

Funding Sources for Heritage Conservation District Studies in King-Spadina

Date:	March 31, 2010
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 20 – Trinity Spadina
Reference Number:	File No. 09 123346 SPS 20 TM cc10245514092

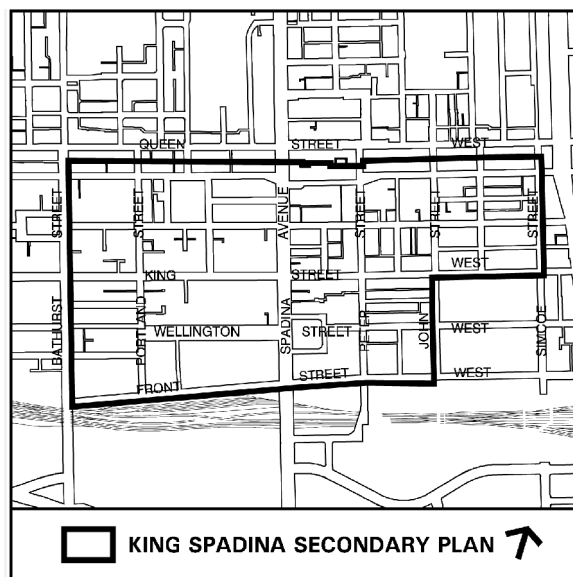
SUMMARY

The purpose of this report is to identify available funding sources to begin Heritage Conservation District Studies in the King-Spadina area in 2010.

This report provides a summary of Section 37 and 45 funds that have been secured as part of the approval of development applications in the King-Spadina Secondary Plan area.

RECOMMENDATIONS

1. The City Planning Division recommends that Council include an increase of \$185,431.79 gross and \$0 net for Heritage Conservation District studies in King-Spadina in the 2010 Operating Budget for the City Planning Division as recommended by Budget Committee on March 26, 2010. Funding will be from two Section 37 agreements and one minor variance (Section 45) approval: \$50,000.00 from the Section 37 agreement for 60 John Street and 12-18 Mercer Street (source account 220096), \$31,253.49 from the Section 37



agreement for 326-358 King Street West (source account XR3026-3700056), and \$104,178.30 from the Section 45 approval at 438 King Street West (source account XR3026-4500013).

Financial Impact

The recommendation in this report will result in a one-time increase in the 2010 Operating Budget for City Planning to support Heritage Conservation District studies in King Spadina. Funds for this purpose are available in the City Planning Division Section 37 and 45 reserve accounts.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact statement.

DECISION HISTORY

At its meeting of March 9, 2010, Toronto and East York Community Council recommended that City Council adopt the staff recommendations, in the report titled 224 King Street West – Rezoning Application – Request for Directions Report (Ward 20 - Trinity-Spadina) (February 16, 2010) - Report from the Director, Community Planning, Toronto and East York District plus additional Committee Recommendations. Among those recommendations was the following Recommendation 5:

“City Council authorize the Chief Planner and Executive Director, City Planning, to initiate a Heritage Conservation District Study, as recommended in the King-Spadina Built Form Study Review guidelines, and report on sources of funds to carry out the study.”

A link to the minutes of the March 9, 2010 Toronto and East York Community Council meeting (Item TE32.2) is below:

<http://www.toronto.ca/legdocs/mmis/2010/te/minutes/2010-03-09-te32-mn.htm>

ISSUE BACKGROUND

The King-Spadina area is under intense pressure for development. Many development proposals are out of scale with the existing context of the area, and are impacting the fundamental heritage and warehouse character that the in-force planning framework seeks to preserve. Undertaking Heritage Conservation District Studies within King-Spadina can allow for a better understanding of the significance of the existing heritage built form, and could potentially provide enhanced protection of the area’s unique character through the designation of Heritage Conservation Districts under Part V of the *Ontario Heritage Act*.

Currently Available S. 37 funds

A number of development projects have been approved with Section 37 or Section 45 contributions allocated to community improvements and/or Heritage Conservation

Districts within King-Spadina. Some of these contributions have been paid to the City, as outlined in the charts below:

Project:	Contribution already provided:	Account Number:
60 John St./ 12-18 Mercer St.	\$ 50,000.00	220096
326-358 King St. W.	\$ 31,253.49	XR3026-3700056
438 King St. W.	\$ 104,178.30	XR3026-4500013
TOTAL	\$ 185,431.79	

Transfer of Funds

The City Planning reserve accounts for Section 37 and Section 45 contributions from projects approved within the King-Spadina contain funds specifically identified for Heritage Conservation District studies within King-Spadina. In order for City Planning to initiate the Heritage Conservation District study process, a transfer of the funds from the City Planning reserve accounts to the City Planning Operating Budget is required. This is a zero net transaction as the funds are already being held in the reserve accounts.

