

Attachment 1A

HCD Prioritization Criteria

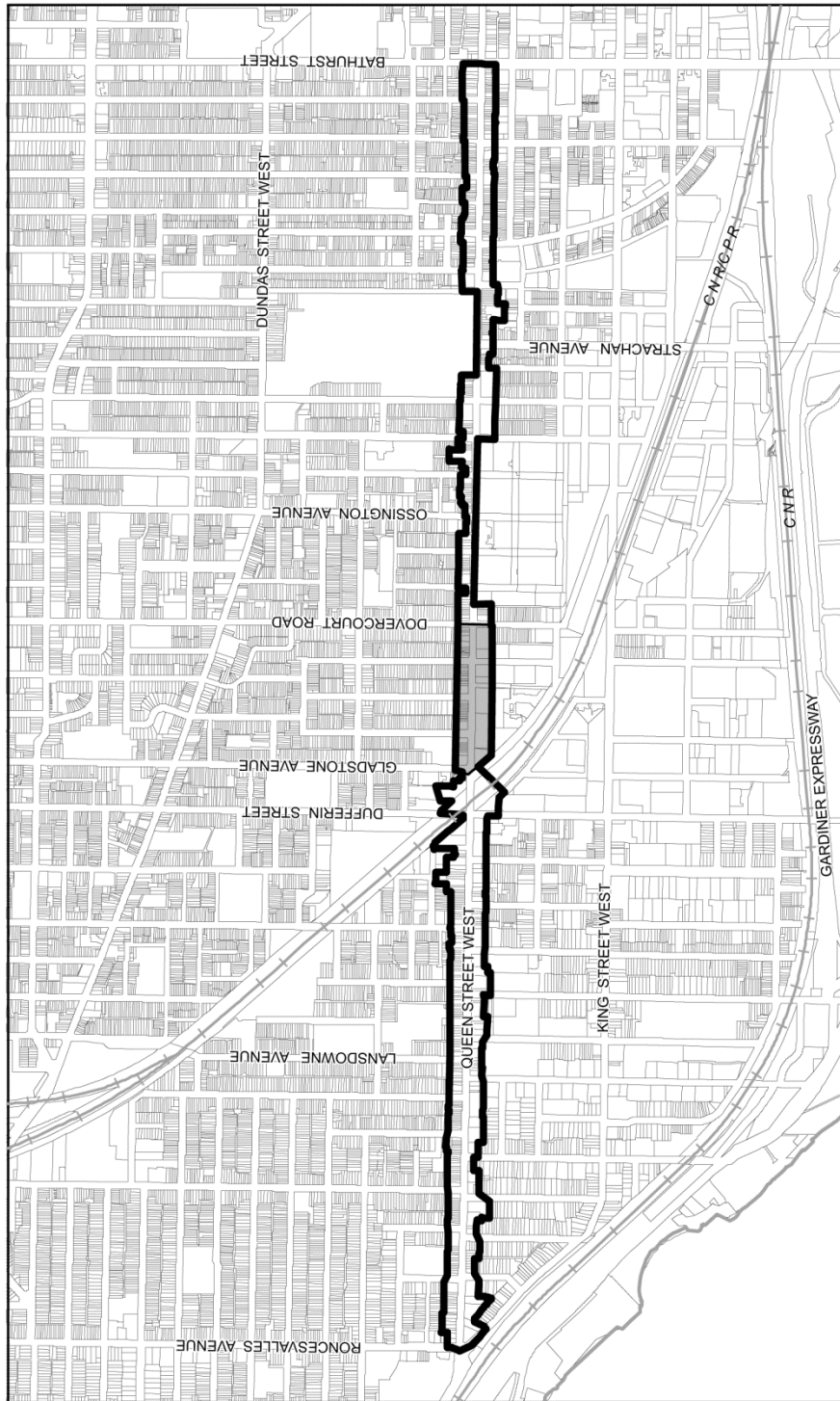
Potential HCD Name: West Queen West

Note: Determination of "significant", "high", "moderate", "low", "little" or "few" was relative and based on a comparison between all 16 nominated districts in this prioritization analysis.

Criteria by Category	Level	Check ONE
Development Activity		
1. Potential district has a significant number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	H	X
2. Potential district has a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	M	
3. Potential district has few planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	L	
Notes: The nominated district had a high number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013, for its size.		
Existing level of Protection		
1. Potential district has a significant number of properties without some level of heritage protection.	H	X
2. Potential district has a moderate number of properties without some level of heritage protection.	M	
3. Potential district has a low number of properties without some level of heritage protection.	L	
Notes: Approximately 96% of properties have no form of heritage protection in the nominated district.		
Fragility of the Area		
1. Neglect 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 properties in the area is evident	M	
3. Some maintenance issues but does not appear to be widespread	L	
Notes: Compared to other nominated districts, properties in West Queen West are more likely to be subject to property standards violations, for which charges or orders are issued.		
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, or is not anticipated in the coming year.	L	
Notes: West Queen West will be the subject of a major planning study in 2015, from Roncesvalles Avenue to Bathurst Street.		
Archaeology		

