



PB10.7

The City of Toronto's Implementation of Bill 23: Update on the Heritage Register Review

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Purpose

- Update the Board on the City's ongoing implementation of the Bill 23 amendments to the Ontario Heritage Act, including the Heritage Register review project
- Provide an overview of the approach to the Register review and anticipated next steps

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Bill 23

- Through Bill 23, the More Homes Built Faster Act, the Province of Ontario has made significant amendments to the Ontario Heritage Act.
- These amendments went into effect on January 1, 2023



Gibraltar Point Lighthouse, ACO Toronto,
Bob Krawczyk

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OHA Amendments

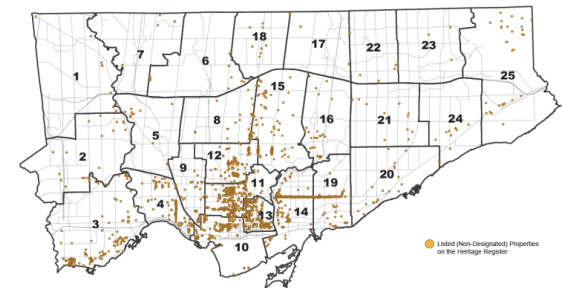
- Listed properties must be removed from the Register if Council does not give a notice of intention to designate the property on or before the second anniversary of the day the property was included in the register.
- Properties included in the Register as of the day before the More Homes Built Faster Act, 2022 comes into force must be removed from the Register If Council does not give a notice of intention to designate on or before the second anniversary of the Act coming into force.
- Properties removed from the Register under subsections 14 – 16 may not be listed again for a period of five years
- If a property is subject to a prescribed event Council may not give notice of intention to designate the property if it has not already been listed.

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Register Work to Date

- The first step was to conduct an audit of the existing Heritage Register, including cleaning up our database, filling in missing information and undertaking a desktop analysis of 4000 pre-existing listed properties with the assistance of the Community Preservation Panels
- A desktop analysis of 7000 designated properties is underway
- A development potential model has been created as a review input



Properties Listed on the City of Toronto's Heritage Register

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Development Potential Model

- Working with City Planning's Research and Analytics team, staff have designed a development potential tool that will assist us in determining whether a listed property is located within an area where the City anticipates growth
- The tool looks at factors such as Official Plan Designation, Secondary Plan Area, Major Streets, Development Pipeline, and Major Transit Station Areas (MTSA/PMTSA)
- We have also collected building permit data that will allow us to determine whether specific properties are within areas seeing a high volume of development activity



67 Portland Street, Google Streetview

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Development Data: Major Streets

- Using a combination of filters, including construction date, community council area, typology/sub-typology, and major street we can pinpoint specific property types and sort the listed properties in various ways
- For instance, we can sort pre-1945 apartments in Toronto and East York, on major streets, and narrow to a selection of 37 properties (out of 130 citywide)
- By layering these filters, various prioritization indicators can be assessed and contrasted against citywide planning considerations, such as whether a property is located on major streets or other locations



Mayfair Mansions (1931) at 394 Avenue Road,
ACO Toronto, Bob Krawczyk

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Bill 23 Heritage Register Review Project – Consultant Collaboration

- The City of Toronto has engaged ASI and their subconsultant engagement specialist Maximum City, to assist staff in implementing the Bill 23 and Heritage Register review
- Phase one of ASI's work program has commenced

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Project Deliverables

- Prioritize the 4000 listed properties for designation
- Advise on an optimal approach for designation
- Prepare a toolkit of alternate approaches to designation
- Explore options for monitoring formerly listed properties that are not designated prior to January 1, 2025
- Prepare and implement an outreach and engagement strategy for the project

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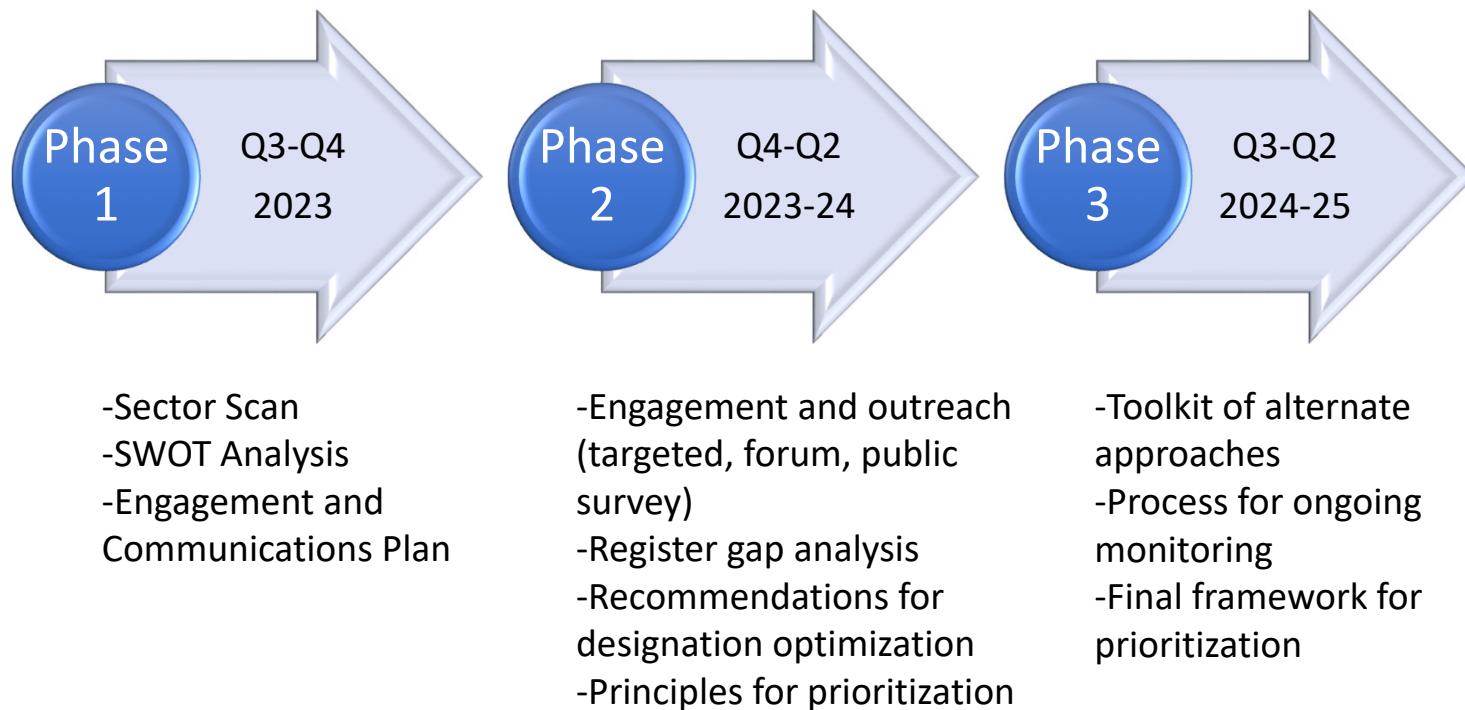
The Approach

