



STAFF REPORT ACTION REQUIRED

Toronto Heritage Conservation District (HCD) Study Prioritization Report

Date:	August 16, 2012
To:	Planning & Growth Management Committee Toronto Preservation Board
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	All Wards
Reference Number:	p:\2012\Cluster B\PLN\pg12061

SUMMARY

City Council has directed staff to develop a prioritization system to determine which Heritage Conservation District (HCD) study areas should be conducted first. City Council previously authorized 10 potential HCDs for study before *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* (January, 2012) was adopted, and an additional three potential HCDs have been nominated, either by City Council or by members of the community.

Staff propose a system which measures the intensity of development activity, the existing levels of heritage protection, the overall fragility of an area and City planning priorities as key criteria, and also takes into consideration the allocation of staff resources and council direction.

Five priority HCD study areas have been identified as a result: St. Lawrence, King/Spadina, Historic Yonge Street, Garden District and Queen Street East. Staff recommend that Council direct these studies to commence immediately in response to the level of risk to the heritage character of these areas. It has been estimated that with existing staff resources up to three HCD studies may be underway in the City at any given time. Due to the backlog of high priority study areas, staff assignments have been adjusted, and a sequenced RFP process has been developed for the high priority HCD Studies to allow for these five studies to be undertaken on an urgent basis.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the prioritization system and criteria included in this report.
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.

Financial Impact

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

DECISION HISTORY

City Council on March 5, 6 and 7, 2012, adopted the following:

1. City Council adopt 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;
2. City Council direct staff to develop a prioritization system to determine which potential heritage conservation districts should be undertaken first.

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

City Council on July 12, 13 and 14, 2011, adopted the following:

1. City Council request Heritage Preservation Services to undertake the Queen Street East Heritage Conservation District Study on an urgent basis, upon the adoption by City Council of final Heritage Conservation District Policies and Terms of Reference currently being completed by staff.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE8.90>

City Council on December 5, 6 and 7, 2005, adopted the following:

1. City Council identify the area shown in Attachment No. 1 of this report as the Casa Loma Heritage Conservation District Preliminary Study Area.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

<http://www.toronto.ca/legdocs/2005/agendas/council/cc051205/te9rpt/cl021.pdf>

City Council on October 26 and 27, 2009, adopted the following:

1. City Council approve the amended St. Lawrence study area (see Attachment 3 to the report dated September 11, 2009, from the Director of Policy and Research, City Planning), inclusive of the area located east of Yonge Street (including the buildings on the west side of the street), south of Adelaide Street (including buildings on the north side of the street), west of Parliament Street (including all buildings on the east side of the street) and north of the railway corridor.

<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-10-26-cc41-dd.htm>

City Council on April 23 and 24, 2007, adopted this clause without amendment:

1. City Council identify the area shown in Attachment No. 1 of this report as the Summerhill Heritage Conservation District Study Area.
2. The appropriate City Officials be authorized and directed to take the necessary action.

<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-04-23-cc07-dd.pdf>

City Council on May 18, 19, and 20, 2004, adopted this Clause without amendment:

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.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

<http://www.toronto.ca/legdocs/2004/agendas/council/cc040518/tw4rpt/cl005.pdf>

ISSUE BACKGROUND

On March 5, 6 and 7, 2012, Council adopted the document titled "*Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*" (*HCDs in Toronto*). *HCDs in Toronto* creates a fair and transparent process for creating Heritage Conservation Districts that results in district plans and designations that are consistent in their conservation expectations and responsive to the unique heritage significance and character of each district. It was developed in response to significant changes to the Ontario Heritage Act (OHA) and the Provincial Policy Statement in 2005, as well as the Council adopted Standards and Guidelines for the Conservation of Historic Places in Canada.

Council previously authorized 10 potential HCDs for study before *HCDs in Toronto* was adopted. These studies were not to be considered by staff until this document was

adopted and are required to be in keeping with the standards and policies outlined in *HCDs in Toronto*. These areas include:

Agincourt	Queen Street East
Annex (Madison Ave)	Weston Area Phase 2
Balmy Beach	Summerhill
Casa Loma	Toronto Islands
Liberty Village	West Queen West

An additional 3 potential HCD study areas have been nominated by either Council or by members of the public through the nomination process. These areas include King/Spadina, Historic Yonge Street and the Garden District.

COMMENTS

Given the current resources of Heritage Preservation Services, Council directed staff to develop a prioritization system to determine which potential heritage conservation districts should be undertaken first. In order for staff to address the most urgent areas identified as potential HCDs, staff have developed prioritization criteria which is to be applied to all qualifying potential HCD study areas.

Consideration for Prioritization

The following two mandatory criteria that must be met before an area will be considered for prioritization:

1. A nomination package has been determined to be complete by City Staff or the area has been authorized for an HCD study by Council. To ensure a fair and consistent HCD study process, only HCD study areas that are likely to be ready to undertake an HCD study should be included in the prioritization process, to ensure that the study process proceeds expeditiously.

Potential HCD study areas that have not submitted a complete nomination, will be excluded from the prioritization process, as they would be unlikely to be ready to undertake the study process for some time.

New complete nominations will be included in the HCD prioritization process when it is presented to Council for consideration as required on a periodic basis.

2. Sufficient funding is in place for the HCD study phase to be completed. Funding for HCD studies must be raised independent of the City budget process. Funding can be identified for use in an HCD study, either through community fundraising, though Section 37 funds under the Planning Act, or by a combination of both.

Sufficient funding must be in place prior to undertaking an HCD study. This is to ensure the expeditious completion of prioritized studies, so that all identified potential HCD study areas may be addressed as expeditiously as possible.

Some studies are more complex, and therefore more expensive than others. What can be considered sufficient funding for these studies varies, and the prioritization system has been developed to address this. As a result, staff have identified four distinct study types: Small residential districts (under 150 properties), large residential districts (over 150 properties), commercial districts and mixed-use districts (mix of uses, including residential, commercial and institutional), and have established an internal guideline for minimum funding, based on staff estimations of the total potential cost HCD of studies.

HCD Study Areas which Qualify for Prioritization

The above criteria have been applied to all of the potential HCD study areas, resulting in eight HCD study areas that qualify for further consideration and prioritization:

- Casa Loma
- St. Lawrence
- Summerhill
- Weston Area Phase 2
- Queen Street East
- King/Spadina *
- Historic Yonge Street*
- Garden District*

*Pending authorization to study under separate report.

These eight identified potential HCD study areas will be prioritized based on the criteria developed by staff to be adopted by Council, as described below.

HCD Prioritization Criteria

A set of prioritization criteria has been developed which is to be applied to all qualifying potential HCD study areas.

This prioritization system groups potential HCD study areas as being of high, medium or low priority. The indication of priority for potential HCD study areas is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

Qualifying potential HCD study areas are prioritized based on following four key categories.

1. Development Activity

HCD study areas that are currently undergoing an increased level of development activity are at a higher immediate risk of the loss of cultural heritage value, and should be given priority over areas with lower levels of development activity.

Although all areas in the City are currently undergoing some level of development and change, this criterion has been developed to prioritize areas at the greatest risk.

- If the proposed area is currently subject to, or has been subject to several development applications within the last four years, and/or is currently subject to, or has been subject to several demolition applications in the last four years, the area is considered to be one of **High** priority based on development activity.
- If the proposed area is currently subject to, or has been subject to several minor variance applications, but has not been subject to several development or demolition applications over the last four years, it is considered to be one of **Medium** priority based on development activity.
- If the proposed area is currently subject to, or has been subject to a singular or occasional minor variance, development or demolition application over the last four years, the area is considered to be one of **Low** priority based on development activity.

