



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

Toronto Preservation Board Meeting

March 28, 2024



PB16.15

The City of Toronto's Implementation of Bill 23

Purpose

- To provide a further update to the Board on the City's ongoing implementation of the Bill 23 amendments to the Ontario Heritage Act, including the Heritage Register Review project.
- To update the Board on the emergent directions of the work to prioritize listed properties for designation.

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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



Beaches Branch (1915), Eden Smith, TPL

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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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Prescribed Event

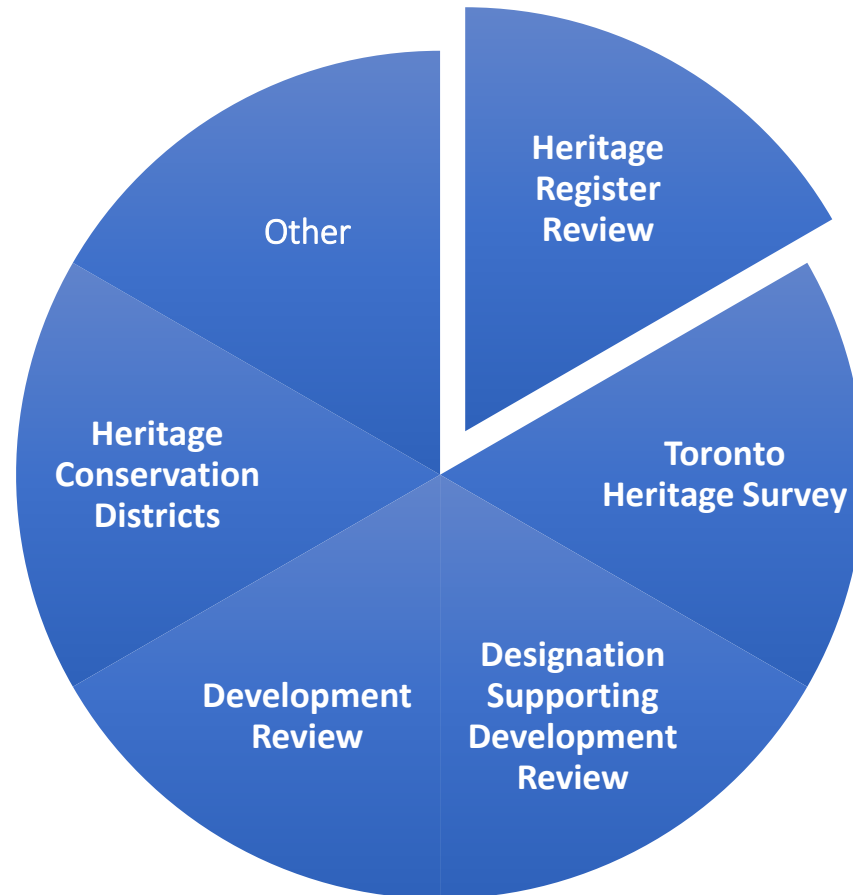
- Defined in Provincial Regulation
- The point in the planning application process where the Clerk gives notice that the City has received a complete application.
- Applies to non-City initiated Official Plan Amendment, Plan of Subdivision, and Rezoning Applications



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The Register Review Within the Heritage Planning Workplan



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Phase One

- The City has been implementing legislative change through a phased approach.
- Phase one focused on ensuring that Staff could continue to respond to heritage-related development applications within the timeframes of the amended Act, the City's mandatory pre-application process, the Bill 109 timelines, and in accordance with the development review operating model rolled out with the support of Concept to Keys.
- Through phase one, Staff implemented a streamlined listing process and Council delegated focused administrative authority to the Chief Planner and Executive Director to list properties in the Register.

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Phase Two

- Phase two implementation is focused primarily on the Heritage Register and its listed properties.
- As part of this phase, we will be developing a framework to prioritize the listed properties. A subset of these properties will be studied and assessed for designation under Part IV of the OHA.
- Work is also focusing on approaches, policies, and procedure to enable monitoring those properties that will not be designated before January 1, 2025.
- Work began on phase two in early 2023 and included an audit of the 4,000 listed properties.
- City Planning created a growth model to assist in understanding which of the listed properties are located areas where we are anticipating prescribed events.

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Obtaining Help

- The City of Toronto has engaged the heritage consulting firm of ASI to assist staff in implementing Phase two of the Bill 23 Heritage Register Review process.



Heritage Register Review Project



Responding to changes to the Ontario Heritage Act resulting from Bill 23, the More Homes Built Faster Act, 2022

This webpage is intended to provide information to the public on the work being undertaken by Staff to update the City of Toronto's Heritage Register and the Heritage Planning process. The Heritage Register Review is being conducted to respond to these changes to maintain and conserve Toronto's Heritage Resources for present and future generations. The following sections provide an overview of the Heritage Register Review project, amendments made to the Ontario Heritage Act, as well as reports and presentations made by Staff. It will be updated as events for public engagement and feedback are scheduled.

