



HERITAGE CONSERVATION DISTRICT PRIORITIZATION (2015-2016)

Presented to Planning and Growth Management
Committee
24 February 2015

Purpose

- To provide an overview of the Heritage Conservation District (HCD) prioritization process and analysis
- To present recommendations for proposed HCD studies in 2015-2016

Heritage Conservation Districts (HCDs)

- An HCD is a planning tool with authority given under Part V of the Ontario Heritage Act
- HCDs are areas of historical or cultural significance
- Heritage-rich areas require special care to conserve them and to manage change
- HCD plans and guidelines streamline the planning process and support appropriate development
- Currently the City administers 20 HCDs

Why Protect HCDs?

- HCDs contribute to our quality of life and the City's competitive edge.
- They reinforce our identity, create self awareness and promote social cohesion.
- Our City's neighbourhoods have history and character that contribute to a strong sense of place.
- HCD are one of the most important tools for the managing growth in a high-growth heritage environment.
- We can conserve and improve those areas through a values-based conservation planning framework

Background

- HPS currently has 7 HCD studies underway
- As a result, 1629 properties will be added to the Heritage Register over the next 2 years
- Council adopted prioritization criteria in 2012 to identify priorities for subsequent HCD studies

Background

- Council-approved service levels allow for 5 new studies to be started each year
- Prioritization criteria used to review 16 nominations
- Recommendations are being made for 3 new studies to be started in 2015, and 5 new studies in 2016, based on existing service levels

Prioritization Criteria

- Prioritization based on five criteria:
 - Development Activity
 - Existing Level of Protection
 - Fragility
 - Planning Priorities
 - Archaeology

Methodology

- **16** nominated districts of varying size, type
- Refined methodology to better determine ***relative priority*** in relation to other nominated districts

Criterion 1: Development Activity

- ***Intensity of development activity*** measured as ***average*** number of Planning Applications, Committee of Adjustment, building and demolition permits

Criterion 1: Development Activity

District	Priority
West Queen West	HIGH (top 5)
Casa Loma	
Bloor St W	
Kingsway	
Baby Point	
Distillery District	MEDIUM (mid 5)
Leaside	
Summerhill	
West Annex	
Cabbagetown SW	
Harbord Village 3	LOW (bottom 6)
Agincourt	
Liberty Village	
Kensington Market	
The Junction	
Weston Phase II	

Criterion 2: Existing Level of Protection

- Measured as *percentage* of properties in each district that are listed or designated

Criterion 2: Existing Level of Protection*

District	Priority
Baby Point	HIGH
Kensington Market	
Leaside	
Kingsway	
Summerhill	
The Junction	
Harbord Village 3	
Weston Phase II	
Bloor St W	
Casa Loma	
Agincourt	
West Queen West	
Cabbagetown SW	MEDIUM
West Annex	
Liberty Village	
Distillery District	LOW

* Listed or designated

Criterion 3: Fragility

- Measured as ***frequency*** of property standards infractions resulting in an order or charge brought against a property in last ***5 years***

Criterion 3: Fragility

District	Priority
Cabbagetown SW	HIGH
West Queen West	
Kensington Market	
West Annex	MEDIUM
Bloor St W	
Distillery District	
Liberty Village	LOW
The Junction	
Agincourt	
Weston Phase II	
Harbord Village 3	
Kingsway	
Summerhill	
Leaside	
Baby Point	
Casa Loma	

Criterion 4: Planning Priorities

- **HIGH** = area is/will be *part of a planning study or OPA*, or an HCD is likely to support related OP objectives
- **MEDIUM** = identified as *potential HCD in OP* and/or has not been subject to recent study
- **LOW** (revised) = planning study has *recently been completed* for the area or a planning study *is not anticipated in the near future*

Criterion 4: Planning Priorities

District	Priority
West Queen West	HIGH
Cabbagetown SW	
Kensington Market	
Distillery District	
Harbord Village 3	
Liberty Village	
Bloor St W	MEDIUM
Leaside	
The Junction	
Baby Point	LOW
Casa Loma	
Kingsway	
West Annex	
Agincourt	
Summerhill	
Weston Phase II	

New Criterion: Archaeology

- **HIGH** = district contains an *Archaeologically Sensitive Area (ASA)*
 - ASAs identified in City's Archaeological Management Plan
- **MEDIUM** = districts *at or above the median* percentage of archaeological potential
- **LOW** = districts *below the median* percentage of archaeological potential

New Criterion: Archaeology

District	Priority
Baby Point	HIGH
Weston Phase II	
Distillery District	MEDIUM
West Annex	
Agincourt	
Kingsway	
Casa Loma	
Bloor St W	
Kensington Market	LOW
Summerhill	
Leaside	
Liberty Village	
Cabbagetown SW	
The Junction	
Harbord Village 3	
West Queen West	



Prioritization Outcome

Prioritization Outcome

District.	Development Activity	Existing Level of Protection	Fragility	Planning Priorities	Archaeology	PRIORITY
Baby Point	HIGH	HIGH	LOW	LOW	HIGH	HIGH
Bloor St W	HIGH	HIGH	MEDIUM	MEDIUM	MEDIUM	HIGH
Cabbagetown SW	MEDIUM	MEDIUM	HIGH	HIGH	LOW	HIGH
Casa Loma	HIGH	HIGH	LOW	LOW	MEDIUM	HIGH
Distillery District	HIGH	LOW	MEDIUM	HIGH	MEDIUM	HIGH
Kensington Market	LOW	HIGH	HIGH	HIGH	LOW	HIGH
Kingsway	HIGH	HIGH	LOW	LOW	MEDIUM	HIGH
West Queen West	HIGH	HIGH	HIGH	HIGH	LOW	HIGH
Agincourt	LOW	HIGH	LOW	LOW	MEDIUM	MEDIUM
Harbord Village 3	LOW	HIGH	LOW	HIGH	LOW	MEDIUM
Leaside	MEDIUM	HIGH	LOW	MEDIUM	LOW	MEDIUM
Liberty Village	LOW	MEDIUM	LOW	HIGH	LOW	MEDIUM
Summerhill	MEDIUM	HIGH	LOW	LOW	LOW	MEDIUM
The Junction	LOW	HIGH	LOW	MEDIUM	LOW	MEDIUM
West Annex	MEDIUM	MEDIUM	MEDIUM	LOW	MEDIUM	MEDIUM
Weston Phase II	LOW	HIGH	LOW	LOW	MEDIUM	MEDIUM

Recommended HCD Study Priorities

HCDs recommended for study commencement in 2015, pending approval of the proposed City Planning budget:

West Queen West
Kensington Market*
Distillery District*

HCDs recommended for study commencement in 2016, pending approval of the proposed City Planning budget:

Baby Point
Bloor West Village
Cabbagetown Southwest
Casa Loma
Kingsway

*National Historic Site

Staffing and Implementation

- HCD plans add large numbers of properties to the Heritage Register at once
- Front line staff complement must be increased in order to process building permits and development applications.

NEXT STEPS

Report and recommendations to be considered by
Toronto City Council: March 31, 2015.

Upon City Council authorization, HPS to update
nominators and to initiate the City's process for the
prioritized HCD studies as outlined in the HCD Terms of
Reference: April 2015.