

Toronto Preservation Board Orientation 2019

December 2, 2019

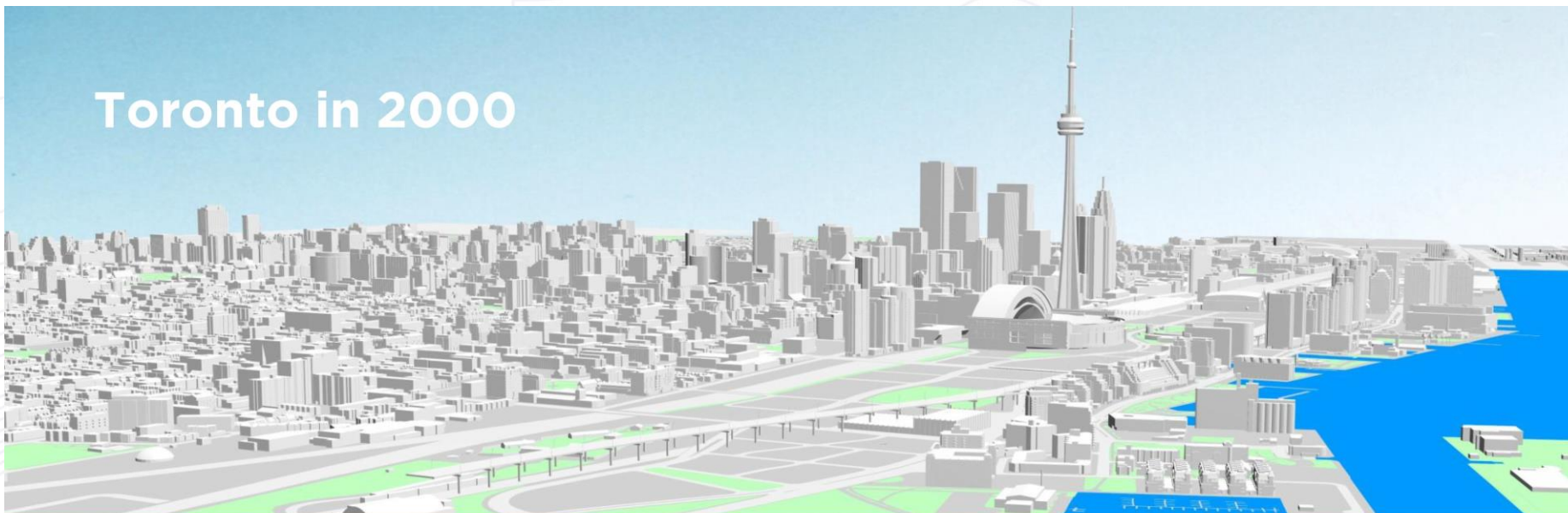


A low-angle, upward-looking photograph of modern architecture in Toronto. Two prominent curved glass skyscrapers, likely the TD Bank Tower and the Scotia Bank Tower, rise into a sky with soft, pinkish clouds. The perspective creates a sense of height and scale. The foreground shows the underside of a concrete overpass or bridge structure, with its support beams visible. The overall color palette is dominated by the blues and greys of the buildings and sky, contrasted with the warm tones of the clouds.