2. Existing level of protection

Varying levels of heritage protection may currently be in place within potential HCD study areas. Some of the potential HCD study areas already have a high number of listed or designated properties under the *Ontario Heritage Act, 2005*, and as a result, many of the most significant individual buildings already have some level of protection.

Other potential HCD study areas have very few listed or designated properties, and in some cases listing properties on the Heritage Register has been postponed until the HCD study process. In many circumstances the value of the area as a whole far exceeds the value of any individual property.

While HCDs are designed to recognize the value of a whole area, as opposed to the value of an individual property, it is recognized that areas with less existing heritage protection are at a higher risk for the loss of cultural heritage value and have been prioritized over areas with more existing heritage protection.

- If the proposed area has few or no listed or designated properties, it is considered to be an area of **High** priority based on heritage protection concerns.
- If the proposed area has several listed or designated properties it is of **Medium** priority based on heritage protection concerns.
- If the majority of the properties in the proposed area have some level of heritage protection, the area is considered to be of **Low** priority based on heritage protection concerns.

3. Fragility of Area

Some potential HCD study areas have been subject to increased levels of neglect, wilful damage and/or fire. These fragile areas have a significantly increased risk of the loss of cultural heritage value. In potential HCD study areas with prevalent ongoing maintenance and few property standard violations, this risk is much lower. As a result, fragile areas with widespread neglect, wilful damage to heritage buildings and frequent fires should be prioritized over less fragile areas.

- If the proposed area is one with several documented instances of neglect, fire or wilful damage, or if any additional losses in the area would negatively affect the potential HCD designation, it is considered to be one of **High** priority based on the fragility of the area.
- If the majority of the properties in the proposed area show signs of general neglect, with low levels of maintenance it is considered to be one of **Medium** priority based on the fragility of the area.
- If the proposed area only has some maintenance issues that are not widespread, it is considered to be one of **Low** priority based on the fragility of the area.

4. Planning Priorities

Heritage Conservation District studies are to be consistent in their approach and may have an impact on Official Plan policies, zoning by-laws and all other policy for the area. Some of the potential HCD study areas are currently part of ongoing planning studies or Official Plan amendments. In these areas, the opportunity exists to complete these studies concurrently, which will ensure a higher level of compatibility and integration of HCDs with the planning process, and will facilitate a clear and comprehensive development application and heritage permitting process as a result.

Prioritization has been given to potential HCD study areas that are currently part of a planning study or Official Plan Amendment so that heritage can be fully regarded in other planning documents underway.

- If the proposed area is scheduled to be, or is currently a part of a planning study or Official Plan Amendment, or if an HCD is likely to support related Official Plan objectives for the area, it is considered to be a **High** priority based on City planning considerations.
- If the proposed area is already recognized as a potential HCD in the official plan and/or is not subject to a current planning study it is considered to be a **Medium** priority based on City planning considerations.

- If the proposed area has had a planning study recently completed for it, it is considered to be a **Low** priority based on City planning considerations.

Additional Considerations

Once these criteria have been applied, additional considerations, such as council priority, may also be taken into consideration. These may change the priority level that would otherwise be assigned.

- Where there are more high priority HCD studies proposed than staff resources can accommodate, it is recommended that only one HCD study per ward be undertaken at a time, until all high priority HCD studies have been addressed. In the event that a single ward contains multiple high priority HCD studies, multiple studies may be undertaken for that ward where it will not postpone the consideration of any other high priority HCD studies in other wards.
- Council may identify a qualifying HCD study area as a high priority area to be undertaken on an urgent basis. Authorization to study and sufficient funding remain a requirement for prioritization.

Prioritization Criteria Results and Analysis

Staff have utilized building and planning permitting data, interviews with City planners, site visits, and heritage preservation services records to review each potential HCD study area according to the established prioritization system. See Attachments 1-8 for the study boundary and the Prioritization Criteria Worksheets for each potential HCD study area.

As a result, the potential HCDs have been categorized below:

HCD Study Area	Priority Level
Casa Loma	Medium
St. Lawrence Area	High
Summerhill	Medium
Weston Area Phase 2	Medium
Queen Street East	High
Garden District	High
Historic Yonge Street	High
King/Spadina	High

As indicated in the chart, five potential HCD study areas have been identified as being high priority: St. Lawrence, King/Spadina, Historic Yonge Street, Garden District and Queen Street East.

Potential future occurrences, such as a rapid or sudden increase or decrease of development activity in an area, the significant loss of heritage resources due to fire, wilful damage or widespread neglect, or a shift in planning priorities in an area as a result of a planning study or other initiative related to Official Plan objectives of an area, may

result in priority changes and may trigger the reassessment and reconsideration of the above identified priority levels.

Staff resources and prioritization

Current staff resources allocated to the HCD study process will allow for a maximum of three Heritage Conservation District studies to be in progress at any given time. However, in response to the backlog of high priority potential HCDs, HPS staff roles have been temporarily altered to allow for the commencement of five high priority HCD studies.

To help manage the additional workload, staff have developed a sequencing timeline in which to commence priority HCD Studies. All RFPs will be issued by the end of the first quarter of 2013.

HCDs already in progress

There are currently three HCD studies in progress and nearing completion, which received authorization before the new HCD policies were adopted. These HCD studies will continue to be reviewed by staff, and have not been factored into the prioritization because of their advanced state. These HCD studies include Madison Avenue, Fort York and West Queen West. Subsequent phases of the studies and plans required for these HCD study areas may be included in future prioritizations.

The Annex Residents Association previously engaged the City to commence an HCD Study in the area known as "Annex West." Although this area is included in the mapping of potential HCDs, it has not yet been authorized for study by Council. Staff will prepare a report to Council seeking authorization to study the area prior to the next HCD prioritization report being considered by Council. Annex West will be prioritized at that time.

CONCLUSION

After evaluation and prioritization, staff have recommended that five study areas be prioritized: St. Lawrence, King/Spadina, Historic Yonge Street, Garden District and Queen Street East. Staff recommend that City Council direct these studies to proceed immediately.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment 1A – HCD Prioritization Criteria Worksheet: Casa Loma
Attachment 1B – Map 1 - Study Boundary: Casa Loma
Attachment 2A – HCD Prioritization Criteria Worksheet: St. Lawrence
Attachment 2B – Map 1 - Study Boundary: St. Lawrence
Attachment 3A – HCD Prioritization Criteria Worksheet: Summerhill
Attachment 3B – Map 1 - Study Boundary: Summerhill
Attachment 4A – HCD Prioritization Criteria Worksheet: Weston Phase 2
Attachment 4B – Map 1 - Study Boundary: Weston Phase 2
Attachment 5A – HCD Prioritization Criteria Worksheet: Queen Street East
Attachment 5B – Map 1 - Study Boundary: Queen Street East
Attachment 6A – HCD Prioritization Criteria Worksheet: King/Spadina
Attachment 6B – Map 1 - Study Boundary: King/Spadina
Attachment 7A – HCD Prioritization Criteria Worksheet: Historic Yonge Street
Attachment 7B – Map 1 - Study Boundary: Historic Yonge Street
Attachment 8A – HCD Prioritization Criteria Worksheet: Garden District
Attachment 8B – Map 1 - Study Boundary: Garden District.

