

TORONTO STAFF REPORT

March 22, 2004

To: Toronto Preservation Board
Toronto West Community Council

From: Joe Halstead, Commissioner Economic Development, Culture and Tourism

Subject: Weston Heritage Conservation District Study
York South - Weston - Ward 11

Purpose:

To seek authority to study the Weston area 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 pass a by-law pursuant to Part V of the *Ontario Heritage Act* identifying the area shown in Attachment No. 1 of this report as the Weston Heritage Conservation District Study Area; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

As a result of development activity members of the Weston Historical Society have become concerned about the potential for deterioration in the heritage character of their community. Neighbourhood discussion of this issue led the society to contact Culture Division staff to learn

more about Heritage Conservation Districts and how such Districts can assist in the preservation and enhancement of heritage streetscapes.

The role that Heritage Conservation Districts can play in preserving stable residential neighbourhoods was of sufficient interest to lead the local group to organize two neighbourhood meetings (November 27, 2003 and March 6, 2004) at which Culture Division staff made presentations about the benefits and implications of a Heritage Conservation District for the Weston area. At the March 6 meeting over 130 residents and the ward councillor were in attendance.

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. It was also noted, however, that Culture Division staff stand ready to assist by guiding the process, providing administrative functions and by offering advice where needed.

The nearly unanimous feeling at each of the meetings was that the Weston area could benefit from a Heritage Conservation District and that Council's approval should be sought to allow the residents to initiate the study process under Part V of the *Ontario Heritage Act*.

Comments:

This report requests Council authority to study the suitability of the Weston area for designation as a Heritage Conservation District. This study will be conducted by local volunteers and a professional heritage consultant engaged by and paid by local residents. Staff of the Culture Division will support and guide the study as requested.

The proposed boundary of the study area is illustrated on the map attached to this report (Attachment No. 1). The boundary of the study area is based on an area which exhibits a strong heritage character. However, the Weston Historical Society notes that additional streets and neighbourhoods in the area also have heritage significance. If Council sees fit to designate this part of Weston as a Heritage Conservation District further future studies may recommend expansion of the district boundaries.

The study will document the history of the homes in the Weston area, their architectural and historical significance, define the heritage characteristics of the area and the incremental growth and evolution of the community that has occurred over the past 150 years. It will also propose a set of guidelines to assist property owners in maintaining the heritage character of the District.

Conclusions:

Culture Division staff have reviewed the proposed area on a preliminary basis and have made the determination that the proposed area would qualify for a study, as it is an area of significant heritage resources.

Staff of the Culture Division acknowledge the heritage value of this neighbourhood and support the residents' and Historical Society's initiative to undertake a Heritage Conservation District study of the Weston area as a contributing factor to the preservation of this stable neighbourhood. Culture Division staff recommend that Council pass a by-law identifying the area illustrated on the attached map as the Weston Conservation District Study Area.

Contact:

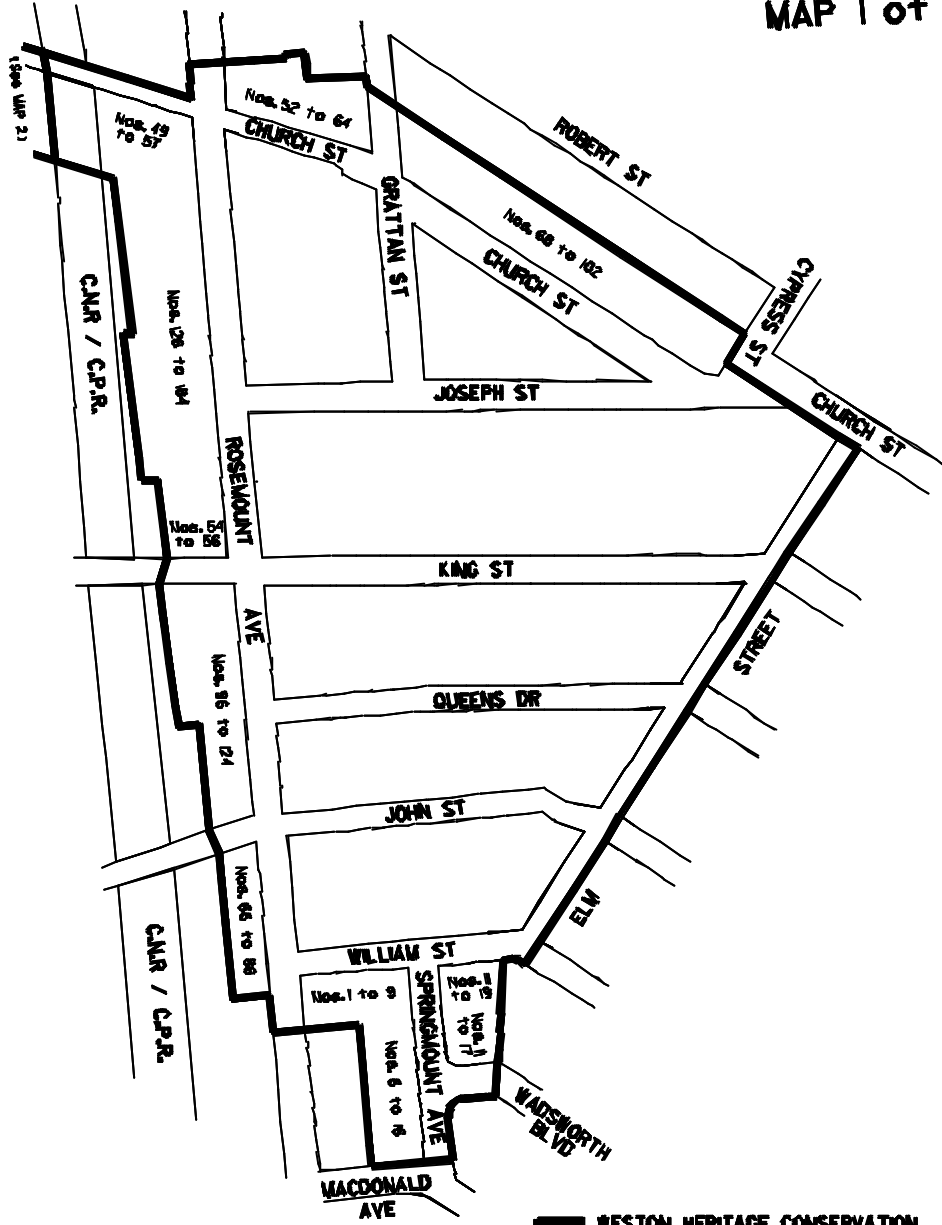
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Joe Halstead
Commissioner Economic Development, Culture and Tourism