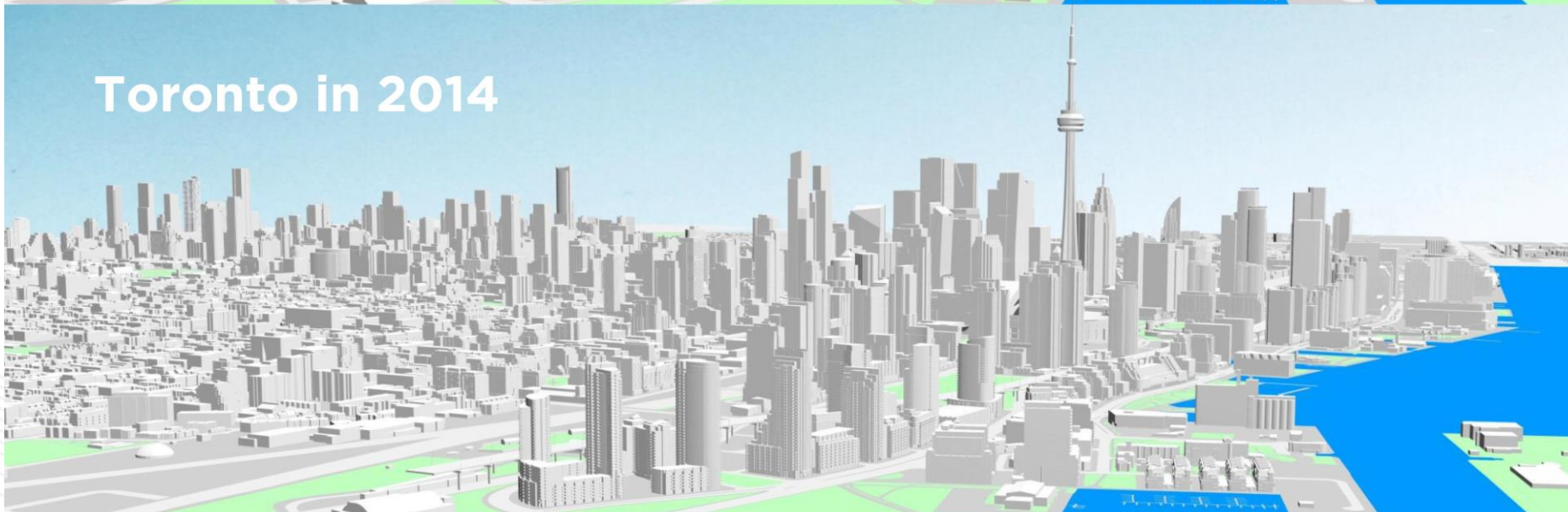
HERITAGE PLANNING IN TORONTO



Toronto in 2000



Toronto in 2014



Heritage and City Building

Our city's heritage resources contribute to social and economic prosperity by defining our unique sense of place, supporting cohesive and resilient communities, and contributing to environmental sustainability through adaptive re-use. They are a part of our city's DNA.



Heritage Planning in the City of Toronto

Part of the City Planning Division, the Heritage Planning unit identifies and works to conserve heritage properties and landscapes, primarily through the use of the City of Toronto Heritage Register, the creation of Heritage Conservation Districts, planning studies and surveys and the Archaeological Management Plan.

Enabled by:

- Ontario Heritage Act (2005; 2019)
- Planning Act (2019)
- Growth Plan (2019)
- City of Toronto Official Plan, s.3.1.5



A property on the City of Toronto's Heritage Register. Photo courtesy of Bob Krawczyk/ACO Toronto.



Heritage in the Planning Policy Framework: a matter of provincial interest

Significant heritage resources “shall be conserved” (mandatory)

Ontario
Heritage Act



Provincial
Policy



Urban Structure
Policies

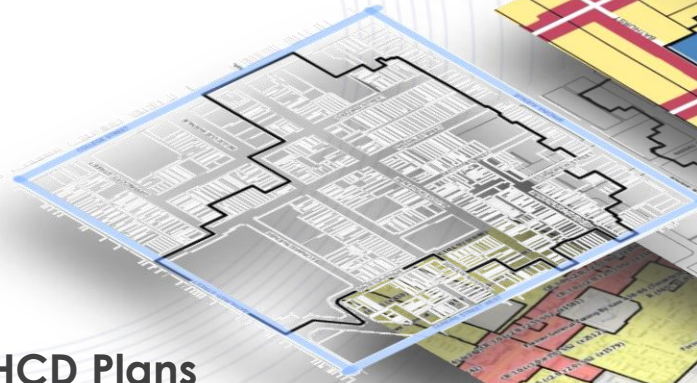


Land Use
Policies

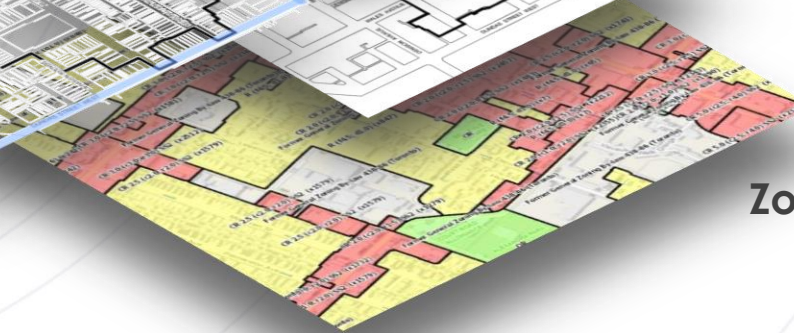


Secondary Plans /
SASP

HCD Plans



Zoning By-laws





3.1.5 – Official Plan Heritage Policies

- 53 policies
- Expanded introduction and vision for heritage properties
- The policies are divided into thematic sections