HCD Prioritization Criteria**Potential HCD Name: Casa Loma**

In order for staff to address the most urgent areas for potential HCDs first, the following prioritization criteria is applied to each nomination or area authorized for study. Based on the factors in this worksheet, those areas are grouped as being of high, medium or low priority. Recommendations for the next set of potential HCDs that staff will consider are based on the identified level of priority and will be presented to City Council for consideration on a periodic basis. The indication of priority for potential HCDs is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

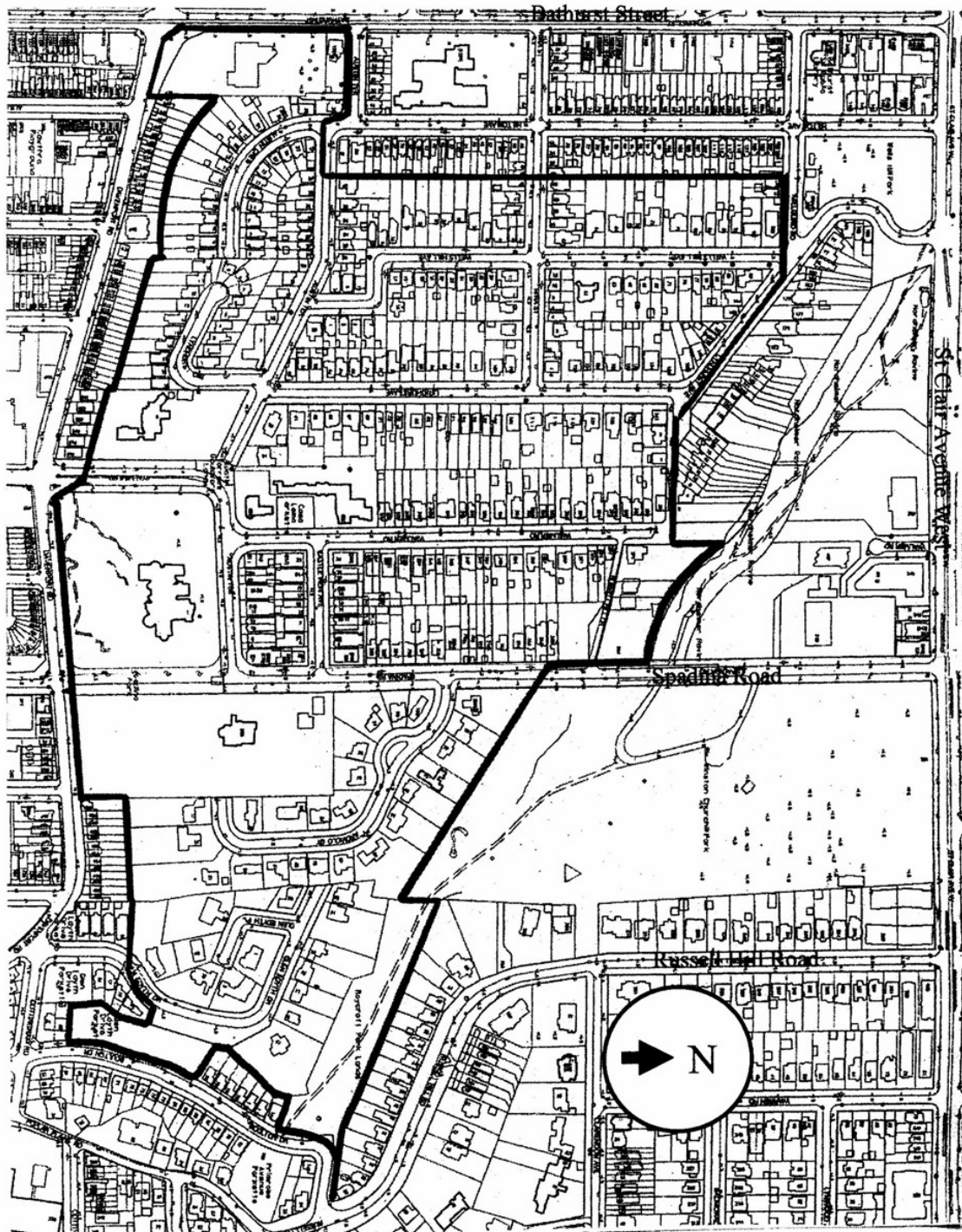
Areas to be studied as potential HCDs will not prioritized until the following conditions have been met:

1. A nomination package has been determined to be complete by City Staff, or the area has been authorized for an HCD study by City Council, and
2. Sufficient funding is in place for the HCD Study phase to be completed.

Criteria by Category	Level	Check ONE
Development Activity		
1. Several development or demolition applications in the potential HCD	H	X
2. Several minor variance applications in the potential HCD, with only singular or occasional development or demolition applications	M	
3. Singular or occasional minor variance, development or demolition applications in the potential HCD	L	
Notes: The area has been subject to 3 development applications and 11 demolitions in the past four years.		
Existing level of Protection		
1. Few or no listed or designated heritage properties in the potential HCD, or is in an area of the City not well represented on the register	H	X
2. Several listed or designated properties in the potential HCD	M	
3. Area is already an HCD	L	
Notes: The area has only 6 listed or designated properties out of an approximate 400 properties within a potential district.		
Fragility of the Area		
1. Neglect, fire, or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
2. General neglect of the majority of properties in the area is evident	M	
3. Some maintenance issues but does not appear to be widespread	L	X
Notes: Properties within the subject area are generally well maintained.		
Planning Priorities		
1. The area will be, or is part of a planning study or Official Plan Amendment,	H	

or an HCD study or plan is likely to support related Official Plan objectives		
2. The area is identified as a potential HCD in the Official Plan and/or has not been the subject of a recent planning study	M	X
3. A planning study has recently been completed for the area	L	
Notes: The subject area is not currently subject to any planning studies, but was authorized for an HCD study in December 2005 and area is identified as a potential HCD in the Official Plan.		
Additional Considerations		
None		
OVERALL LEVEL OF PRIORITY		Medium

Map 1 – Study Boundary : Casa Loma



HCD Prioritization Criteria**Potential HCD Name: St. Lawrence**

In order for staff to address the most urgent areas for potential HCDs first, the following prioritization criteria is applied to each nomination or area authorized for study. Based on the factors in this worksheet, those areas are grouped as being of high, medium or low priority. Recommendations for the next set of potential HCDs that staff will consider are based on the identified level of priority and will be presented to City Council for consideration on a periodic basis. The indication of priority for potential HCDs is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

