

- The history of the EYCPP area parallels that of North York, Scarborough, York, and East York in terms of how and when it was settled and its growth.
- Because of the configuration of the panels post-amalgamation, we don't have historical information on our whole area. Etobicoke is the only complete area for which we have data.
- Apart from a few larger centres of population, most of Etobicoke's 31,000 acres was farmland until after World War II when the post war baby boom changed things forever. Suddenly the land was needed to provide housing for growing families and places for people to work.
- It took Etobicoke 146 years to reach a population of 19,000 in 1941. Just 10 years later, in 1951, the population had tripled to 54K; by 1961, it had tripled again to 156K; and by 1971, it had doubled to 283,000.
- The population was 350,000 in 2011. However, Etobicoke has the lowest population density of all six entities that amalgamated in 1998. This is because Etobicoke has a high percentage of land zoned industrial. The balance of residential with industrial became a specific objective of Etobicoke's council in the early 1950s when Rex Heslop built Rexdale – the first post-war subdivision in Etobicoke north of the 401. Etobicoke could not afford to service Heslop's developments, so they made a deal with him that he could continue to build houses as long as he established new industry at a ratio of 35% industrial assessment to 65% residential, a practice they continued to use as more and more suburbs were built.

NUMBER OF EYCPP PROPERTIES ON TORONTO HERITAGE REGISTER			
WARD	LISTED	DESIGNATED	TOTAL
1	6	2	8
2	6	5	11
3	6	2	8
4	12	2	14
5	31	9	40
6	157	23	180
7	1	0	1
11	12	133	145
12	2	2	4
13	109	25	134
17	5	23	28
TOTAL	347	226	573

1. HCDs:

- Ward 11 - Weston: Phase 1 completed; Phase 2 underway; Phase 3 will follow.
- Planned for 2016: Baby Point; Bloor West Village.
- In Queue: The Junction.
- Others areas with potential: The Kingsway; Long Branch/Mimico/New Toronto.

2. Ward 6:

- Highest number of properties on the Heritage Register.
- Consists of the 4 communities across waterfront in Etobicoke.
- Nothing historic remains of Humber Bay.
- Moving west, 26 % are in Mimico; 29% in New Toronto; 45% in Long Branch.
- Area has been consistently receiving more pressure for redevelopment than any other area in the EYCC area and the EYCPP has been involved with every one of them where there is a heritage issue – everything from a new secondary plan, to saving a non-listed building from demolition and getting it designated, to the designation of a waterfront estate involving 11 buildings and a heritage garden.
- Local residents have held meetings to discuss establishing an HCD in each of these three communities. However, no concrete action has been taken to date.

3. Ward 13:

- Also has a high number of listed properties on the Heritage Register, and many will be designated as three of the upcoming HCD's are in this ward.
- Area includes many high end homes in Swansea, Bloor West Village, High Park and The Junction.

THREATS TO HERITAGE

- Etobicoke's council was not heritage-friendly. Most of today's heritage register was added after amalgamation, by which time many heritage properties had already been lost. However, there are still properties that should be on the Register and are not.
- Continuous pressure from developers and individuals applying to change original housing into monster homes, semis and condos. Each time, they are pushing the envelope with larger footprints, taller buildings, multi-unit housing, and incompatible architecture.
- HPS backlog in processing nominations for listing or designation.
- There is no information in the HPS files for most of the properties in Etobicoke. This is a problem when someone applies to alter or demolish one of these properties as HPS has only 60 days to respond.

EYCPP PLANS

- Start filling the empty files in HPS by researching properties on the Heritage Register and sending the information to HPS.
- Take photos for HPS of all properties on the Register.
- Develop a list of properties that should be added to the Heritage Register. Another group of Panel members will research these properties and submit nominations to HPS.
- Train our own panel members on how to do historical research.
- Update the display used for public events.