1. The nominated district contains an Archaeologically Sensitive Area (ASA).	H	
2. The nominated district contains no ASA, but contains a moderate to high percentage of land area identified as having archaeological potential.	M	
3. The nominated district contains no ASA, but contains a little to no percentage of land area identified as having archaeological potential.	L	X
Notes: West Queen West contains no lands identified as having archaeological potential, according to the City's Archaeological Management Plan.		
Other Considerations		
West Queen West will be the subject of a major planning study from Roncesvalles Avenue to Bathurst Street. An HCD study provides an opportunity to fulfill the heritage requirement of the planning study, and it is recommended that the HCD study area boundary be expanded to align with the planning study area.		
Priority: High		

Attachment 1B - Map 1 – Study Boundary: West Queen West



Toronto City Planning
Study Area

West Queen West
Nominated Heritage Conservation District



Not to Scale
1/23/2015



Attachment 2A

HCD Prioritization Criteria

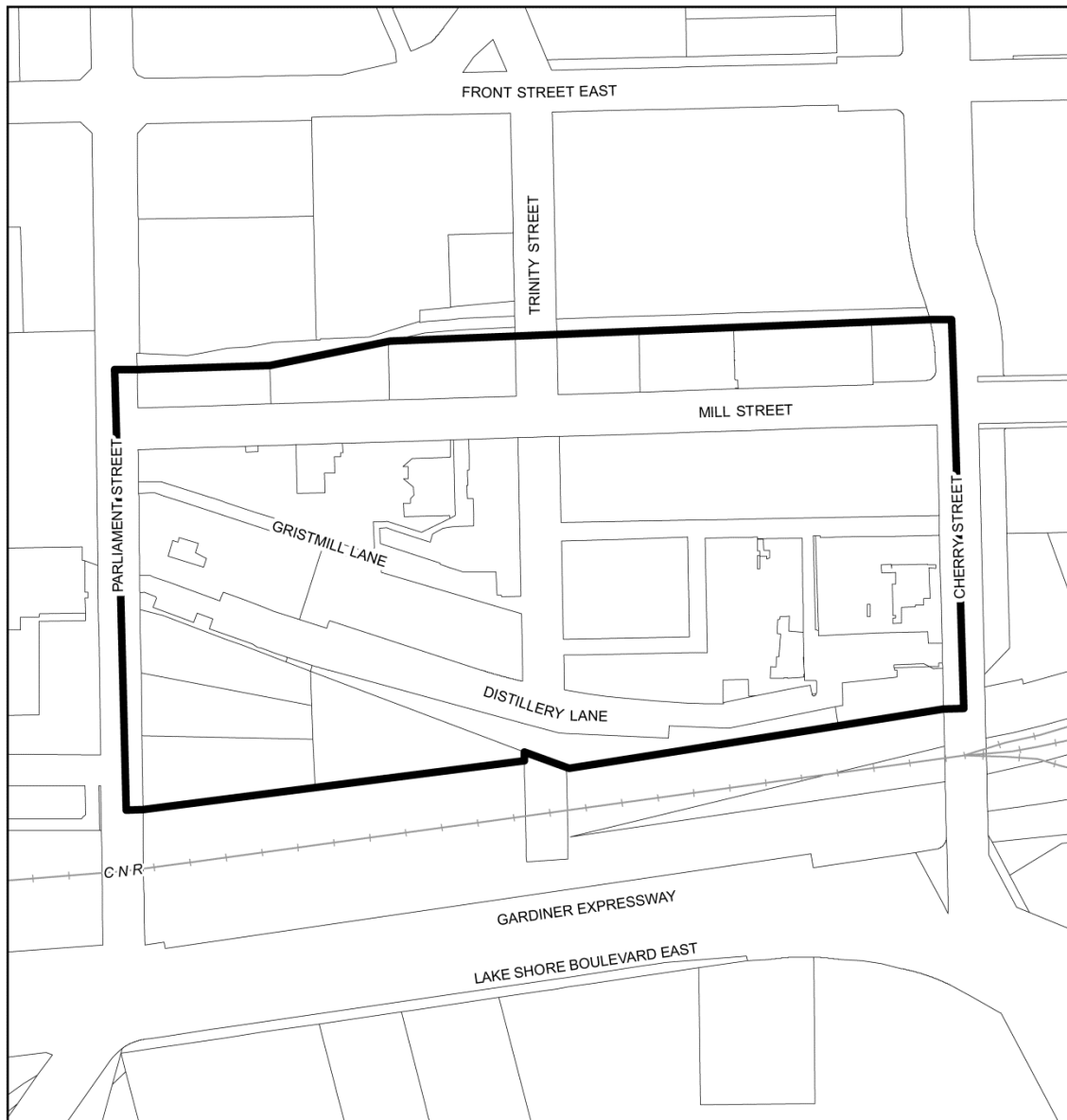
Potential HCD Name: Distillery District

Note: Determination of "significant", "high", "moderate", "low", "little" or "few" was relative and based on a comparison between all 16 nominated districts in this prioritization analysis.