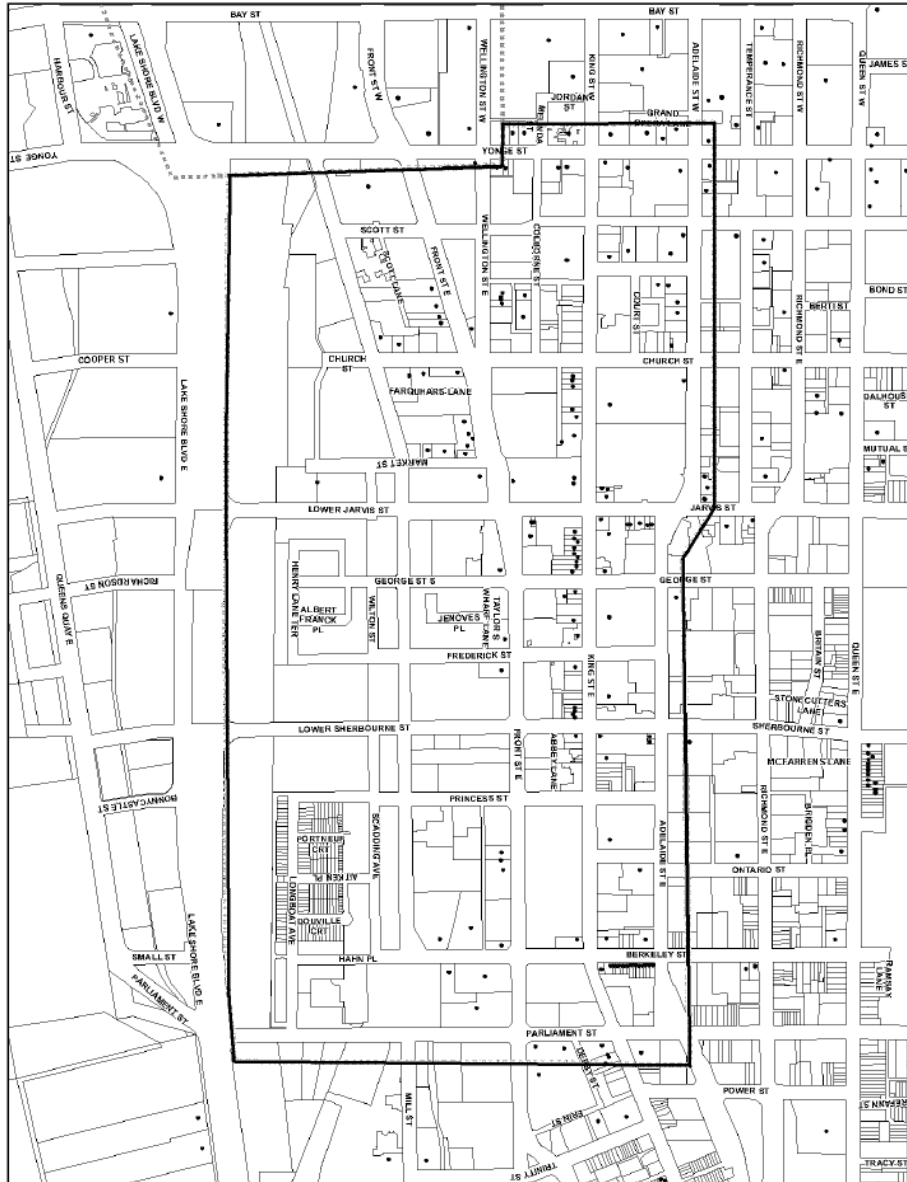
Areas to be studied as potential HCDs will not prioritized until the following conditions have been met:

1. A nomination package has been determined to be complete by City Staff, or the area has been authorized for an HCD study by City Council, and
2. Sufficient funding is in place for the HCD Study phase to be completed.

Criteria by Category	Level	Check ONE
Development Activity		
1. Several development or demolition applications in the potential HCD	H	X
2. Several minor variance applications in the potential HCD, with only singular or occasional development or demolition applications	M	
3. Singular or occasional minor variance, development or demolition applications in the potential HCD	L	
Notes: The area has been subject to 29 development applications and 35 demolitions over the past four years.		
Existing level of Protection		
1. Few or no listed or designated heritage properties in the potential HCD, or is in an area of the City not well represented on the register	H	
2. Several listed or designated properties in the potential HCD	M	X
3. Area is already an HCD	L	
Notes: The subject area has 135 listed or designated properties out of approximately 570 properties.		
Fragility of the Area		
1. Neglect, fire, or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	X
2. General neglect of the majority of properties in the area is evident	M	
3. Some maintenance issues but does not appear to be widespread	L	
Notes: The current rate of development activity and demolition in the subject area may		

result in additional losses to the historic built fabric which may negatively affect heritage character as well as the potential HCD designation of the area.		
Planning Priorities		
1. The area will be, or is part of a planning study or Official Plan Amendment, or an HCD study or plan is likely to support related Official Plan objectives	H	
2. The area Is identified as a potential HCD in the Official Plan and/or has not been the subject of a recent planning study	M	X
3. A planning study has recently been completed for the area	L	
Notes: The subject area The subject area is not currently subject to any planning studies, but was authorized for an HCD study in 2005. The Boundary study area was expanded to include the entire St. Lawrence 'Old Town' area in 2009 and area is identified as a potential HCD in the Official Plan.		
Additional Considerations		
None		
OVERALL LEVEL OF PRIORITY	High	

Map 2 – Study Boundary: St. Lawrence Area



Toronto City Planning
 Prepared by Graphics & Visualization
 for Heritage Preservation Service
 July 2012



- Heritage Districts**
- Under Study
 - Designated District
 - Proposed Study Area
 - Heritage Properties

Proposed Study Area
St. Lawrence



HCD Prioritization Criteria**Potential HCD Name: Summerhill**

In order for staff to address the most urgent areas for potential HCDs first, the following prioritization criteria is applied to each nomination or area authorized for study. Based on the factors in this worksheet, those areas are grouped as being of high, medium or low priority. Recommendations for the next set of potential HCDs that staff will consider are based on the identified level of priority and will be presented to City Council for consideration on a periodic basis. The indication of priority for potential HCDs is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

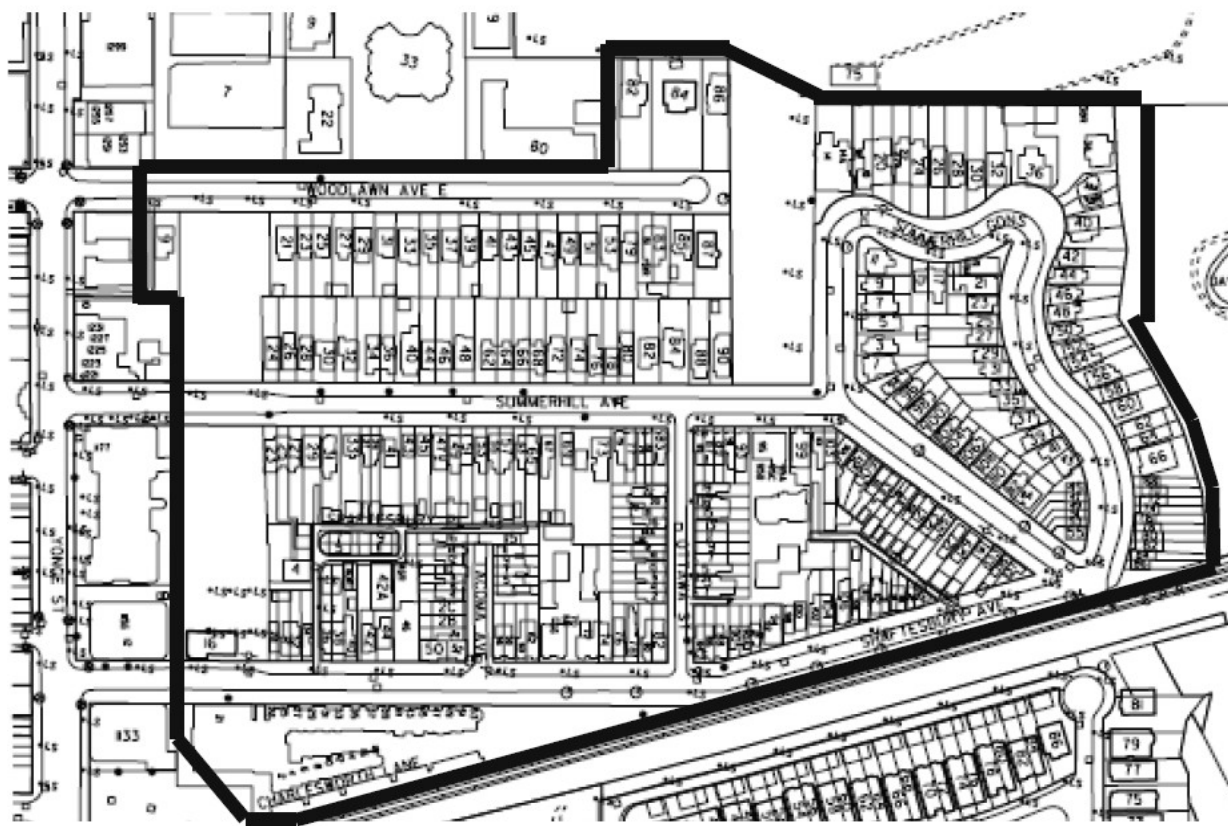
Areas to be studied as potential HCDs will not prioritized until the following conditions have been met:

1. A nomination package has been determined to be complete by City Staff, or the area has been authorized for an HCD study by City Council, and
2. Sufficient funding is in place for the HCD Study phase to be completed.