Identification and Protection

The Heritage Register

General policies (for all heritage resources)

Individual properties, heritage conservation districts and cultural heritage landscapes

Raising heritage awareness

Archaeological resources, including First Nations engagement

Development on and adjacent to Register properties

Places of worship

Landmark views

Incentives

Definitions



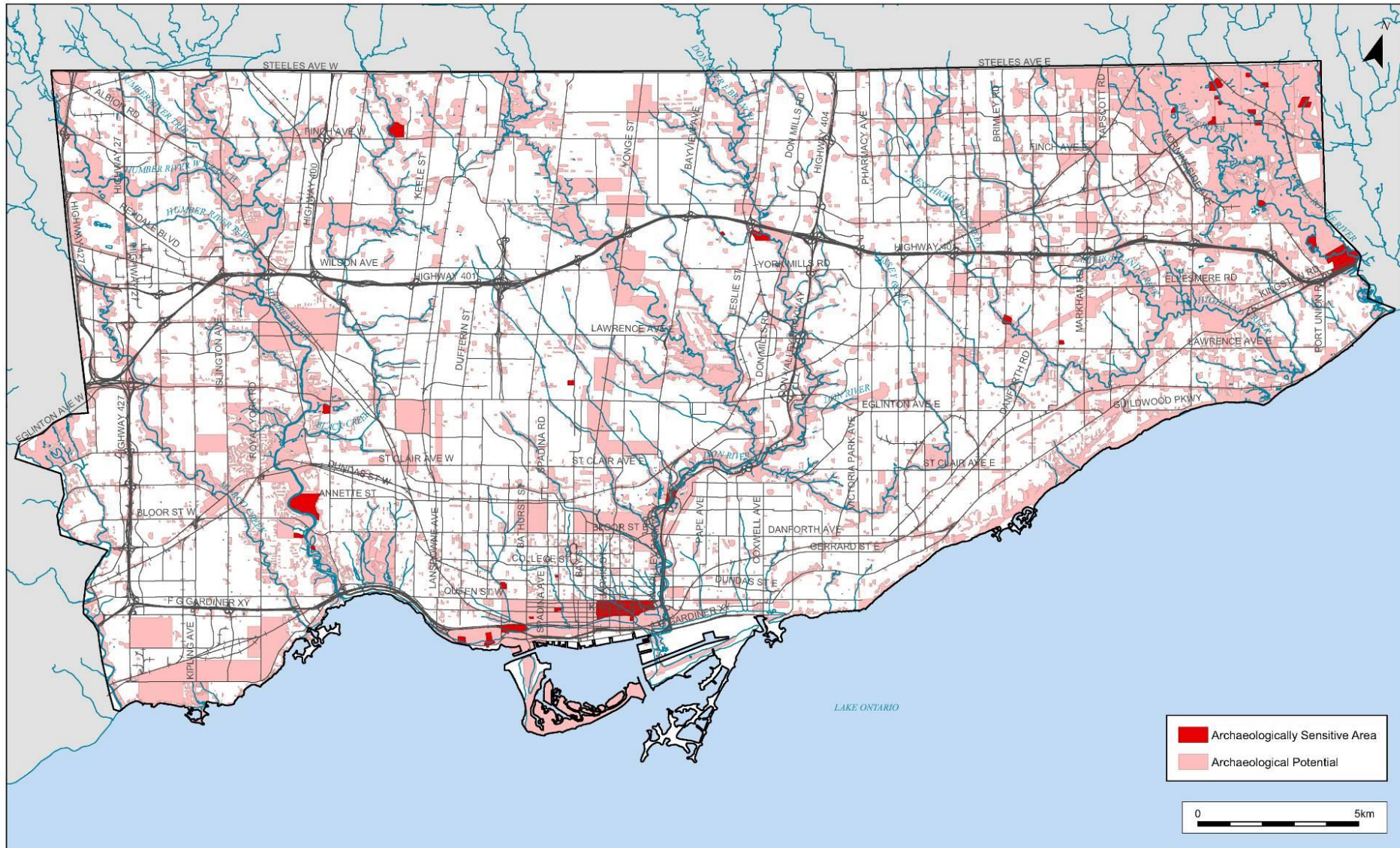
A vertical photograph on the left side of the slide shows an archaeological excavation. In the foreground, a worker in a grey shirt and green pants is using a tool to dig in a trench. The trench reveals stone foundations and walls. In the background, other workers and a fence are visible.