Criteria by Category	Level	Check ONE
Development Activity		
4. Potential district has a significant number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	H	X
5. Potential district has a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	M	
6. Potential district has few planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	L	
Notes: The nominated district had a high number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013, for its size.		
Existing level of Protection		
4. Potential district has a significant number of properties without some level of heritage protection.	H	
5. Potential district has a moderate number of properties without some level of heritage protection.	M	
6. Potential district has a low number of properties without some level of heritage protection.	L	X
Notes: Approximately 78% of properties have no form of heritage protection in the nominated district. This was the lowest of all nominated districts.		
Fragility of the Area		
4. Neglect or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
5. General neglect of properties in the area is evident	M	X
6. Some maintenance issues but does not appear to be widespread	L	
Notes: Compared to other nominated districts, properties in the nominated district are moderately likely to be subject to property standards violations for which charges or orders are issued.		
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, or is not anticipated in the coming year.	L	
Notes: The area will be studied as part of the TOcore major planning study. The area is also the subject of a Built Form Study, currently under way.		
Archaeology		

4. The nominated district contains an Archaeologically Sensitive Area (ASA).	H	
5. The nominated district contains no ASA, but contains a moderate to high percentage of land area identified as having archaeological potential.	M	X
6. The nominated district contains no ASA, but contains a little to no percentage of land area identified as having archaeological potential.	L	
Notes: The nominated district has no ASA, but 100% of its land area has archaeological potential, which is higher than the median value of all districts (27%) and is the highest of all nominated districts (tied with Weston Phase II).		
Other Considerations		
Distillery District contains, and is largely characterized and associated with a National Historic Site.		
Priority: High		