Criteria by Category	Level	Check ONE
Development Activity		
1. Several development or demolition applications in the potential HCD	H	
2. Several minor variance applications in the potential HCD, with only singular or occasional development or demolition applications	M	X
3. Singular or occasional minor variance, development or demolition applications in the potential HCD	L	
Notes: The subject area has been subject to zero development applications and zero demolition applications over the past four years, however, has been subject to 16 minor variances.		
Existing level of Protection		
1. Few or no listed or designated heritage properties in the potential HCD, or is in an area of the City not well represented on the register	H	X
2. Several listed or designated properties in the potential HCD	M	
3. Area is already an HCD	L	
Notes: Only 4 of an approximate 275 properties within this area are subject to either heritage registration or designation.		
Fragility of the Area		
1. Neglect, fire, or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
2. General neglect of the majority of properties in the area is evident	M	
3. Some maintenance issues but does not appear to be widespread	L	X

Notes: Properties within the subject area are generally well maintained.		
Planning Priorities		
1. The area will be, or is part of a planning study or Official Plan Amendment, or an HCD study or plan is likely to support related Official Plan objectives	H	
2. The area is identified as a potential HCD in the Official Plan and/or has not been the subject of a recent planning study	M	X
3. A planning study has recently been completed for the area	L	
Notes: The subject area is not currently subject to any planning studies, but was authorized for an HCD study in 2007 and area is identified as a potential HCD in the Official Plan.		
Additional Considerations		
None.		
OVERALL LEVEL OF PRIORITY	Medium	

Map 3 - Study Boundary: Summerhill



HCD Prioritization Criteria**Potential HCD Name: Weston Phase 2**

In order for staff to address the most urgent areas for potential HCDs first, the following prioritization criteria is applied to each nomination or area authorized for study. Based on the factors in this worksheet, those areas are grouped as being of high, medium or low priority. Recommendations for the next set of potential HCDs that staff will consider are based on the identified level of priority and will be presented to City Council for consideration on a periodic basis. The indication of priority for potential HCDs is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

Areas to be studied as potential HCDs will not prioritized until the following conditions have been met:

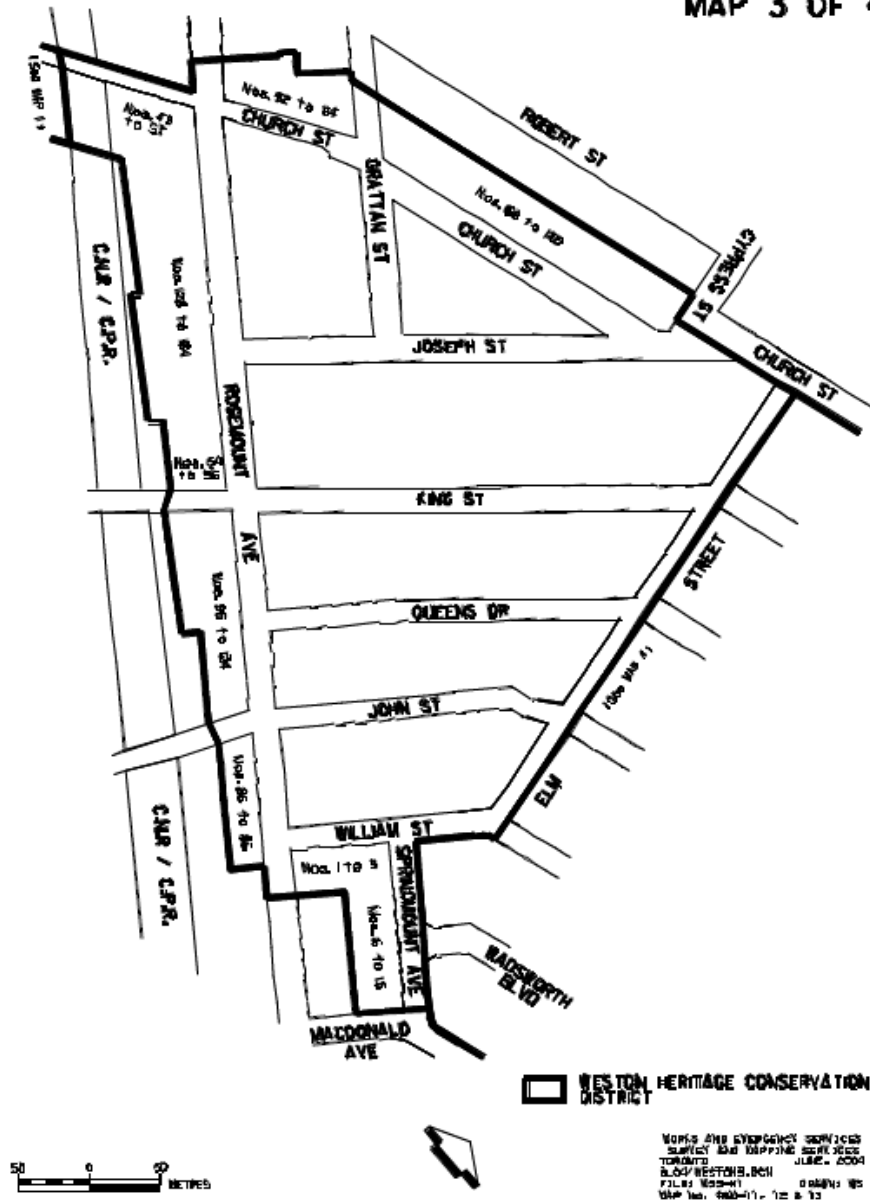
1. A nomination package has been determined to be complete by City Staff, or the area has been authorized for an HCD study by City Council, and
2. Sufficient funding is in place for the HCD Study phase to be completed.

