff satisfied that it warrants inclusion on the potential heritage conservation district map. An Official Plan Amendment will be required to add any area to the map. Staff will present this analysis and any recommendations for an OPA at the required public consultation meeting.

Other areas proposed for inclusion on this map, but for which desktop analysis has not yet been carried out, include:

- North Toronto
- Cabbagetown Southwest
- Church/ Wellesley

An analysis of these areas will be carried out and those areas warranting inclusion will be presented in a single public consultation meeting held prior to the OPA recommendation being brought before Council. Due to the financial implications of advertising and hosting such a meeting, HPS staff will combine all eligible areas under a single OPA. HPS staff estimate that the OPA can be brought to the Planning and Growth Management Committee in the fall 2009.

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SIGNATURE

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