CONCLUSION

Funds to undertake Heritage Conservation District Studies within King-Spadina are available through Section 37 and 45 contributions. The studies can provide a confirmation of the significance of the heritage resources within King-Spadina and can provide additional planning tools through the Ontario Heritage Act for the preservation of the unique character of the area.

CONTACT

Christopher Dunn, Planner
 Tel. No. 416-397-4077
 Fax No. 416-392-1330
 E-mail: cdunn@toronto.ca

SIGNATURE

Gary Wright, Chief Planner and Executive Director,
 City Planning Division

(P:2010\Cluster B\pln\cc\10245514092.doc) -cc

ATTACHMENTS

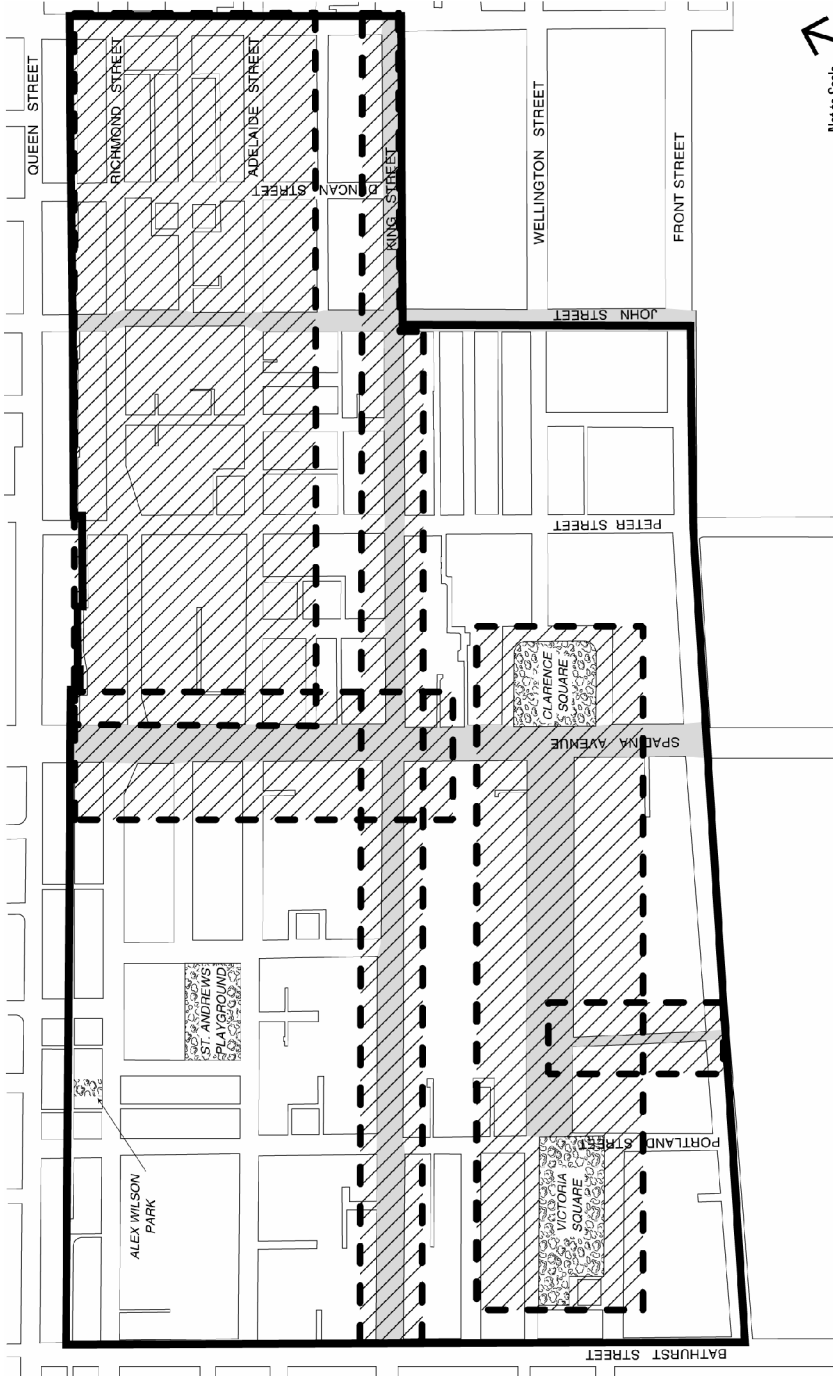
Attachment 1: Heritage Areas identified in the 2006 King-Spadina Secondary Plan Review