Criteria by Category	Level	Check ONE
Development Activity		
1. Several development or demolition applications in the potential HCD	H	
2. Several minor variance applications in the potential HCD, with only singular or occasional development or demolition applications	M	
3. Singular or occasional minor variance, development or demolition applications in the potential HCD	L	X
Notes: The subject area has been subject to zero development applications, one demolition and two minor variances over the past four years.		
Existing level of Protection		
1. Few or no listed or designated heritage properties in the potential HCD, or is in an area of the City not well represented on the register	H	X
2. Several listed or designated properties in the potential HCD	M	
3. Area is already an HCD	L	
Notes: The subject area only has five heritage listed or designated properties, out of a potential 225 properties.		
Fragility of the Area		
1. Neglect, fire, or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
2. General neglect of the majority of properties in the area is evident	M	
3. Some maintenance issues, but does not appear to be widespread	L	X
Notes: There are some maintenance issues in the subject area, but neglect is not		

widespread.		
Planning Priorities		
1. The area will be, or is part of a planning study or Official Plan Amendment, or an HCD study or plan is likely to support related Official Plan objectives	H	
2. The area is identified as a potential HCD in the Official Plan and/or has not been the subject of a recent planning study	M	X
3. A planning study has recently been completed for the area	L	
Notes: The subject area is not currently subject to any planning studies, but was authorized for an HCD study in 2004 and area is identified as a potential HCD in the Official Plan.		
Additional Considerations:		
None		
OVERALL LEVEL OF PRIORITY	Medium	

Map 4 – Study Boundary: Weston Phase 2

MAP 3 OF 4



HCD Prioritization Criteria**Potential HCD Name: Queen Street East**

In order for staff to address the most urgent areas for potential HCDs first, the following prioritization criteria is applied to each nomination or area authorized for study. Based on the factors in this worksheet, those areas are grouped as being of high, medium or low priority. Recommendations for the next set of potential HCDs that staff will consider are based on the identified level of priority and will be presented to City Council for consideration on a periodic basis. The indication of priority for potential HCDs is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

Areas to be studied as potential HCDs will not prioritized until the following conditions have been met:

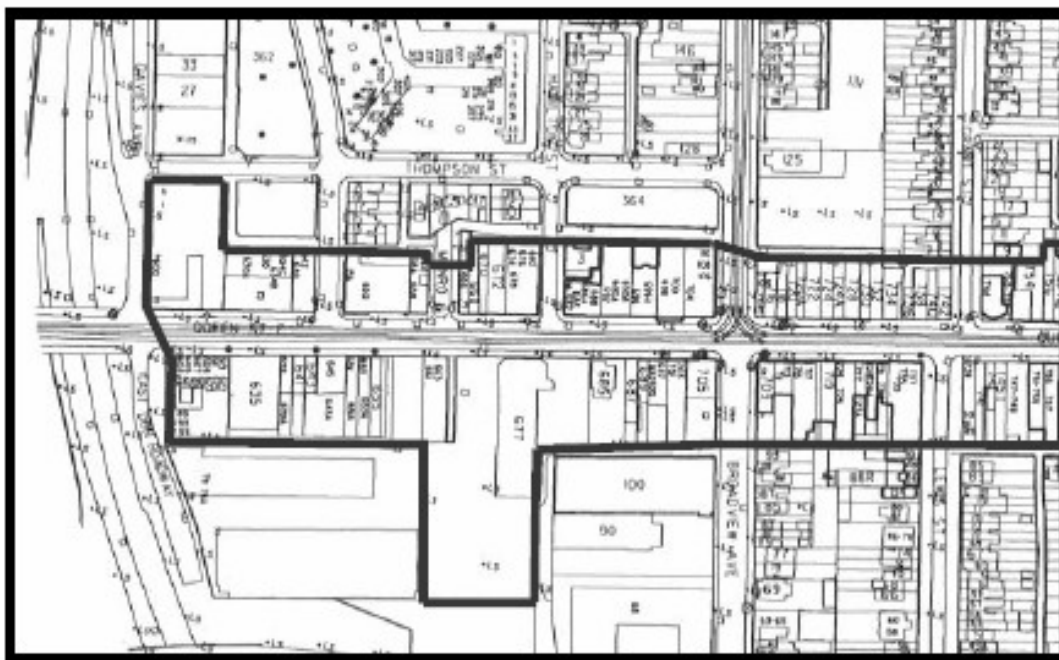
1. A nomination package has been determined to be complete by City Staff, or the area has been authorized for an HCD study by City Council, and
2. Sufficient funding is in place for the HCD Study phase to be completed.

Criteria by Category	Level	Check ONE
Development Activity		
1. Several development or demolition applications in the potential HCD	H	
2. Several minor variance applications in the potential HCD, with only singular or occasional development or demolition applications	M	X
3. Singular or occasional minor variance, development or demolition applications in the potential HCD	L	
Notes: The area has been subject to 2 development applications, 2 minor variance and 2 demolitions over the past four years.		
Existing level of Protection		
1. Few or no listed or designated heritage properties in the potential HCD, or is in an area of the City not well represented on the register	H	X
2. Several listed or designated properties in the potential HCD	M	
3. Area is already an HCD	L	
Notes: There are 9 listed or designated properties out of an approximate 115 potential properties.		
Fragility of the Area		
1. Neglect, fire, or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
2. General neglect of the majority of properties in the area is evident	M	
3. Some maintenance issues but does not appear to be widespread	L	X
Notes: There are some maintenance issues in the subject area, but neglect is not		

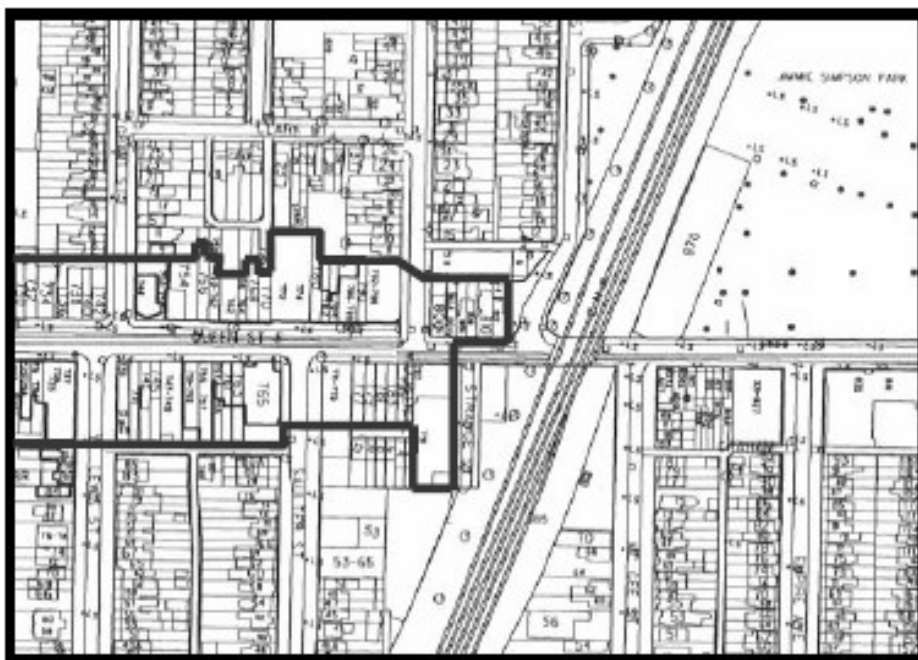
widespread.		
Planning Priorities		
1. The area will be, or is part of a planning study or Official Plan Amendment, or an HCD study or plan is likely to support related Official Plan objectives	H	
2. The area Is identified as a potential HCD in the Official Plan and/or has not been the subject of a recent planning study	M	X
3. A planning study has recently been completed for the area	L	
Notes: The subject area is not currently subject to any planning studies, but was authorized for an HCD study in 2006 and the area is identified as a potential HCD in the Official Plan.		
Additional Considerations:		
<p>City Council on July 12, 13 and 14, 2011, adopted the following:</p> <p><i>City Council request Heritage Preservation Services to undertake the Queen Street East Heritage Conservation District Study on an urgent basis, upon the adoption by City Council of final Heritage Conservation District Policies and Terms of Reference currently being completed by staff.</i></p> <p>This recommendation has been taken into consideration, and as a result, the potential Queen Street East HCD study area, although initially identified as a Medium priority area, has now been identified as a High priority area.</p>		
OVERALL LEVEL OF PRIORITY	High	