Archaeological Management Plan

The City of Toronto monitors development for archaeological concerns through its Archaeological Management Plan (AMP) and the Official Plan

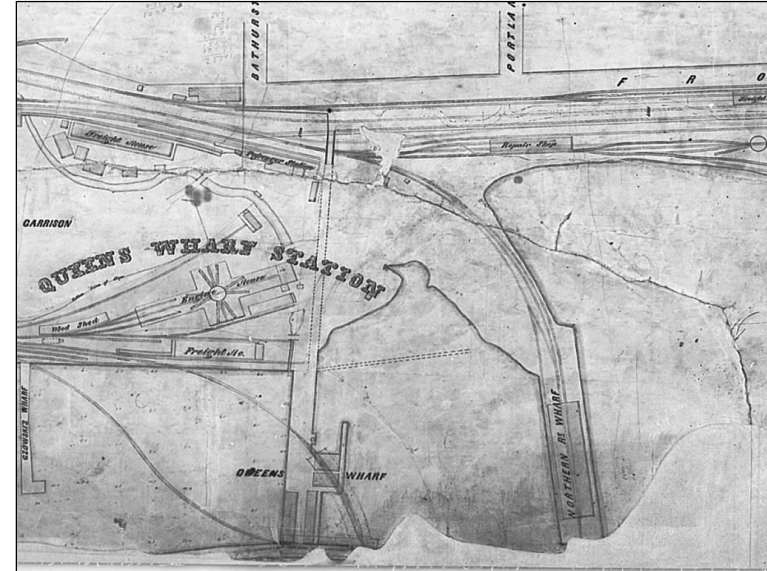
- The AMP has been an ongoing project that is always being updated
- Although archaeology is controlled under Part VI of the OHA by the Province of Ontario, the City is the approval authority for development affecting archaeology
- The City secures archaeological mitigation and interpretation requirements through various planning agreements

Archaeological Management Plan





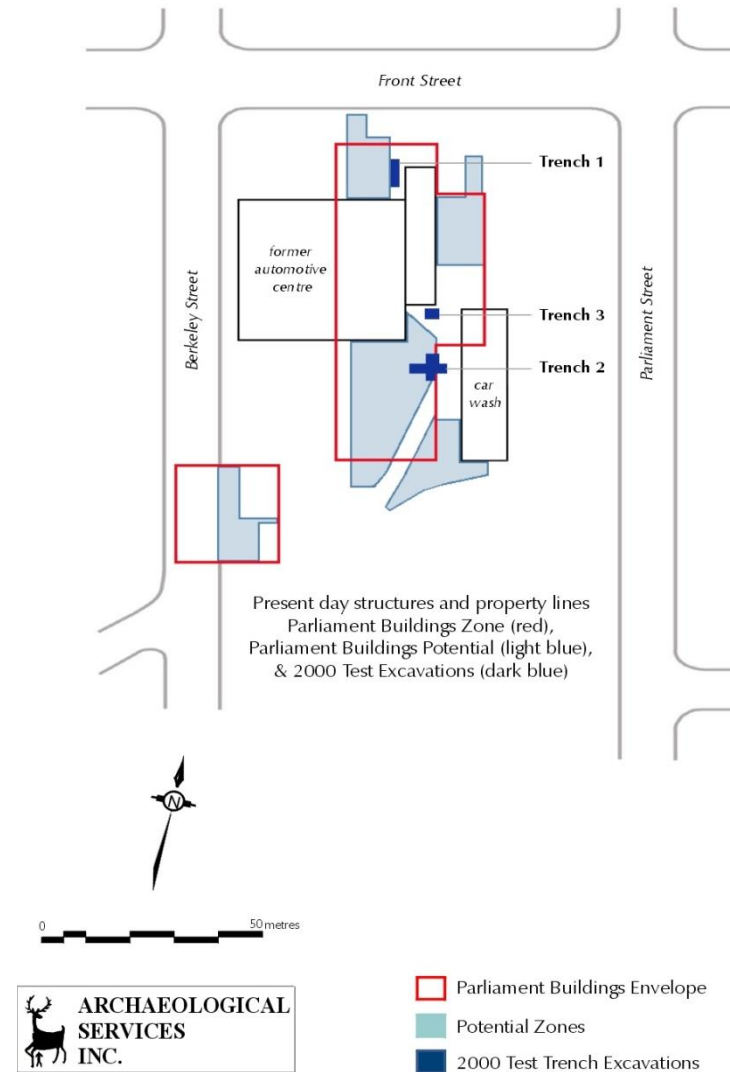
Queen's Wharf Station: Grand Trunk Railway engine house