- Sector scan (underway)
- SWOT analysis and information gathering (underway)
- Register gap analysis
- Development of principles, methodology, and framework for prioritization
- Robust engagement and consultation – Principles for Prioritization
 - Project Webpage (in progress), Technical Advisory Group, Stakeholder Consultation, Public Survey, and Events

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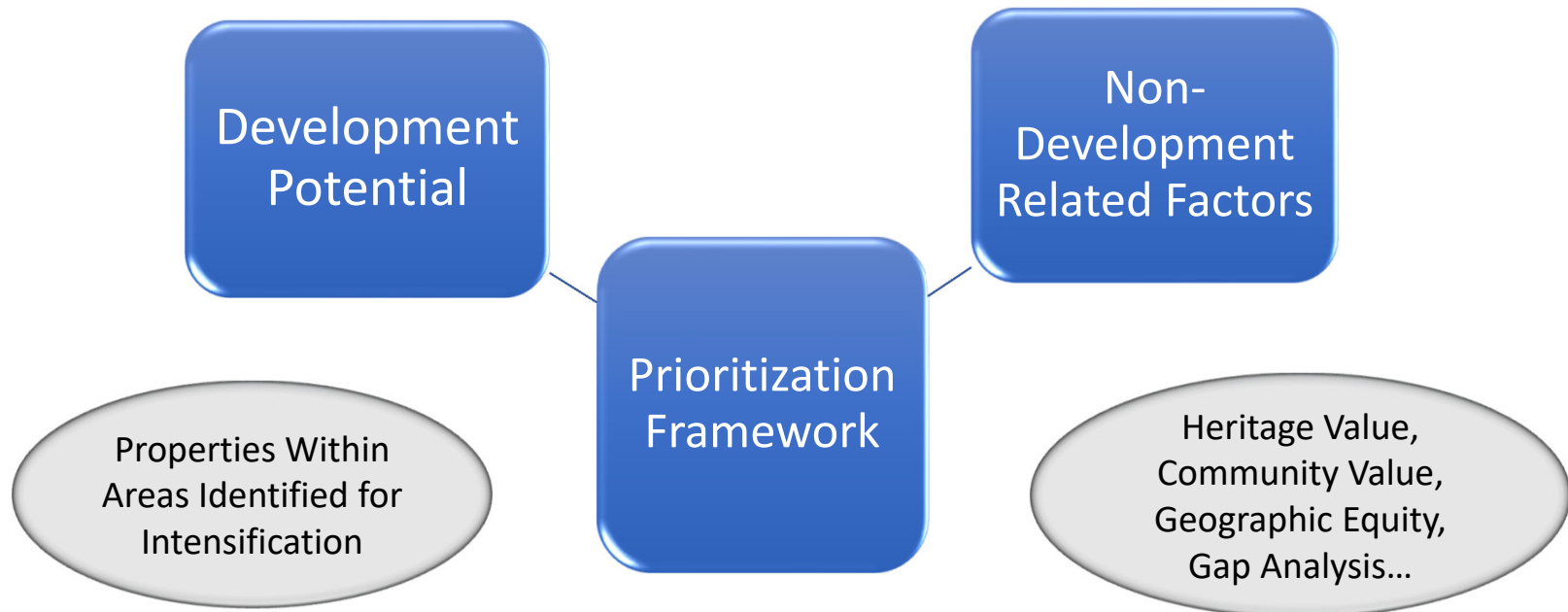
The Timeline



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Prioritization



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Stakeholder and Community Engagement

- Targeted stakeholder engagement – Toronto Preservation Board, Community Preservation Panels, ACO Toronto, and others in the heritage community and outside of it
- Technical advisory group
- Public outreach: survey and events

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Next Steps

- Launch the project on the City's website
- Develop draft principles for prioritization
- Undertake outreach and engagement
- Conduct a gap analysis of the register
- Designate prioritized properties
- Develop and implement a plan for the listed properties that will not be designated prior to 2025



Questions?