Map 5 – Study Boundary: Queen Street East

West Portion



East Portion



HCD Prioritization Criteria**Potential HCD Name: King/Spadina**

In order for staff to address the most urgent areas for potential HCDs first, the following prioritization criteria is applied to each nomination or area authorized for study. Based on the factors in this worksheet, those areas are grouped as being of high, medium or low priority. Recommendations for the next set of potential HCDs that staff will consider are based on the identified level of priority and will be presented to City Council for consideration on a periodic basis. The indication of priority for potential HCDs is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

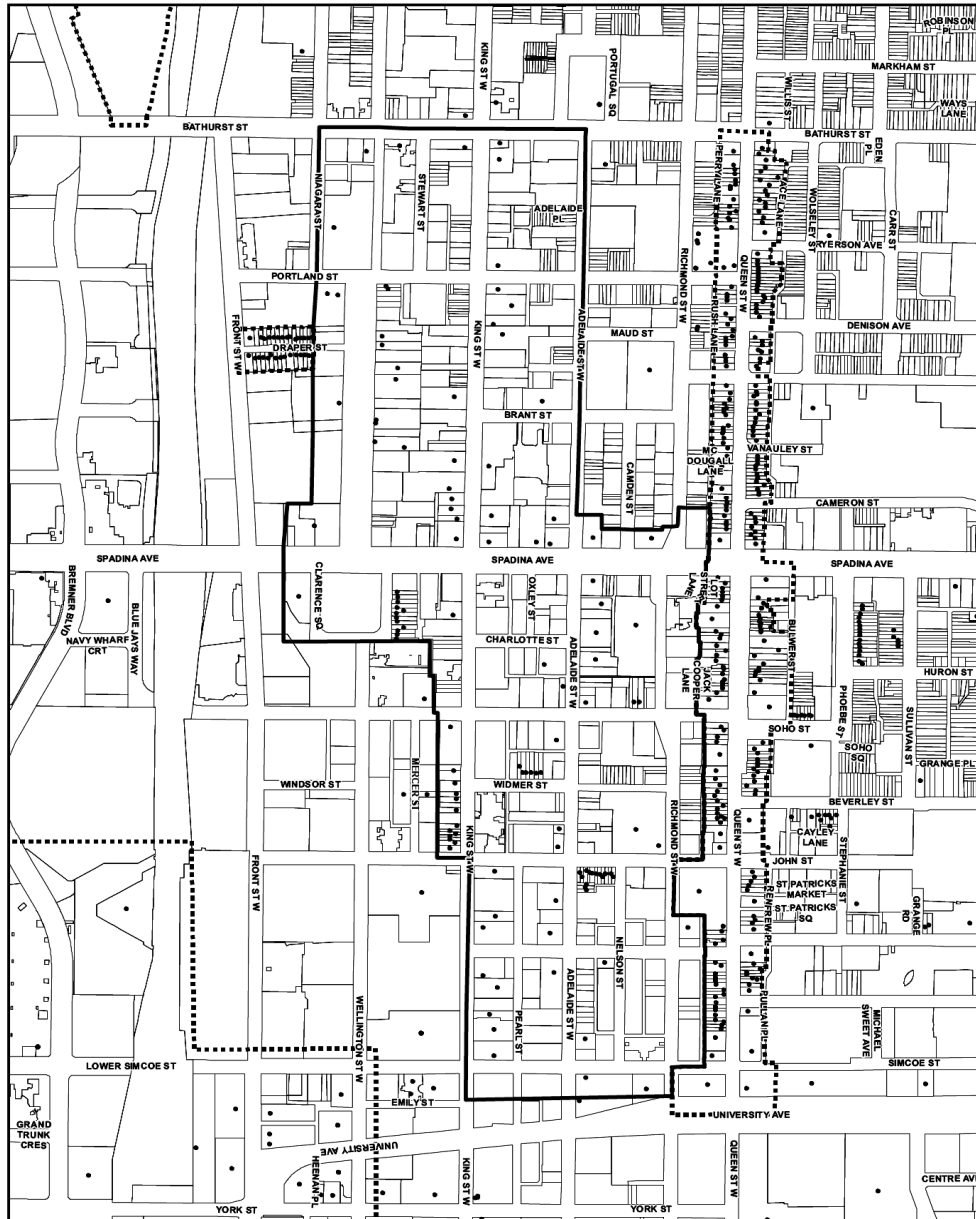
Areas to be studied as potential HCDs will not prioritized until the following conditions have been met:

3. A nomination package has been determined to be complete by City Staff, or the area has been authorized for an HCD study by City Council, and
4. Sufficient funding is in place for the HCD Study phase to be completed.

Criteria by Category	Level	Check ONE
Development Activity		
1. Several development or demolition applications in the potential HCD	H	X
2. Several minor variance applications in the potential HCD, with only singular or occasional development or demolition applications	M	
3. Singular or occasional minor variance, development or demolition applications in the potential HCD	L	
Notes: The area has been subject to 71 development applications and 4 demolitions over the past four years.		
Existing level of Protection		
1. Few or no listed or designated heritage properties in the potential HCD, or is in an area of the City not well represented on the register	H	
2. Several listed or designated properties in the potential HCD	M	X
3. Area is already an HCD	L	
Notes: There are 87 heritage listed or designated properties out of an approximate 345 potential properties in the subject area.		
Fragility of the Area		
1. Neglect, fire, or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	X
2. General neglect of the majority of properties in the area is evident	M	
3. Some maintenance issues but does not appear to be widespread	L	
Notes: The current rate of development activity and demolition in the subject area may result in additional losses to the historic built fabric which may negatively affect the		

heritage character as well as the potential HCD designation of the area.		
Planning Priorities		
1. The area will be, or is part of a planning study or Official Plan Amendment, or an HCD study or plan is likely to support related Official Plan objectives	H	X
2. The area is identified as a potential HCD in the Official Plan and/or has not been the subject of a recent planning study	M	
3. A planning study has recently been completed for the area	L	
Notes: The subject area is currently subject to the King-Spadina East Precinct Built Form Review and is identified as a potential HCD study area in the OPA amendment that authorizes the use of Section 37 funds for HCD studies.		
Additional Considerations:		
None		
OVERALL LEVEL OF PRIORITY	High	

Map 6 – Study Boundary: King/Spadina



Toronto City Planning
Prepared by Graphics & Visualization
for Heritage Preservation Services
July 2012



- Heritage Districts**
- Designated District
 - Proposed Study Area
 - Heritage Properties

Proposed Study Area
King / Spadina



HCD Prioritization Criteria**Potential HCD Name: Historic Yonge Street**

In order for staff to address the most urgent areas for potential HCDs first, the following prioritization criteria is applied to each nomination or area authorized for study. Based on the factors in this worksheet, those areas are grouped as being of high, medium or low priority. Recommendations for the next set of potential HCDs that staff will consider are based on the identified level of priority and will be presented to City Council for consideration on a periodic basis. The indication of priority for potential HCDs is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

