



PB19.6

Toronto Heritage Register Update - Planning Study Areas

City of Toronto's Mandate to Identify and Conserve Cultural Heritage Resources

Provincial Policy: The Provincial Policy Statement, 2020, directs that significant built heritage resources and significant cultural heritage landscapes shall be conserved

City's Official Plan: Directs that properties of cultural heritage value or interest will be identified and evaluated, consistent with Provincial regulations

Council direction: City Council mandated City Planning to launch the **Toronto Heritage Survey** in 2019, and made it a priority to clear the backlog and be proactive in identifying heritage properties through a contextual approach

Background – Council’s Direction

These recommendations reflect the work of **a year-long strategic process to align the Register with previous work** and various completed planning policies.

- **City Council directed staff to clear backlogs** of properties that have been identified or nominated for heritage evaluation but have not yet been included on the Heritage Register.
- All recommendations have been evaluated to ensure they meet one or more of the provincial criteria for determining cultural heritage value or interest (O. Reg. 9/06)

This **transparent process creates efficiencies and clarity**. Adding properties to the Heritage Register will assist property owners by providing clarity on the status of their property and allow them to plan based on that understanding. This will also streamline the development review process.

Background – Implementing a Streamlined Approach to Heritage Surveys and Listing

2017 Staff Report – Heritage Register and Citywide Heritage Survey Status Report (PB25.7)

- Recommended an abbreviated approach for listing properties identified through heritage surveys as part of area studies
- Articulated the prioritization of contextual value in Cultural Heritage Resource Assessments, along with other values where known

2019 Staff Report – City-wide Heritage Survey Feasibility Study (PH7.11)

- Recommended a contextually-informed approach to evaluation as an effective and efficient way to evaluate significance through heritage surveys
- Informed by consensus among a Technical Expert Panel on the use of context statements in heritage surveys
- Established that Phase 1 of the Toronto Heritage Survey will prioritize the evaluation of existing nominations

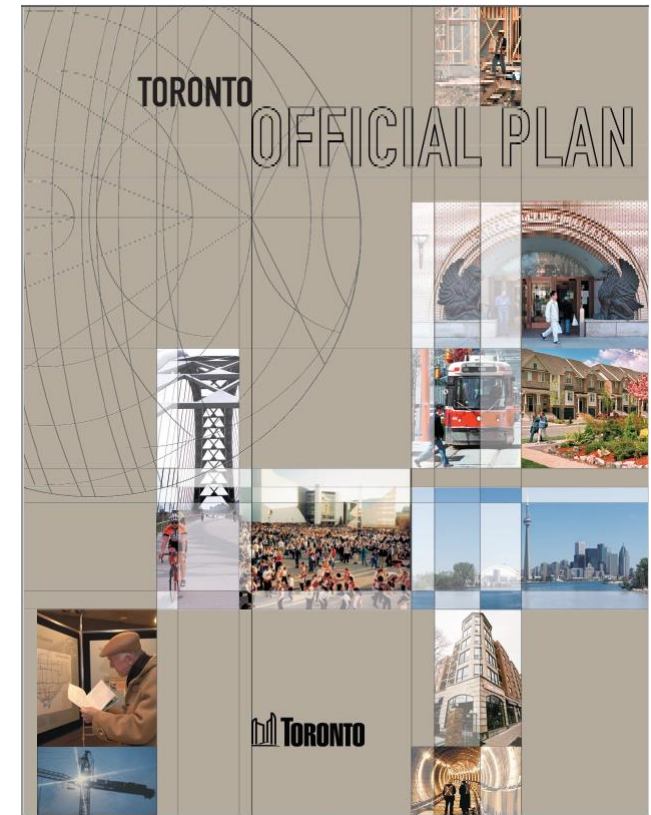
Framework for Listing Non-Designated Properties on the Heritage Register

Ontario Heritage Act

27 (1.2): ...the register may include a property that has not been designated...but which the council of the municipality believes to be of cultural heritage value or interest and shall contain...a description of the property sufficient to readily ascertain the property

Official Plan

3.1.5.2: Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value.



What is Listing?

Listing is when Council includes a non-designated property to the City's Heritage Register.

- Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property.
- Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property.
- Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted.
- City Council has a fixed period of time to designate the property in order to halt the demolition of a listed property. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.
- When a listed property is included within a planning application, a Heritage Impact Assessment (HIA) is submitted for review by Heritage Planning.

Heritage Surveys and Contextually-informed Evaluations

- Heritage surveys have been a growing and important component of planning studies
- The identification of potential heritage properties through these studies has often been informed by community consultation and stakeholder engagement
- Lists/maps of potential heritage properties have been included in urban design guidelines, Site and Area Specific Policies/Secondary Plans, and as attachments to staff reports



Completed and in process heritage surveys (2019)

Properties identified through Planning Studies and Heritage Surveys

Past heritage surveys have used a contextually-informed approach to recommend properties be added to the Heritage Register

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|------|---|
| 2017 | Midtown in Focus Phase 1: Main Street Properties
King-Spadina |
| 2018 | College Street Study (Huron to Bathurst)
Broadview Avenue (Danforth to O'Connor) |
| 2019 | Don Mills Crossing
Laird in Focus |

Approximately 1500 properties identified as having potential heritage value that have not yet been advanced for inclusion on the Heritage Register. 963 of those properties are being recommended for inclusion today.



Methodology for Listing Non-Designated Properties

- Following City Council direction, Staff have reviewed planning and heritage studies completed over the past decade that included the identification of heritage properties
- Using a contextually-informed approach, Staff examined each property considering local context, building type, date of construction and any historical or associative information where known
- Staff concurrently initiated a jurisdictional review of best practices and undertook provincial and technical expert consultation. This work resulted in two methodologies for streamlining the listing of non-designated properties being implemented:
 - Historic Context Statements
 - Descriptive Listings

Methodology for Listing Non-Designated Properties

Contextual Approach

- Use of context statements for listing is supported in other Ontario municipalities (i.e. Hamilton, Ottawa) and has been discussed with the Province
- This method is a refinement of our past approach to multiple listings. It consolidates shared features and removes reference to terms more often used for designations under Part IV of the Ontario Heritage Act

West Queen West Historic Context Statement (excerpt)

West Queen West is an historic main street to the west of downtown Toronto that spans from Bathurst Street to Dufferin Street, and is representative of the western expansion of Toronto in the mid to late 19th century. The street has served as the main street for diverse communities that have lived in the adjacent neighbourhoods for decades, and continues to be an important gathering place with a well-defined sense of place.

Queen Street West was an important historic route in Toronto, serving as the first major east-west concession line between the original Town of York to the south, and park lots to the north. The stretch of Queen Street west of Bathurst Street separated the government-owned Garrison Reserve to the south – centered on Fort York - and the privately-owned Park Lots to the north. This early land division was a determining factor in the development of Queen Street West throughout the 19th century and that remains evident today.

Prior to European colonial settlement, an important Indigenous route traversed this stretch of Queen. Garrison Creek served as an important indigenous waterway that provided fresh water and a reliable food source, flowing with an abundance of salmon. Garrison Creek historically flowed through present-day Trinity Bellwoods Park and continued adjacent to Niagara Street towards Lake Ontario. Although the creek was filled in by the late 19th century, traces of it remains visible in the depression of Queen Street West at Gore Vale Avenue. Further west, present-day Queen Street intersects with Ossington Avenue, a colonial replacement of an indigenous trade route that followed Ossington Avenue north and then west on Dundas Street West. Historic names for this road include Governor's Road and Dundas Road.

Table 1: Properties that Support the Historic Context of West Queen West

Address	Est. Date of Construction	Building Type	Heritage Status
588 Queen St W	1901	Bank	Designated Part V (1973); ByLaw 979-2007
592 Queen St W	1940	Main Street Commercial Row	
600 Queen St W	1910	Theatre (adaptive reuse)	
606 Queen St W	1951	Main Street Commercial Row	
616 Queen St W	1899	Main Street Commercial Row	
620 Queen St W	1879	Main Street Commercial Row	
626 Queen St W	1889	Main Street Commercial Row	

Context Statements - Building Types

- For each study area, prevailing building types have been identified and common descriptions of each building type are included.
- Each property being recommended for inclusion is associated with its prevailing building type (i.e. main street commercial storefront)

Low-Rise Apartments

Low-rise residential apartments range between 2-3 storeys and reflect the form of storefronts A and C without the recessed glazed entrances. With years of adaptation, some of these buildings may now have storefronts where originally they did not. A large differentiating factor in most cases will be the full or partial storey bay windows. Most of these typologies are found in the far west end of the Study Area, highlighting the more residential character west of Jameson Avenue (Figure 218).