Attachment 2: Character Areas identified in the King-Spadina East Precinct Built Form Study

Attachment 3: Heritage Buildings in the King-Spadina East Precinct

Attachment 4: Images of Heritage Character in King-Spadina East Precinct

Attachment 1: Heritage Areas identified in the 2006 King-Spadina Secondary Plan Review



North
Not to Scale



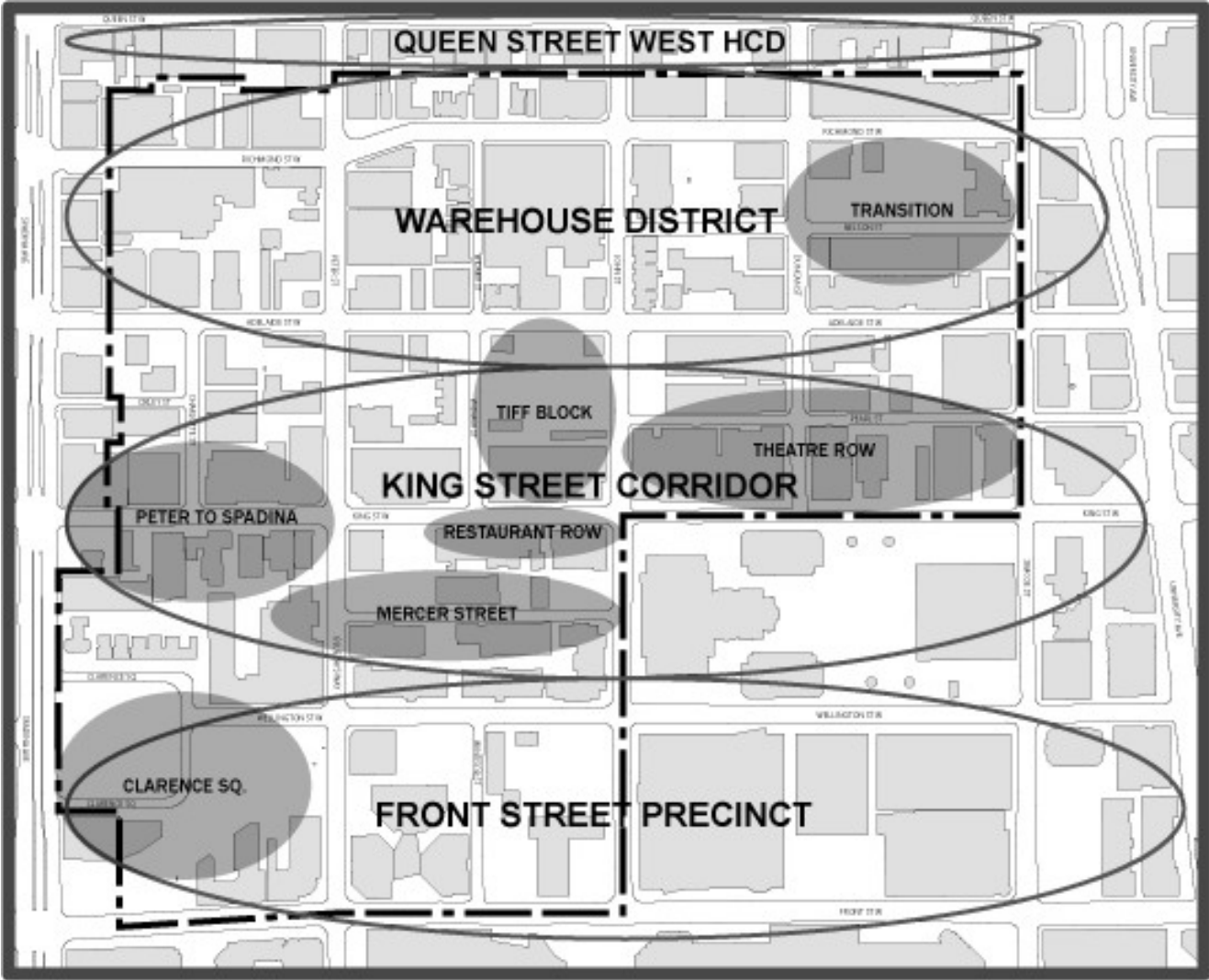
Official Plan Amendment No. 2 for King-Spadina Secondary Plan