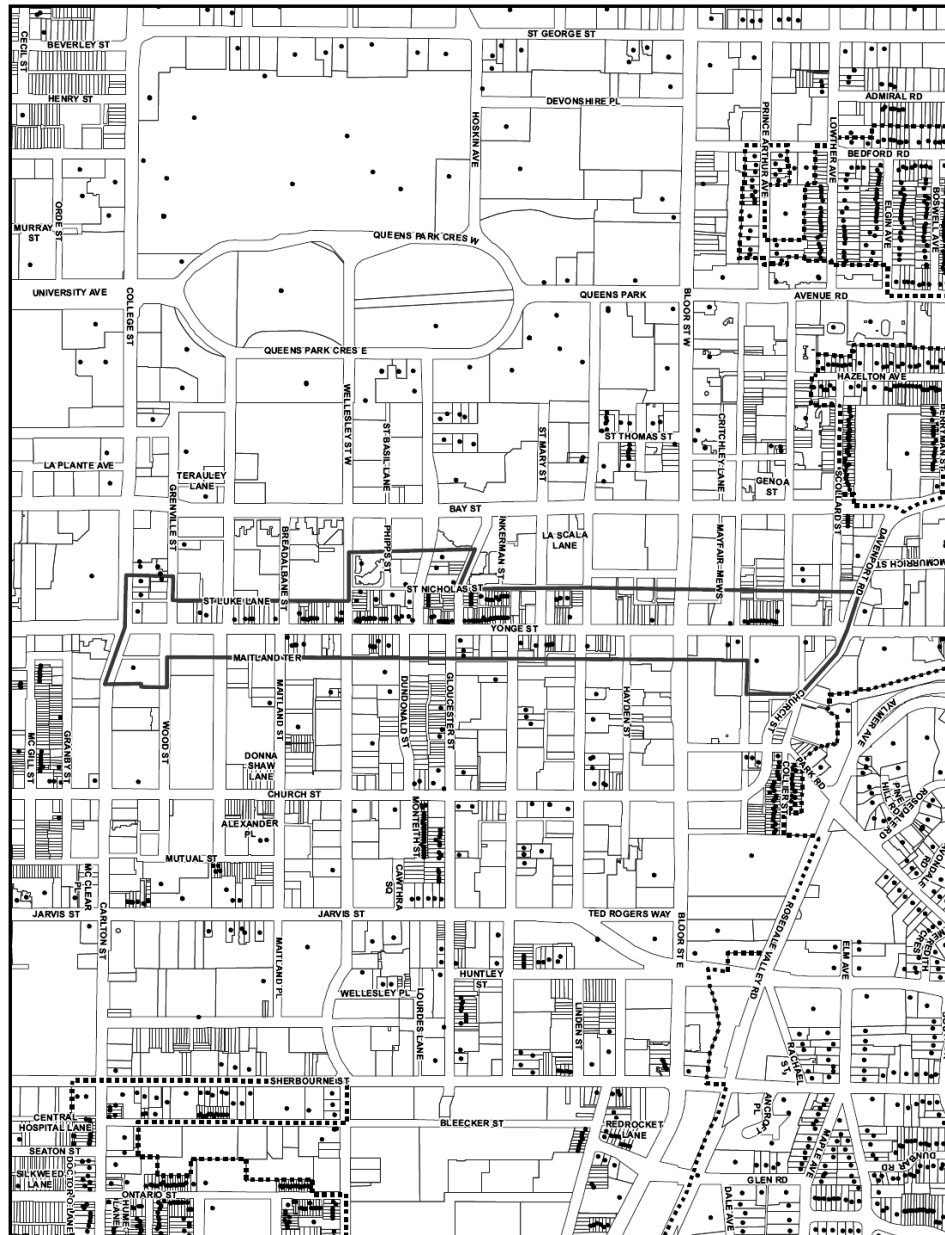
Areas to be studied as potential HCDs will not be prioritized until the following conditions have been met:

5. A nomination package has been determined to be complete by City Staff, or the area has been authorized for an HCD study by City Council, and
6. Sufficient funding is in place for the HCD Study phase to be completed.

Criteria by Category	Level	Check ONE
Development Activity		
4. Several development or demolition applications in the potential HCD	H	X
5. Multiple minor variance applications in the potential HCD, with only singular or occasional development or demolition applications	M	
6. Singular or occasional minor variance, development or demolition applications in the potential HCD	L	
Notes: There have been 14 development applications and 10 demolition applications, as well as 8 minor variance applications in the subject area over the past four years.		
Existing level of Protection		
4. Few or no listed or designated heritage properties in the potential HCD, or is in an area of the City not well represented on the register	H	
5. Several listed or designated properties in the potential HCD	M	X
6. Area is already an HCD	L	
Notes: The subject area has 140 heritage listed or designated properties out of an approximate 270 potential properties.		
Fragility of the Area		
4. Neglect, fire, or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	X
5. General neglect of the majority of properties in the area is evident	M	
6. Some maintenance issues but does not appear to be widespread	L	
Notes: The current rate of development activity and demolition in the subject area may		

result in additional losses to the historic built fabric which may negatively affect heritage character as well as the potential HCD designation of the area.		
Planning Priorities		
4. The area will be, or is part of a planning study or Official Plan Amendment, or an HCD study or plan is likely to support related Official Plan objectives	H	X
5. The area Is identified as a potential HCD in the Official Plan and/or has not been the subject of a recent planning study	M	
6. A planning study has recently been completed for the area	L	
Notes: The subject area is current subject to the North Downtown Yonge Street Planning Framework study and is identified as a potential HCD study area in the OPA amendment that authorizes the use of Section 37 funds for HCD studies.		
Additional Considerations:		
None		
OVERALL LEVEL OF PRIORITY	High	

Map 7 – Study Boundary: Historic Yonge Street



Toronto City Planning
Prepared by Graphics & Visualization
for Heritage Preservation Service
July 2012



- Heritage Districts**
- Designated District
 - Proposed Study Area
 - Heritage Properties

Proposed Study Area
Historic Yonge Street



HCD Prioritization Criteria**Potential HCD Name: Garden District**

In order for staff to address the most urgent areas for potential HCDs first, the following prioritization criteria is applied to each nomination or area authorized for study. Based on the factors in this worksheet, those areas are grouped as being of high, medium or low priority. Recommendations for the next set of potential HCDs that staff will consider are based on the identified level of priority and will be presented to City Council for consideration on a periodic basis. The indication of priority for potential HCDs is not a reflection of potential or perceived cultural heritage value or a ranking of significance.

Areas to be studied as potential HCDs will not prioritized until the following conditions have been met:

7. A nomination package has been determined to be complete by City Staff, or the area has been authorized for an HCD study by City Council, and
8. Sufficient funding is in place for the HCD Study phase to be completed.

Criteria by Category	Level	Check ONE
Development Activity		
7. Several development or demolition applications in the potential HCD	H	
8. Multiple minor variance applications in the potential HCD, with only singular or occasional development or demolition applications	M	X
9. Singular or occasional minor variance, development or demolition applications in the potential HCD	L	
Notes: There have been 2 development applications and 3 demolition applications, as well as 8 minor variance applications in the subject area over the past four years.		
Existing level of Protection		
7. Few or no listed or designated heritage properties in the potential HCD, or is in an area of the City not well represented on the register	H	
8. Several listed or designated properties in the potential HCD	M	X
9. Area is already an HCD	L	
Notes: The subject area has 73 heritage listed or designated properties out of an approximate 250 potential properties.		
Fragility of the Area		
7. Neglect, fire, or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	X
8. General neglect of the majority of properties in the area is evident	M	
9. Some maintenance issues but does not appear to be widespread	L	
Notes: Neglect and widespread maintenance issues area evident throughout the subject		

area. Additional losses in the area may negatively affect the potential HCD designation.		
Planning Priorities		
7. The area will be, or is part of a planning study or Official Plan Amendment, or an HCD study or plan is likely to support related Official Plan objectives	H	X
8. The area Is identified as a potential HCD in the Official Plan and/or has not been the subject of a recent planning study	M	
9. A planning study has recently been completed for the area	L	
Notes: The subject area is current subject to the Downtown East Planning study and is identified as a potential HCD study area in the OPA amendment that authorizes the use of Section 37 funds for HCD studies.		
Additional Considerations:		
None		
OVERALL LEVEL OF PRIORITY	High	

Map 8 – Study Boundary: Garden District