Attachment 2B - Map 2 – Study Boundary: Distillery District



Study Area

Distillery District
Nominated Heritage Conservation District



Not to Scale
1/23/2015

Attachment 3A

HCD Prioritization Criteria

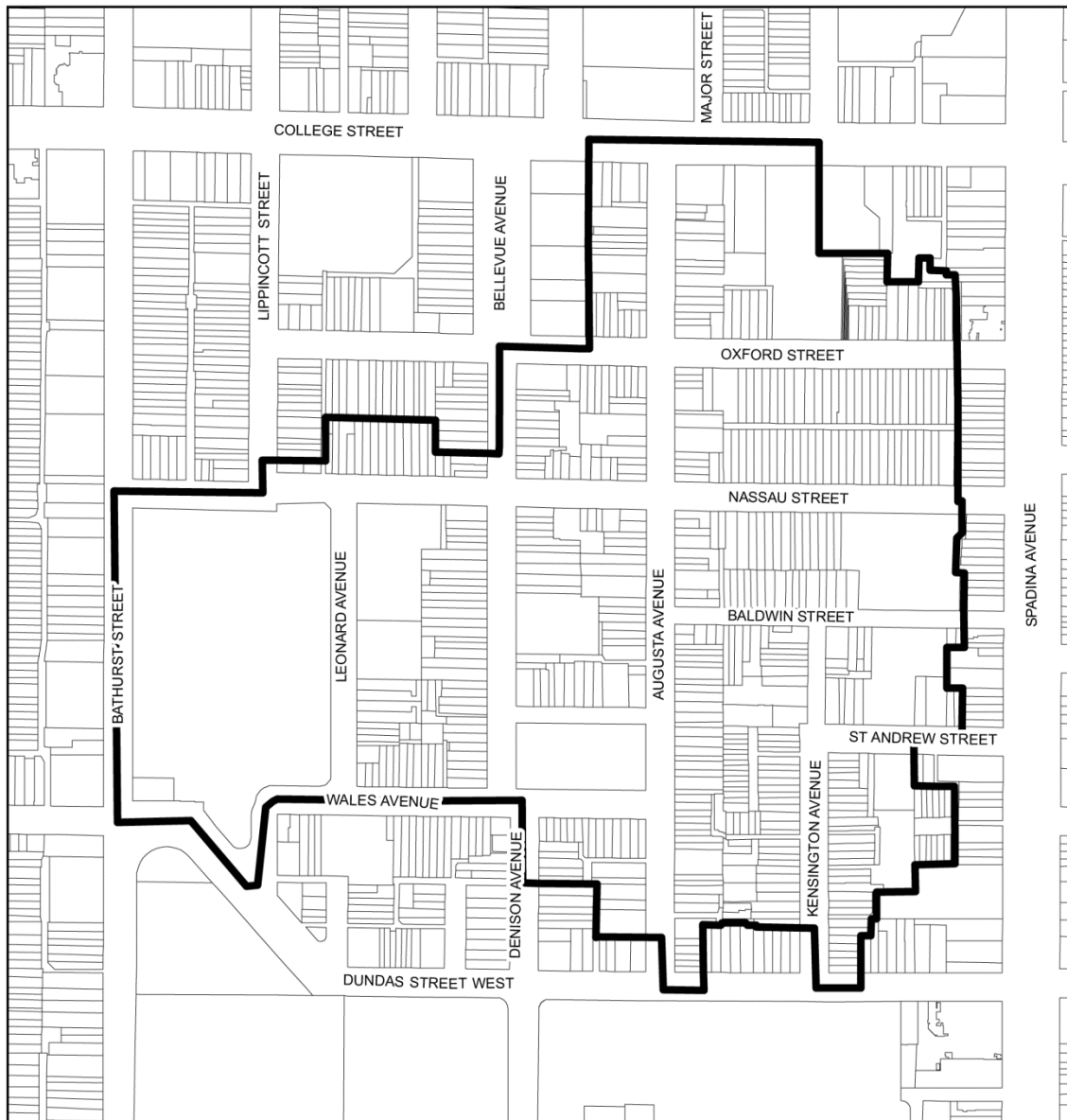
Potential HCD Name: Kensington Market

Note: Determination of "significant", "high", "moderate", "low", "little" or "few" was relative and based on a comparison between all 16 nominated districts in this prioritization analysis.

Criteria by Category	Level	Check ONE
Development Activity		
7. Potential district has a significant number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	H	
8. Potential district has a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	M	
9. Potential district has few planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	L	X
Notes: The nominated district had a low number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013, for its size.		
Existing level of Protection		
7. Potential district has a significant number of properties without some level of heritage protection.	H	X
8. Potential district has a moderate number of properties without some level of heritage protection.	M	
9. Potential district has a low number of properties without some level of heritage protection.	L	
Notes: Approximately 99% of properties have no form of heritage protection in the nominated district.		
Fragility of the Area		
7. Neglect 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 properties in the area is evident	M	
9. Some maintenance issues but does not appear to be widespread	L	
Notes: Compared to other nominated districts, properties in the nominated district are likely to be subject to property standards violations, for which charges or orders are issued.		
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, or is not anticipated in the coming year.	L	
Notes: The area will be studied as part of the TOcore major planning study, as well as the College Street Built Form study.		
Archaeology		
7. The nominated district contains an Archaeologically Sensitive Area (ASA).	H	

8. The nominated district contains no ASA, but contains a moderate to high percentage of land area identified as having archaeological potential.	M	
9. The nominated district contains no ASA, but contains a little to no percentage of land area identified as having archaeological potential.	L	X
Notes: The district has no ASA, and 9% of its land area has archaeological potential, which is below the median value of all districts (27%)		
Other Considerations		
Kensington Market contains, and is largely characterized and associated with a National Historic Site.		
Priority: High		