MAP 16-2 Areas of Importance

- Secondary Plan Boundary
- Special Character Street
- Public Parks
- Heritage Areas

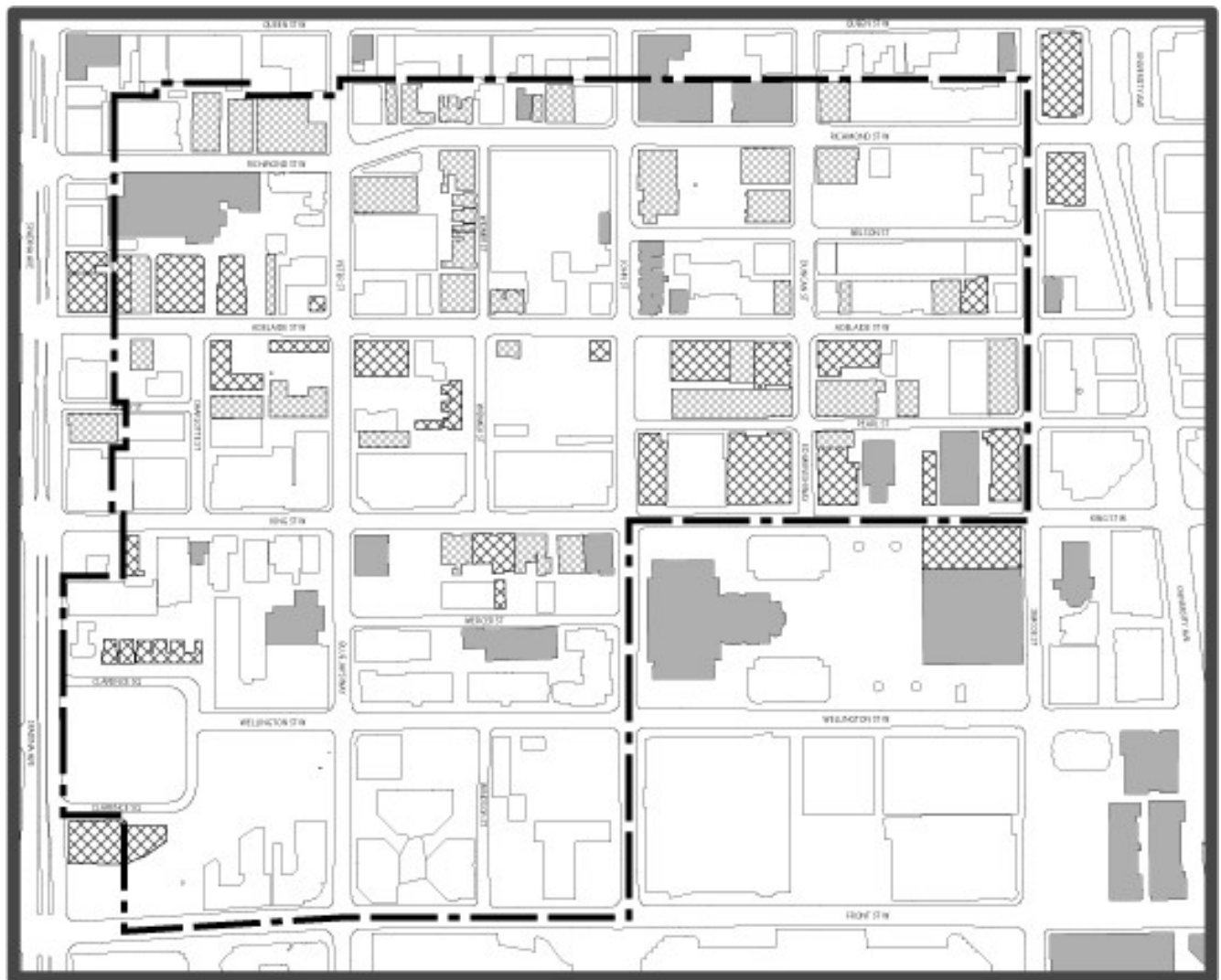
July 2006

Attachment 2: Character Areas identified in the King-Spadina East Precinct Built Form Study