Figure 218 (1479 Queen St. W.)



Building types identified through the West Queen West HCD Study, 2017

Methodology for Listing Non-Designated Properties

Descriptive Listings

- Concise descriptive listings are used in other Ontario municipalities (i.e. Peterborough, St. Catharines) and has been discussed with the Province
- This method is a significantly abbreviated version of our past approach, and will be used where a historic context has not been defined, or where a property's heritage value relates primarily to its design, physical, historical and/or associative values.

Address: 456 King Street East
Year Built (est.): 1866, 1903



Description: The property at 456 King Street East was in 1866 developed as the King Street East Church (Peoples Church), and, in 1903, was substantially altered by the architectural firm Burke & Horwood and occupied by the King Street East Methodist Church. It is presently occupied by the Riverside Evangelical Missionary Church. The three-storey Place of Worship features elements of the Byzantine Revival style, most notably with the extensive use of arches in window openings, door surrounds, parapets and bays, and the polychromatic brick band courses that ornament the primary (south) façade and wing. A remnant of the 1866 structure remains prominent at the rear of the east façade, with a gabled wing featuring an arched entrance and rounded arched window above, set within paired brick pilasters that continue the rhythm of pilasters from the later addition.

Consultation and Engagement

- The majority of the 963 properties were identified as having cultural heritage value or interest through a related planning or heritage study over the last eight years
- Significant efforts were made to inform and engage the local communities throughout these studies, and all studies were brought forward to and adopted by Community and City Council.
- Additional Engagement Activities:
 - Building Industry and Land Development Association (BILD) - Toronto Chapter
 - Ministry of Heritage, Sport, Tourism, and Cultural Industries
 - Toronto Heritage Survey Advisory Panel
 - Divisional colleagues

Heritage Surveys Completed in Planning Study Areas Being Brought to the November TPB Meeting

Danforth Avenue Planning Study (Phase 1) Planning Study Area

2018

Dundas Street West and Roncesvalles Avenue Built Form Study Area

2016

Forest Hill Village Urban Design Guidelines Study Area

2015

King-Parliament Secondary Plan Review Area

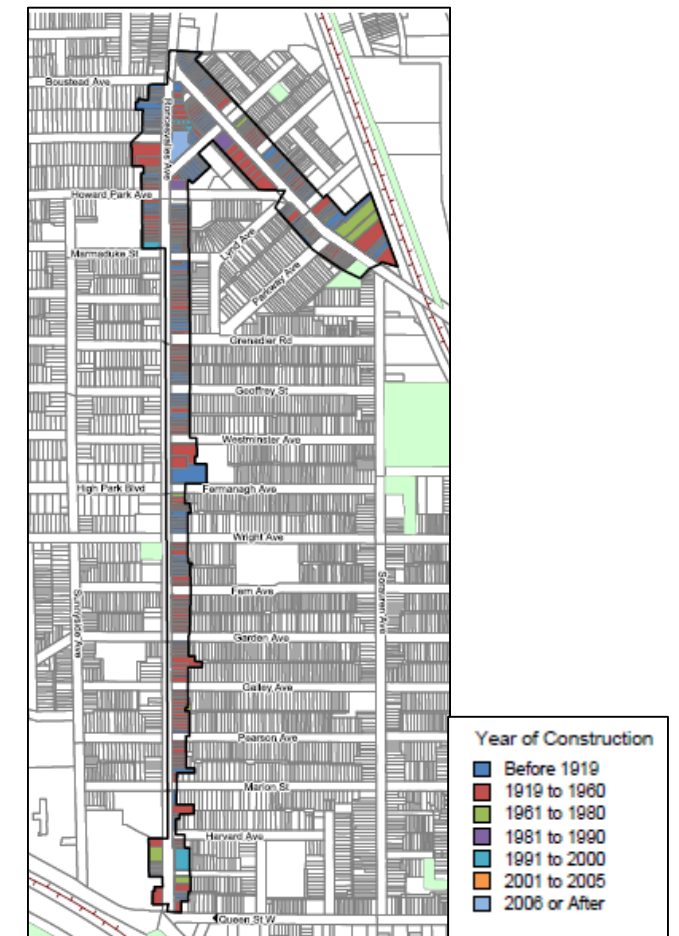
2019

Ossington Avenue Planning Study Area (Queen Street West to Dundas Street West)