Bishop's Block
Simcoe and Adelaide



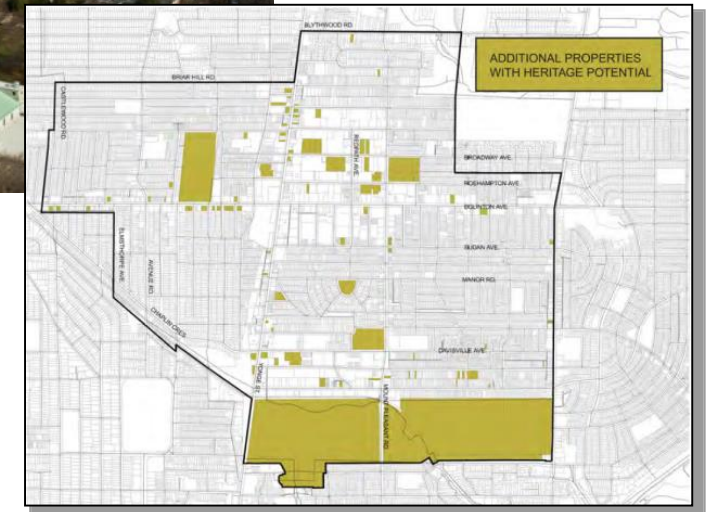


First Parliament Site

Planning Studies – Holistic Approach



Thematic history, field survey, built form analysis, policy development and batch listing



Urban design guidelines



Forest Hill Village Urban Design Guidelines
Spadina Road from Montclair Ave. to Strathearn Blvd.