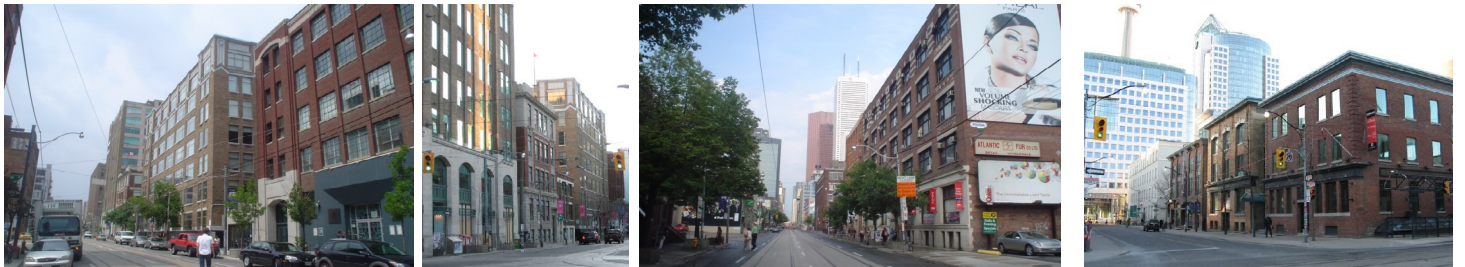


-  Character Areas
-  Sub - Character Areas
-  East Precinct Boundary

Attachment 3: Heritage Buildings in the King-Spadina East Precinct



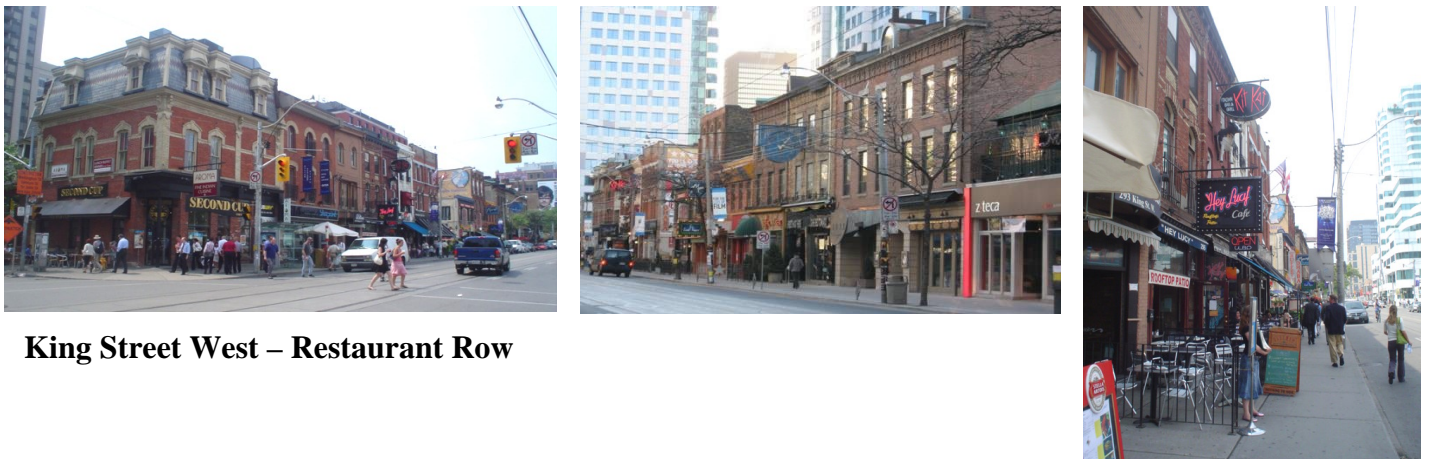
Attachment 4: Images of Heritage Character in King-Spadina East Precinct



Warehouse Character



King Street West – Theatre Row



King Street West – Restaurant Row