2013

West Queen West and Parkdale Main Street Planning Study Area

2019



Dundas Roncesvalles Study Area – Year of Construction

Verification of Past Heritage Surveys

- All properties have been reviewed to confirm their cultural heritage value in consideration of Ontario Heritage Act and Official Plan requirements for listing
- Properties that have been subject to the following have been identified and removed:
 - Demolitions/major alterations
 - Listings/designations post-survey

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.

Dundas Street West and Roncesvalles Avenue

- Surveyed and reported to Council through Official Plan Amendment 421, Dundas-Roncesvalles Area (2018)
- Late 19th century streetscape, defined by main street building types
- 162 properties recommended for inclusion



Dundas Street West and Roncesvalles Avenue

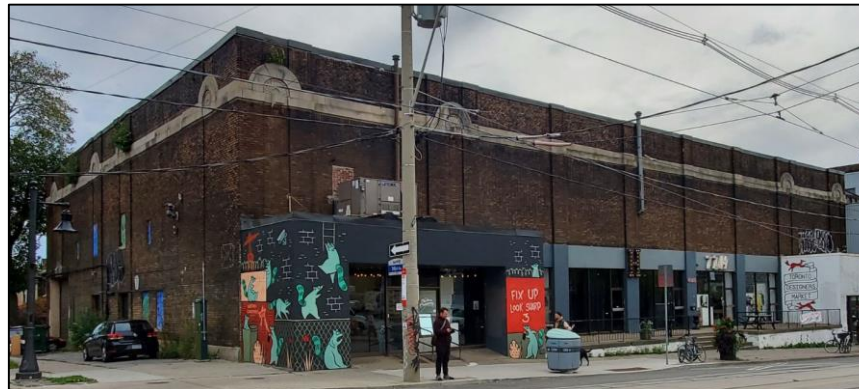


West Queen West and Parkdale Main Street Areas

- Surveyed and reported to Council through Official Plan Amendment 445, West Queen West and Parkdale Main Street Areas (2020)
- Late 19th century streetscape, defined by main street building types
- 325 properties recommended for inclusion



West Queen West and Parkdale Main Street Areas



Ossington Avenue (Queen Street West to Dundas Street West)

- Surveyed and reported to Council through Official Plan Amendment 237, Ossington Avenue Between Queen Street West and Dundas Street West (2013)
- Late 19th century streetscape, defined by main street building types
- 38 properties recommended for inclusion

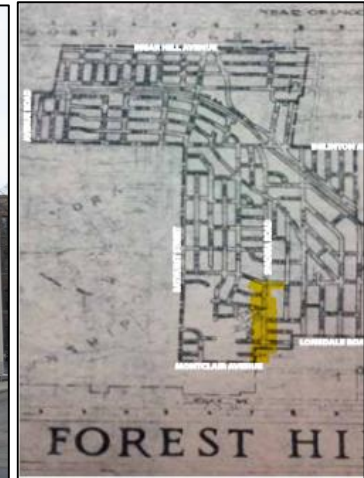


Ossington Avenue (Queen Street West to Dundas Street West)



Forest Hill Village

- Surveyed and reported to Council through the Forest Hill Village Urban Design Guidelines (2015)
- Main street 20th century village character, defined by main street building types
- 16 properties recommended for inclusion



Forest Hill Village



King-Parliament

- Surveyed and reported to Council through the King-Parliament Secondary Plan Review (2019)
- An evolved area comprised of building types reflective of waves of development, immigration and growth within the urban core of Toronto
- 257 properties recommended for inclusion



King-Parliament



Danforth Avenue (Coxwell to Victoria Park) and Dawes Road

- Surveyed and reported to Council through Official Plan Amendment 420, Danforth Avenue between Coxwell Avenue and Victoria Park Avenue (2018)
- Early 20th century streetscape, defined by main street building types
- 165 properties recommended for inclusion



100%