Attachment 3B – Map 3 – Study Boundary: Kensington Market



Study Area

Kensington Market
Nominated Heritage Conservation District



Not to Scale
1/23/2015

Attachment 4A

HCD Prioritization Criteria

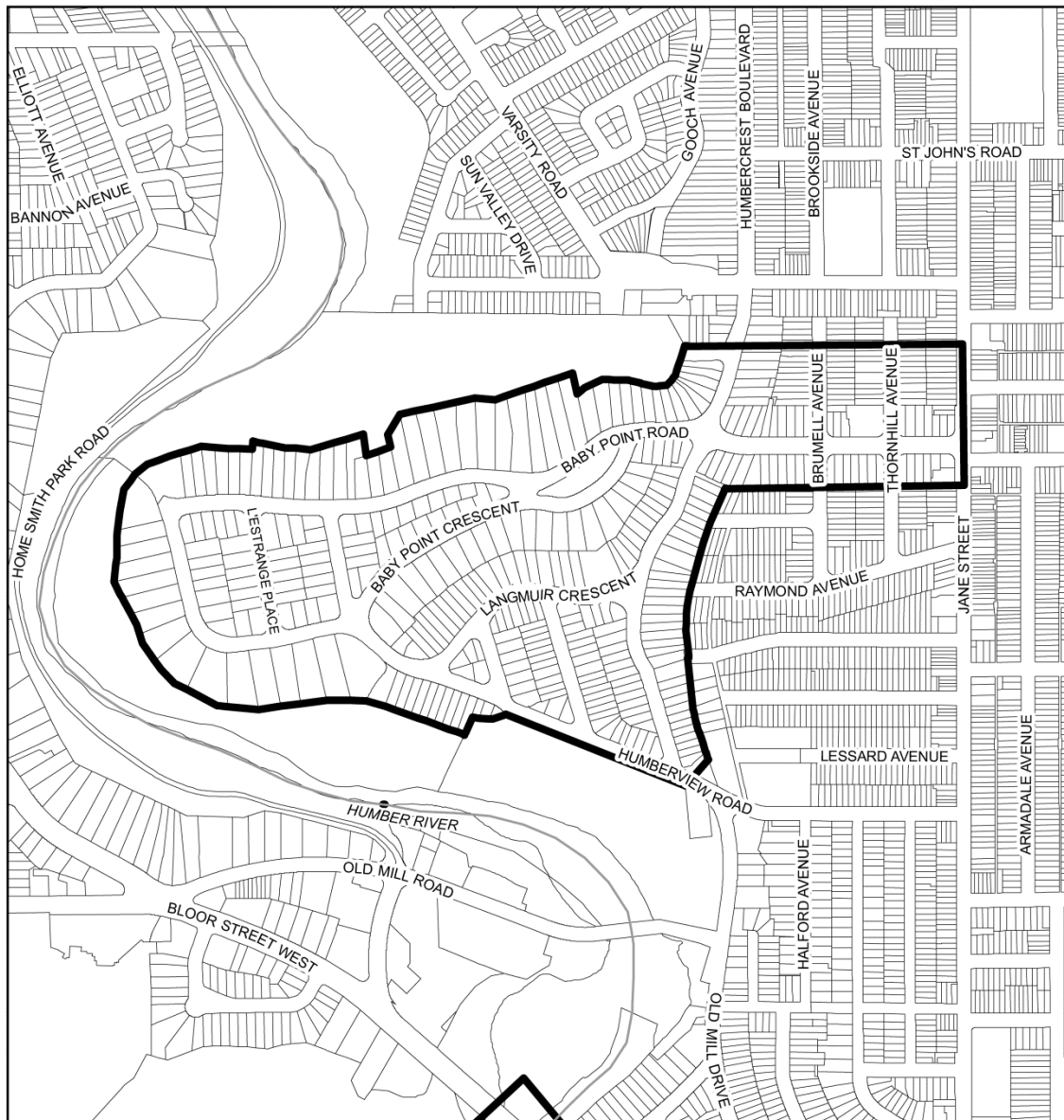
Potential HCD Name: Baby Point

Note: Determination of "significant", "high", "moderate", "low", "little" or "few" was relative and based on a comparison between all 16 nominated districts in this prioritization analysis.

Criteria by Category	Level	Check ONE
Development Activity		
10. Potential district has a significant number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	H	X
11. Potential district has a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	M	
12. Potential district has few planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	L	
Notes: The nominated district had a high number of Committee of Adjustment, building or demolition applications, 2009 -2013, for its size. As a residential district, planning applications were not considered in this calculation.		
Existing level of Protection		
10. Potential district has a significant number of properties without some level of heritage protection.	H	X
11. Potential district has a moderate number of properties without some level of heritage protection.	M	
12. Potential district has a low number of properties without some level of heritage protection.	L	
Notes: Approximately 99% of properties have no form of heritage protection in the nominated district.		
Fragility of the Area		
10. Neglect or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
11. General neglect of properties in the area is evident	M	
12. Some maintenance issues but does not appear to be widespread	L	X
Notes: Compared to other nominated districts, properties in the nominated district are not likely to be subject to property standards violations for which charges or orders are issued.		
Planning Priorities		
10. 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	
11. 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	
12. A planning study has recently been completed for the area, or is not anticipated in the coming year.	L	X
Notes: No major planning studies are contemplated in the coming year.		
Archaeology		
10. The nominated district contains an Archaeologically Sensitive Area (ASA).	H	X
11. The nominated district contains no ASA, but contains a moderate to high percentage of land area identified as having archaeological potential.	M	

12. The nominated district contains no ASA, but contains little to no percentage of land area identified as having archaeological potential.	L	
Notes: Baby Point has an ASA, and more than 80% of its land area has archaeological potential		
Other Considerations		
Baby Point is the only nominated district with an identified Archaeologically Sensitive Area.		
Priority: High		

