



**STAFF REPORT
ACTION REQUIRED**

Supplementary Report - Toronto Heritage Conservation District (HCD) Study Prioritization Report

Date:	September 20, 2012
To:	Toronto Preservation Board City Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	All Wards
Reference Number:	P:\2012\Cluster B\PLN\PG12070

SUMMARY

This report responds to a request by Planning and Growth Management Committee for clarification on the recommendations for prioritization of heritage conservation district studies across the city as well as on the strategies set in place by City Planning to provide increased resources and staffing to meet the demand for these studies.

RECOMMENDATION

The City Planning Division recommends that:

1. This report be received for information.

DECISION HISTORY

City Council on March 5, 6 and 7, 2012, adopted the document titled, "Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference" (January 2012), Attachment 1 of the report (January 25, 2012) from the Chief Planner and Executive Director, City Planning for the nomination, studying and planning of heritage conservation districts in Toronto.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG11.5>

The Planning and Growth Management Committee on September 13, 2012 recommended that:

1. City Council adopt the prioritization system and criteria included in the report (August 16, 2012) from the Acting Chief Planner and Executive Director, City Planning.
2. City Council direct staff to initiate the study of the St. Lawrence; King/Spadina; Garden District; Historic Yonge Street and Queen Street East districts, as a result of the application of the prioritization criteria.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

ISSUE BACKGROUND

At the Planning and Growth Management meeting held on September 13, 2012 a request for clarification was raised about a reference in the report that stated "only one HCD study per ward be undertaken at a time, until all high priority HCD studies have been addressed."

COMMENTS

The prioritization criteria laid out within the report recommend the study of all those districts in the city where two primary criteria are met:

- the area has been nominated and authorized for study
- the availability of funding for the study

Each HCD study area that meets these two criteria will then be prioritized on other factors including the intensity of development activity, planning priorities, fragility of the area and existing levels of protection. All potential districts that scored a High rating overall are recommended for study within the current staff report, irrespective of ward. As such, the above qualification suggesting that "only one HCD study per ward be undertaken at a time, until all high priority HCD studies have been addressed" is redundant.

With reference to statements in the report made under the heading "Other Considerations," regarding the allocation of staff resources in instances where there are more high priority HCDs to be studied than staff resources allow, the prioritization criteria is to be used as a guideline only in consultation with councillors who have more than one HCD study waiting for implementation. New studies will move forward as staff capacity allows and on their merits as noted above.

Over the past year steps have been taken to respond to community and Council's demand for HCDs to be studied and implemented. These include hiring a preservation officer in May 2012 who is dedicated to working on HCDs and the recommendation for a new position in the 2013 Budget. Additionally, although there are currently insufficient funds secured in Section 37 agreements to support a staff person to manage studies, City

Planning will undertake the retention of staff outside of the existing operating budget should the availability of funds for this purpose increase as a result Section 37 monies.

Within the existing complement, work has been re-allocated within the unit to allow five HCD studies to move forward. The City Planning Division is working with the Purchasing Department to create a roster of heritage consultants who will be contracted to complete HCD studies.

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SIGNATURE

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