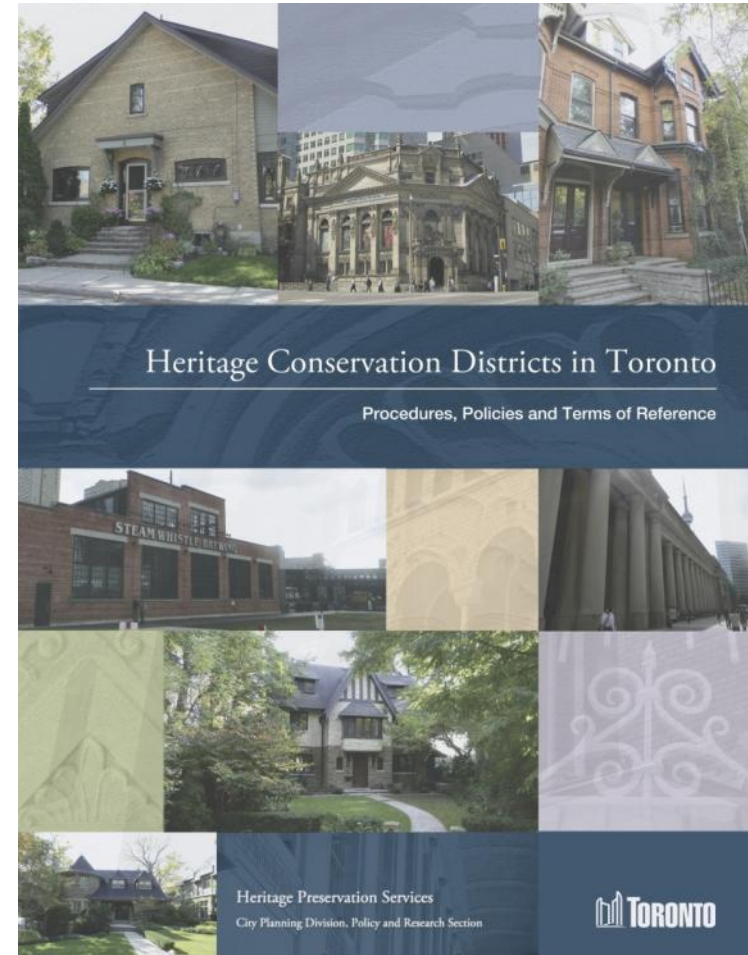
FOREST HILL VILLAGE URBAN DESIGN GUIDELINES

URBAN DESIGN
GUIDELINES
June 2015
City of Toronto



Heritage Conservation Districts

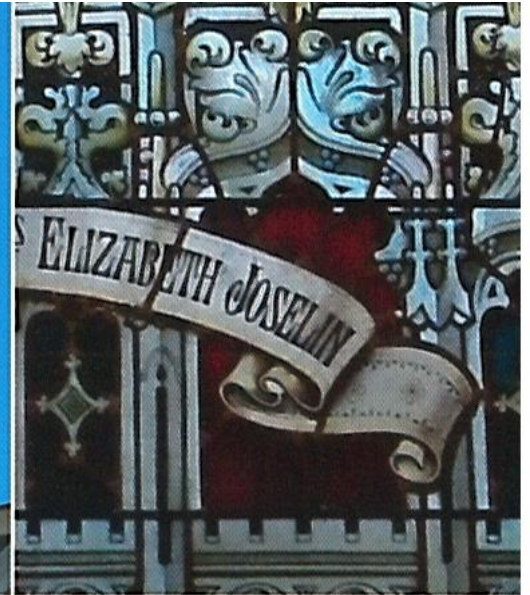
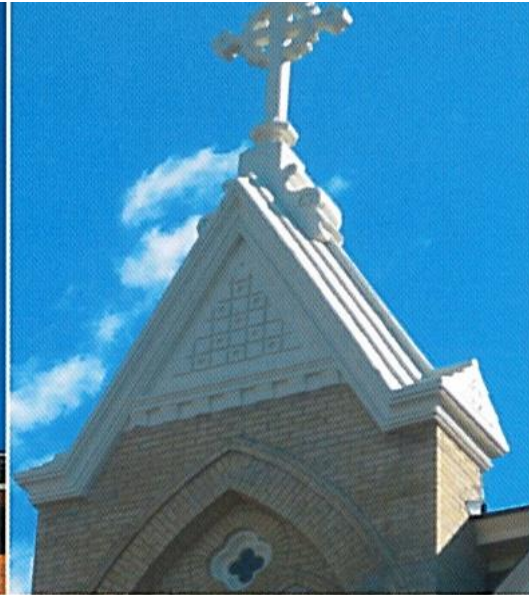
Policy driven plans that result in a clear, predictable and responsive heritage planning framework



Heritage Incentives

Toronto Heritage Grant Program

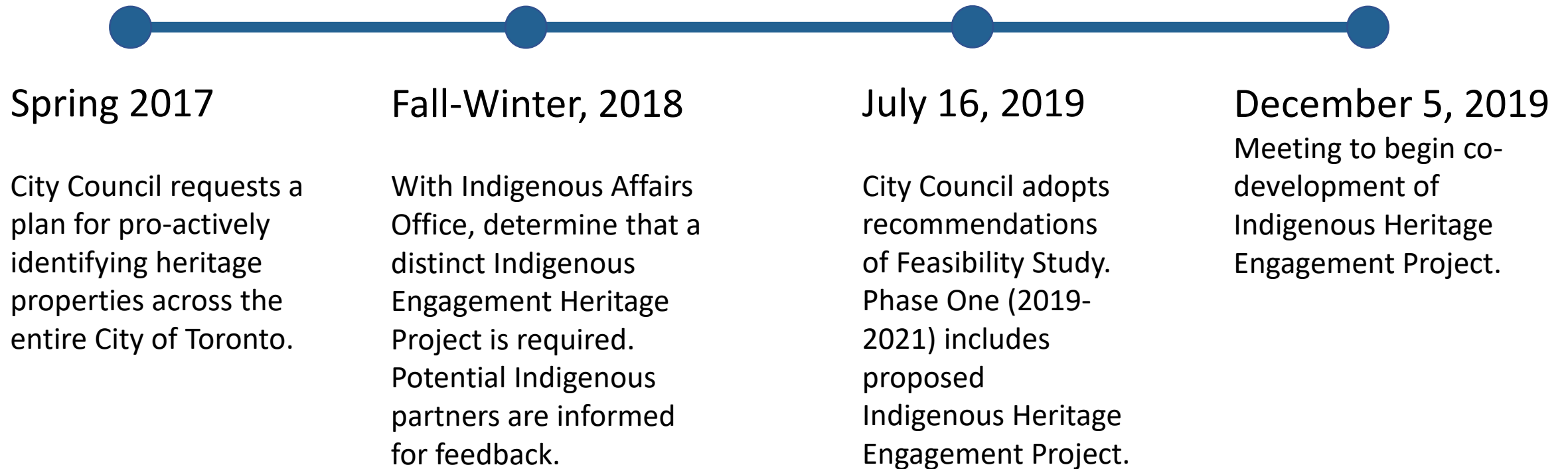
Toronto Heritage Property
Tax Rebate Program