Attachment 4B – Map 4 – Study Boundary: Baby Point



Study Area

Baby Point
Nominated Heritage Conservation District



Not to Scale
1/23/2015

Attachment 5A

HCD Prioritization Criteria

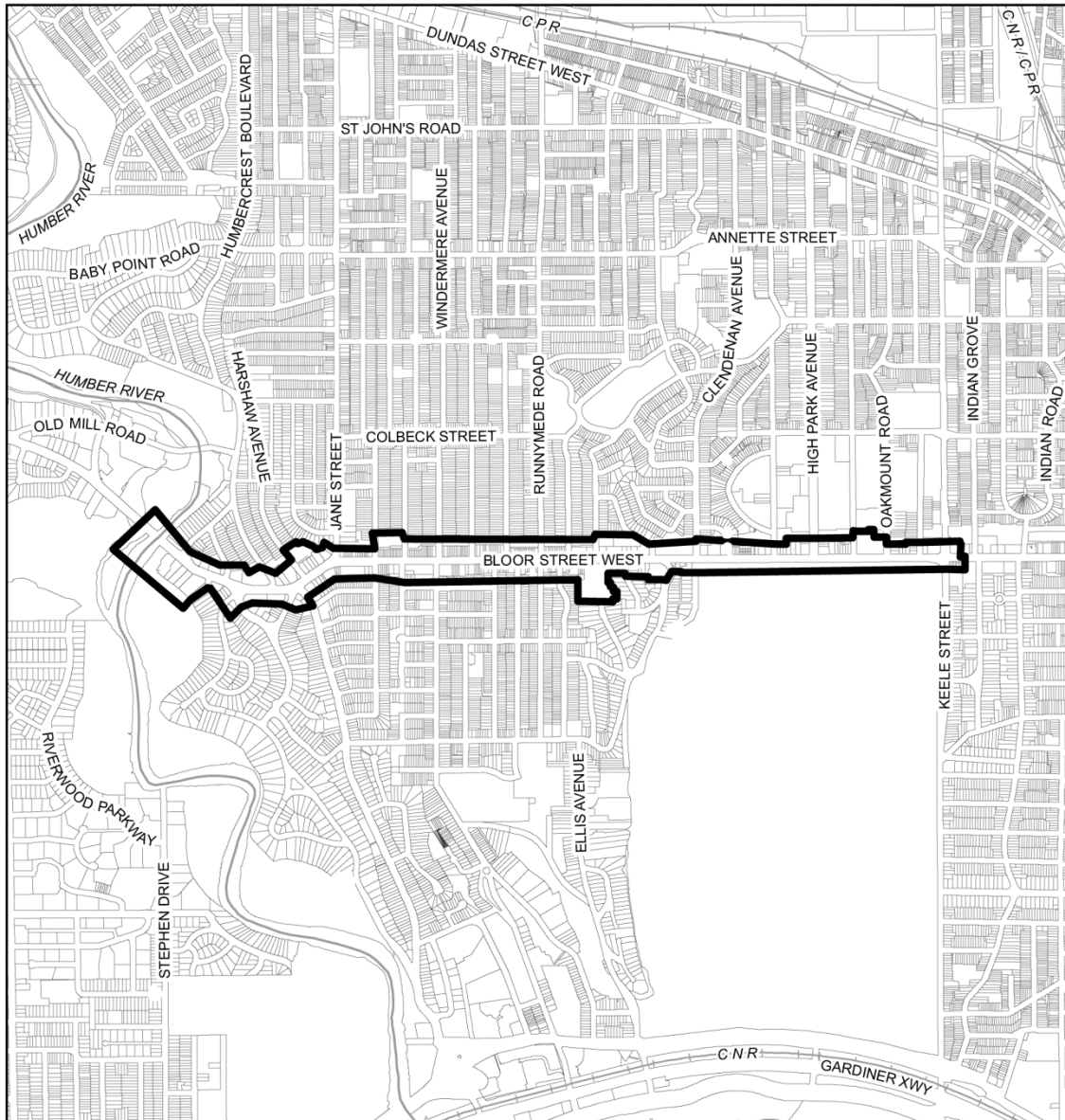
Potential HCD Name: Bloor West Village

Note: Determination of "significant", "high", "moderate", "low", "little" or "few" was relative and based on a comparison between all 16 nominated districts in this prioritization analysis.

Criteria by Category	Level	Check ONE
Development Activity		
13. Potential district has a significant number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	H	X
14. Potential district has a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	M	
15. Potential district has few planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	L	
Notes: The nominated district had a high number of Committee of Adjustment, building or demolition applications, 2009 -2013, for its size. As a residential district, planning applications were not considered in this calculation.		
Existing level of Protection		
13. Potential district has a significant number of properties without some level of heritage protection.	H	X
14. Potential district has a moderate number of properties without some level of heritage protection.	M	
15. Potential district has a low number of properties without some level of heritage protection.	L	
Notes: Approximately 97% of properties have no form of heritage protection in the nominated district.		
Fragility of the Area		
13. Neglect or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
14. General neglect of properties in the area is evident	M	X
15. Some maintenance issues but does not appear to be widespread	L	
Notes: Compared to other nominated districts, properties in the nominated district are moderately likely to be subject to property standards violations for which charges or orders are issued.		
Planning Priorities		
13. 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	
14. 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
15. A planning study has recently been completed for the area, or is not anticipated in the coming year.	L	
Notes: The area will be subject to a Council-requested Avenue Study, although a timeframe for it is unknown.		
Archaeology		
13. The nominated district contains an Archaeologically Sensitive Area (ASA).	H	
14. The nominated district contains no ASA, but contains a moderate to high percentage of land area identified as having archaeological potential.	M	X
15. The nominated district contains no ASA, but contains little to no percentage	L	

of land area identified as having archaeological potential.		
Notes: The potential district has no ASA, but 27% of its land area has archaeological potential, which is the median value of all districts.		
Other Considerations		
Priority: High		

Attachment 5B – Map 5 – Study Boundary: Bloor West Village



Study Area

**Bloor West Village
Nominated Heritage Conservation District**



Not to Scale
1/23/2015

Attachment 6A

HCD Prioritization Criteria

Potential HCD Name: Cabbagetown Southwest

Note: Determination of "significant", "high", "moderate", "low", "little" or "few" was relative and based on a comparison between all 16 nominated districts in this prioritization analysis.