List of Attachments:

Attachment 1 Map of proposed Weston Heritage Conservation District Study Area.

MAP 1 of 3

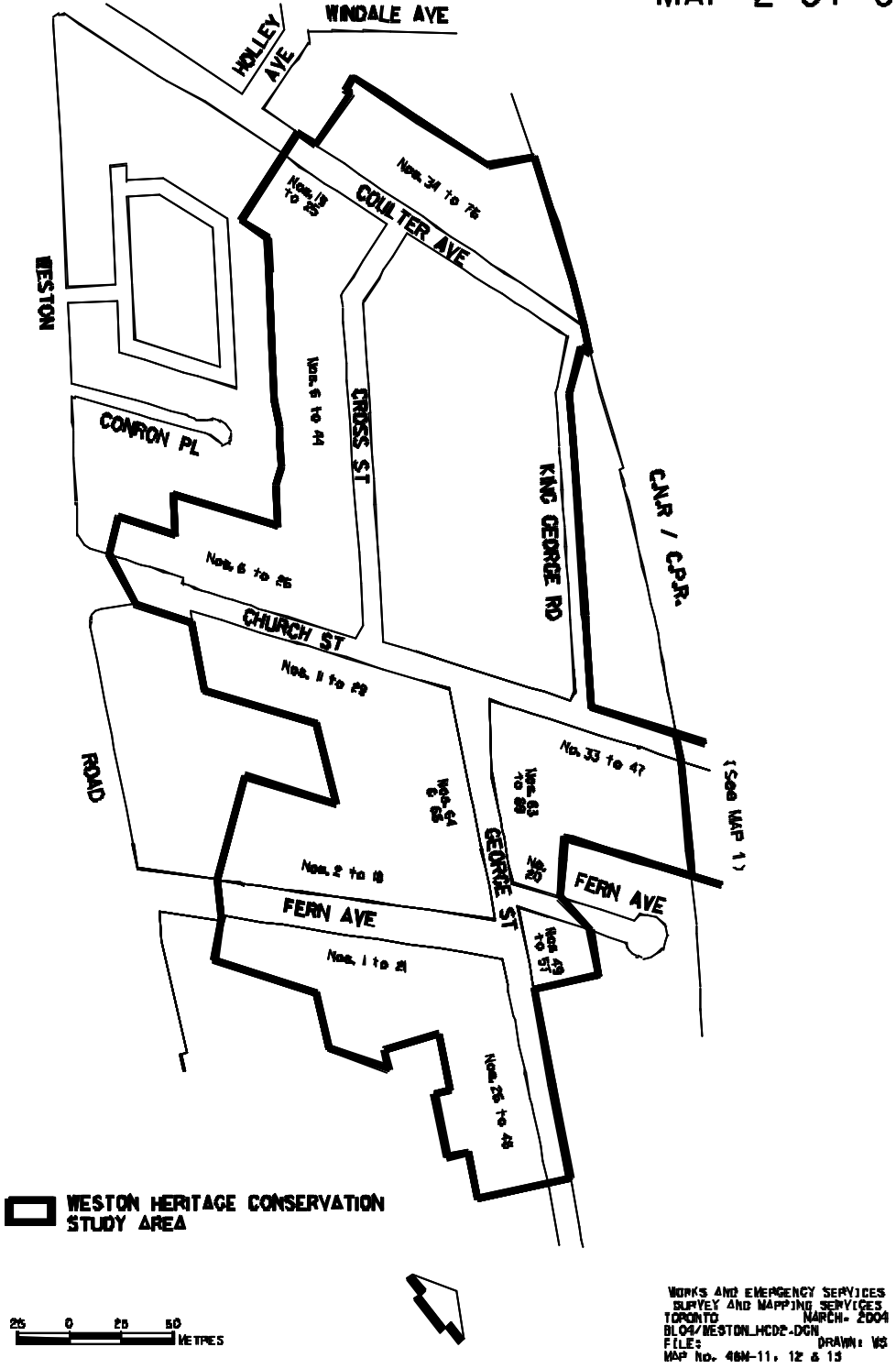


 WESTON HERITAGE CONSERVATION STUDY AREA

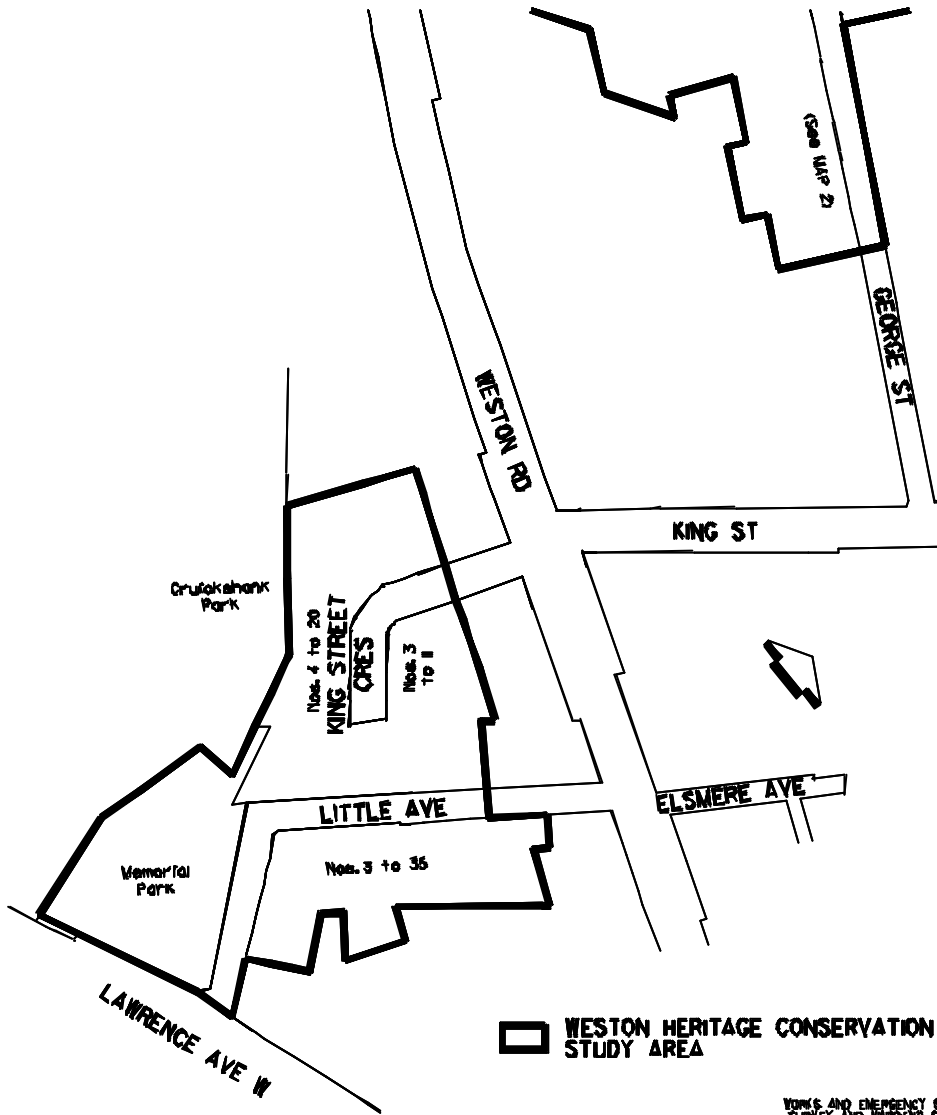


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SURVEY AND MAPPING SERVICES
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FILE: DRAWING IS
MAP No. 46M-11, 12 & 13

MAP 2 of 3



MAP 3 of 3



 WESTON HERITAGE CONSERVATION STUDY AREA



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