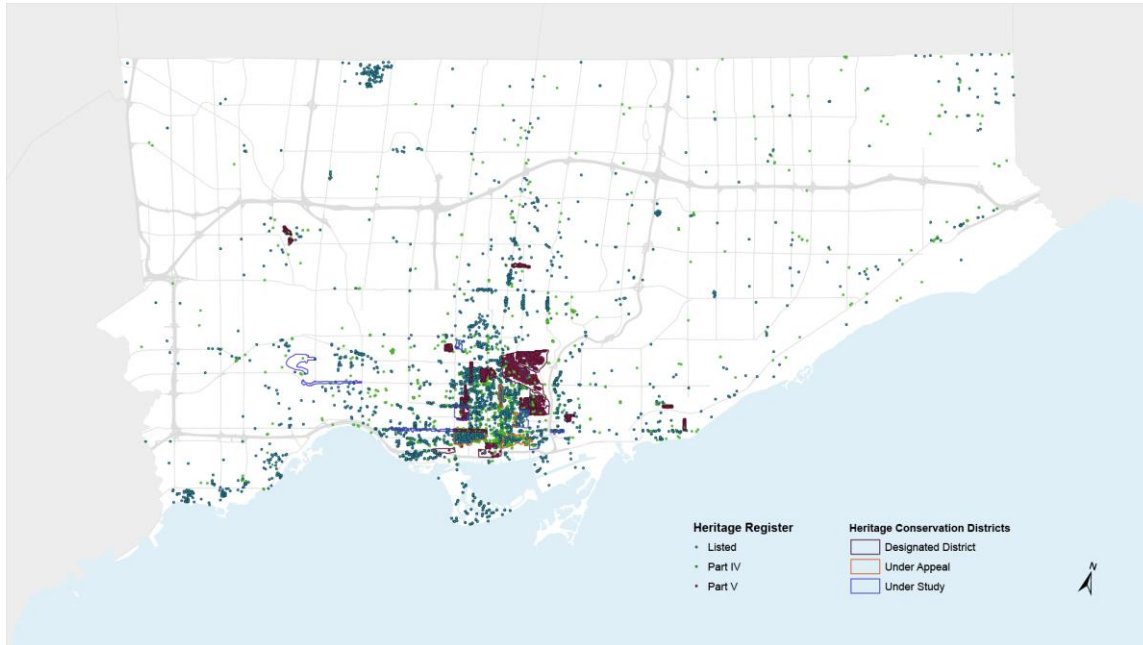


What's new?

Toronto Heritage Survey



Much of the City has yet to be surveyed



Map of the City of Toronto's Heritage Register



Areas surveyed since Heritage Conservation Districts or Cultural Heritage Resource Assessments

Engagement and Survey Evaluation

ONTARIO REGULATION 9/06 MADE UNDER THE ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Criteria for Determining Cultural Heritage Value or Interest:

- design value or physical value
- historical or associative value
- contextual value

How will the survey results be used?

The Toronto Heritage Survey will:

Provide an understanding of the historical evolution of the City and its neighbourhoods

Enable City staff to consider and integrate the results into planning tools, provide timely review of planning applications and effectively conserve heritage properties and districts.