Criteria by Category	Level	Check ONE
Development Activity		
16. Potential district has a significant number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	H	
17. Potential district has a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	M	X
18. Potential district has few planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	L	
Notes: The nominated district had a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013, for its size.		
Existing level of Protection		
16. Potential district has a significant number of properties without some level of heritage protection.	H	
17. Potential district has a moderate number of properties without some level of heritage protection.	M	X
18. Potential district has a low number of properties without some level of heritage protection.	L	
Notes: Approximately 93% of properties have no form of heritage protection in the nominated district.		
Fragility of the Area		
16. Neglect or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	X
17. General neglect of properties in the area is evident	M	
18. Some maintenance issues but does not appear to be widespread	L	
Notes: Compared to other nominated districts, properties in the nominated district are likely to be subject to property standards violations for which charges or orders are issued.		
Planning Priorities		
16. 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
17. 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	
18. A planning study has recently been completed for the area, or is not anticipated in the coming year.	L	
Notes: The area will be studied as part of the TOcore major planning study.		

Archaeology		
16. The nominated district contains an Archaeologically Sensitive Area (ASA).	H	
17. The nominated district contains no ASA, but contains a moderate to high percentage of land area identified as having archaeological potential.	M	
18. The nominated district contains no ASA, but contains a little to no percentage of land area identified as having archaeological potential.	L	X
Notes: The district has no ASA, and has only 2% of land with archaeological potential, which is below the median value of all districts		
Other Considerations		
Priority: High		

Attachment 6B – Map 6 – Study Boundary: Cabbagetown Southwest



Study Area

**Cabbagetown South West
Nominated Heritage Conservation District**



Not to Scale
1/23/2015

Attachment 7A

HCD Prioritization Criteria

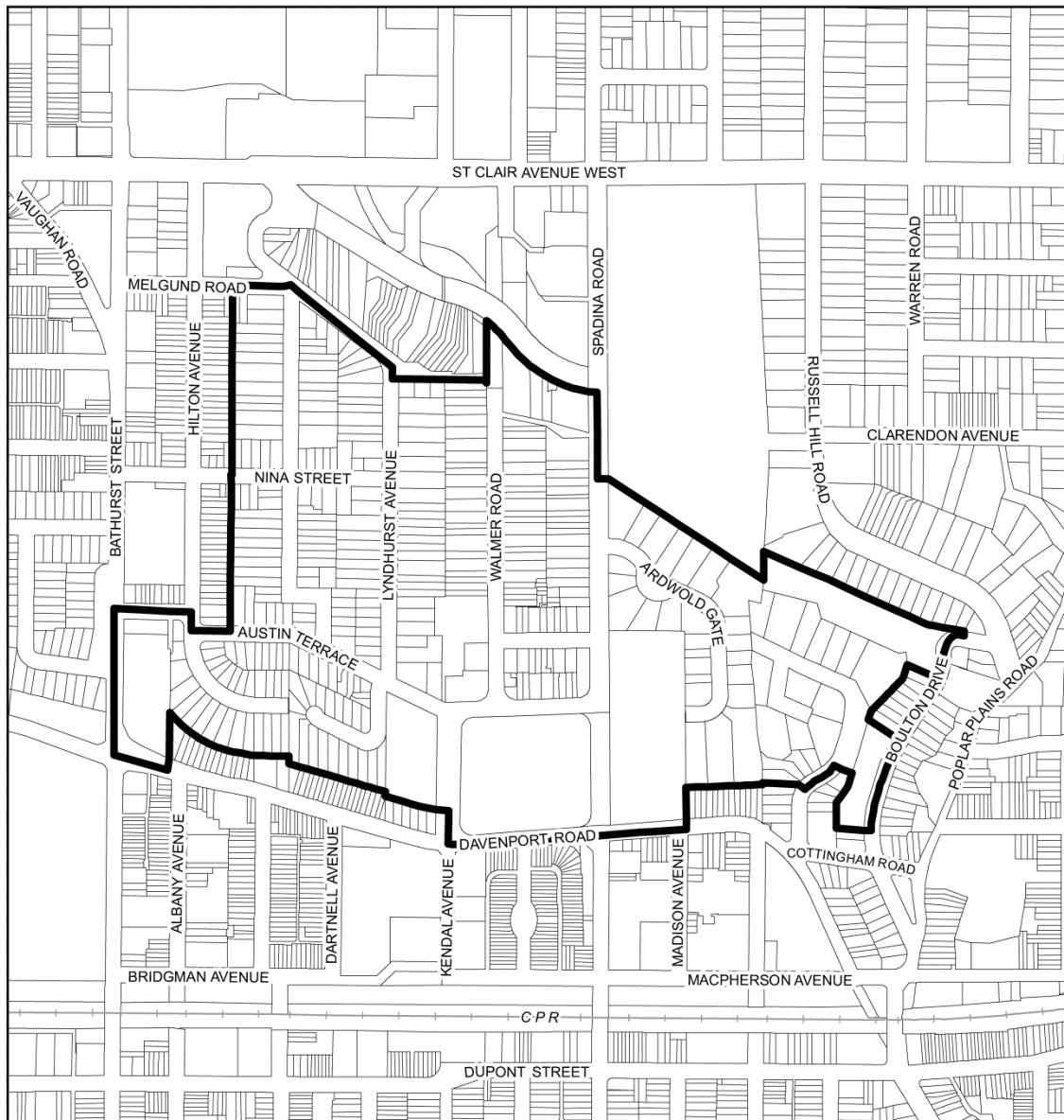
Potential HCD Name: Casa Loma

Note: Determination of "significant", "high", "moderate", "low", "little" or "few" was relative and based on a comparison between all 16 nominated districts in this prioritization analysis.

Criteria by Category	Level	Check ONE
Development Activity		
19. Potential district has a significant number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	H	X
20. Potential district has a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	M	
21. Potential district has few planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	L	
Notes: The nominated district had a high number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013, for its size.		
Existing level of Protection		
19. Potential district has a significant number of properties without some level of heritage protection.	H	X
20. Potential district has a moderate number of properties without some level of heritage protection.	M	
21. Potential district has a low number of properties without some level of heritage protection.	L	
Notes: Approximately 98% of properties have no form of heritage protection in the nominated district.		
Fragility of the Area		
19. Neglect or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
20. General neglect of properties in the area is evident	M	
21. Some maintenance issues but does not appear to be widespread	L	X
Notes: Compared to other nominated districts, properties in the nominated district are not likely to be subject to property standards violations for which charges or orders are issued. No charges or orders related to property standards violations were issued in the nominated district, 2009-2013.		
Planning Priorities		
19. 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	
20. 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	
21. A planning study has recently been completed for the area, or is not anticipated in the coming year.	L	X
Notes: No major planning studies are contemplated in the coming year.		

Archaeology		
19. The nominated district contains an Archaeologically Sensitive Area (ASA).	H	
20. The nominated district contains no ASA, but contains a moderate to high percentage of land area identified as having archaeological potential.	M	X
21. The nominated district contains no ASA, but contains little to no percentage of land area identified as having archaeological potential.	L	
Notes: Casa Loma has no ASA, but 35% of its land area has archaeological potential, which is higher than the median value of all districts (27%)		
Other Considerations		
Priority: High		

Attachment 7B – Map 7 – Study Boundary: Casa Loma



Study Area

Casa Loma

Nominated Heritage Conservation District



Not to Scale
1/23/2015

Attachment 8A

HCD Prioritization Criteria

Potential HCD Name: Kingsway

Note: Determination of "significant", "high", "moderate", "low", "little" or "few" was relative and based on a comparison between all 16 nominated districts in this prioritization analysis.

Criteria by Category	Level	Check ONE
Development Activity		
22. Potential district has a significant number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	H	X
23. Potential district has a moderate number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	M	
24. Potential district has few planning, Committee of Adjustment, building or demolition applications, 2009 -2013.	L	
Notes: The nominated district had a high number of planning, Committee of Adjustment, building or demolition applications, 2009 -2013, for its size.		
Existing level of Protection		
22. Potential district has a significant number of properties without some level of heritage protection.	H	X
23. Potential district has a moderate number of properties without some level of heritage protection.	M	
24. Potential district has a low number of properties without some level of heritage protection.	L	
Notes: Approximately 99% of properties have no form of heritage protection in the nominated district.		
Fragility of the Area		
22. Neglect or wilful damage are documented in the area or additional losses in the area may negatively affect the potential HCD designation	H	
23. General neglect of properties in the area is evident	M	
24. Some maintenance issues but does not appear to be widespread	L	X
Notes: Compared to other nominated districts, properties in the nominated district are not likely to be subject to property standards violations for which charges or orders are issued.		
Planning Priorities		
22. 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	
23. 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	
24. A planning study has recently been completed for the area, or is not anticipated in the coming year.	L	X
Notes: No major planning studies are contemplated in the coming year.		

Archaeology		
22. The nominated district contains an Archaeologically Sensitive Area (ASA).	H	
23. The nominated district contains no ASA, but contains a moderate to high percentage of land area identified as having archaeological potential.	M	X
24. The nominated district contains no ASA, but contains little to no percentage of land area identified as having archaeological potential.	L	
Notes: Kingsway has no ASA, but 43% of its land area has archaeological potential, which is higher than the median value of all districts (27%)		
Other Considerations		
Priority: High		

Attachment 8B – Map 8 – Study Boundary: Kingsway



Study Area

**Kingsway
Nominated Heritage Conservation District**



Not to Scale
1/23/2015