Clarity for property owners to understand if their property does or does not have cultural heritage value, and to plan accordingly.



Bill 108 - More Homes, More Choice Act

- On May 2, 2019, the Province issued Bill 108, the More Homes, More Choice Act
- Bill 108 amends 13 pieces of legislation including the Ontario Heritage Act (OHA)
- Schedule 11 details substantial changes to the OHA. Regulations governing transitional and other matters are pending and will prescribe the following:
 - Principles
 - Listing of Heritage Properties - contents of the notification
 - Content of designation by-laws
 - Prescribed Event
 - Complete Application for Alteration and Demolition Permits
- Overall, the City's position is that the proposed legislation will have significant impacts to the City relating to heritage conservation (identification, notification, application processes, timelines and protection). Most importantly, it will remove Council's final authority for Part IV designations.

Principles:

New section 26(0.1) will require Council to consider a set of prescribed principles when exercising its decision-making authority under prescribed sections of the Act.

Timing:

90 day timeline for decision on alteration and demolition permit requests

90 day timeline on when municipalities can give Notice of an Intention to Designate after a “prescribed event”

120 day timeline for Designation by-laws to be passed (90 days following the end of the objection period)

Process:

New complete application process for alteration and demolition of designated properties

Notice required for listings, owners can object

New appeal process for designations, LPAT to have final authority

Designations and Heritage Conservation Districts:

Designation by-laws – new mandatory content

Designation of Heritage Properties, Amendments and Repeals of Designation Bylaws

- Abolishes the Conservation Review Board
- New right of appeal from final decisions related to designation by-laws passed by a municipality, as well as from final municipal decisions on applications for alteration under Part IV.
- For designation by-law related decisions - Conservation Review Board (CRB) objection process to be replaced with a 30 day period to object to the municipality before a final decision is made (ie. 30 days after a NOI is issued).
- Part IV designation and alteration appeals will be heard by the Local Planning Appeal Tribunal (LPAT)
- The LPAT will have final authority in the designation appeals process, and can dismiss, repeal or amend designation bylaws

Municipal Heritage Committee

The Toronto Preservation Board provides advice to Toronto City Council on matters stipulated in the Ontario Heritage Act. The Toronto Preservation Board is an advisory body comprised of seven (7) citizens appointed by City Council, the Chair of each Community Preservation Panel and two members of City Council. Authority comes from the Ontario Heritage Act.

A municipal heritage committee is an advisory committee. Like every advisory committee, a municipal heritage committee can help a community participate more directly in a municipality's decision-making process by broadening the scope of information that goes into a municipality's decision-making process when it is addressing issues that impact a community.



A municipal heritage committee is appointed by and is responsible and accountable to municipal council. It helps its council make decisions on any matter relating to the legal designation and conservation of property of cultural heritage value or interest, including individual properties and heritage conservation districts. It is therefore responsible:

To the municipality — to advise council on heritage issues (under the *Ontario Heritage Act*) and to carry out assigned duties according to the municipal by-law or resolution and procedures established by the municipality

To the municipality's citizens — to help ensure that plans for change and progress are developed in way that recognizes the historical continuity of their community.

Toronto Preservation Board

Statutory roles and responsibilities

The *Ontario Heritage Act* (s. 28) defines a committee's statutory roles as follows:

- To advise and assist the council on all matters relating to Part IV (Conservation of Properties of Cultural Heritage Value or Interest) and on the identification of a potential Heritage Conservation District under Part V
- To advise and assist the council on other heritage matters as the council may specify by by-law.

Specifically under Part IV of the Act, where a municipal heritage committee is established, council is required to consult with the committee:

- **Before giving its intention to designate a property(s. 29 (2));**
- **On applications to alter designated properties** where the alteration is likely to affect the property's heritage attributes
- **On applications to demolish or remove** any building or structure on designated property (s. 34 (1)).
- **On applications to repeal designation by-law**
- Under Part V of the Act, once a municipal heritage committee is established, council is required to consult with it:
- **Before passing a by-law to define one or more areas as an area to be examined for future designation as a heritage conservation district (s. 40(2)).**

TPB structure, process and function: Post Bill 108

Goals

Meaningful consultation and input

Advice sooner

Decisions faster

Greater opportunity for impact



QUESTIONS?

Mary L. MacDonald, Senior Manager
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