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-register-review>



The Team and its Structure

City of Toronto

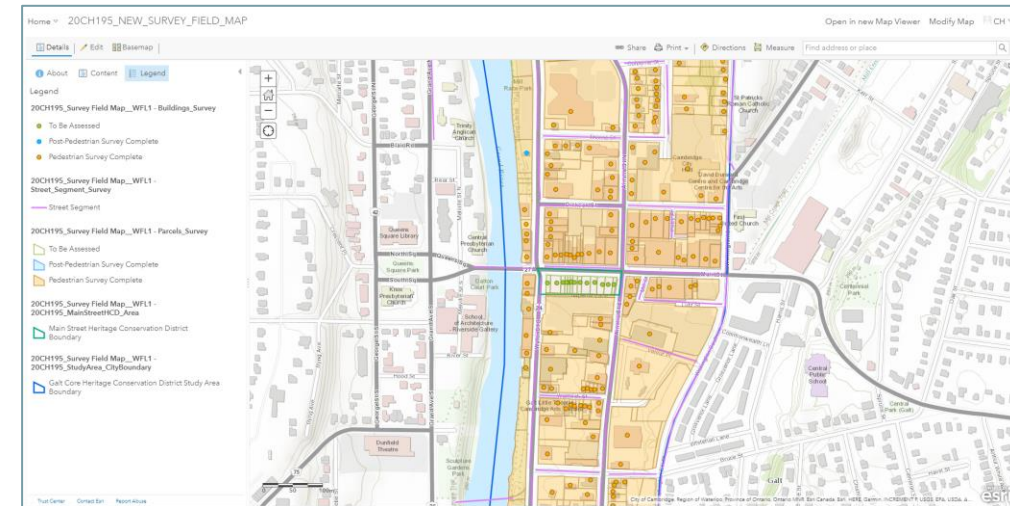
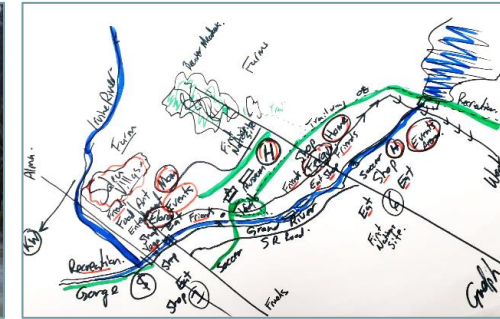
ASI Heritage

Supported By:

Dedicated Toronto based facilitation firm to lead large scale public and stakeholder meetings.

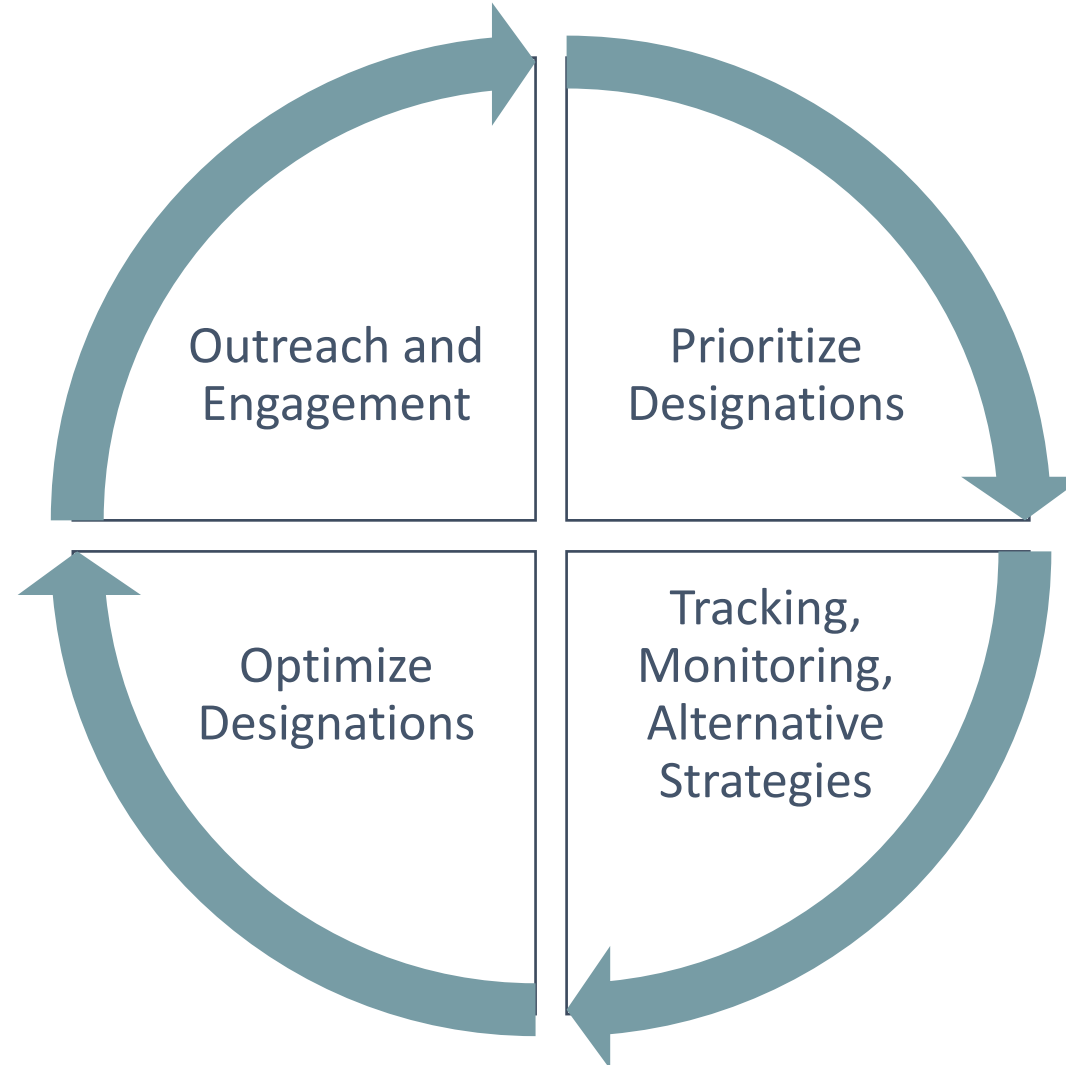
Former Senior Policy Advisory with the Provincial Government

Former Municipal Heritage Planner with the City of Toronto

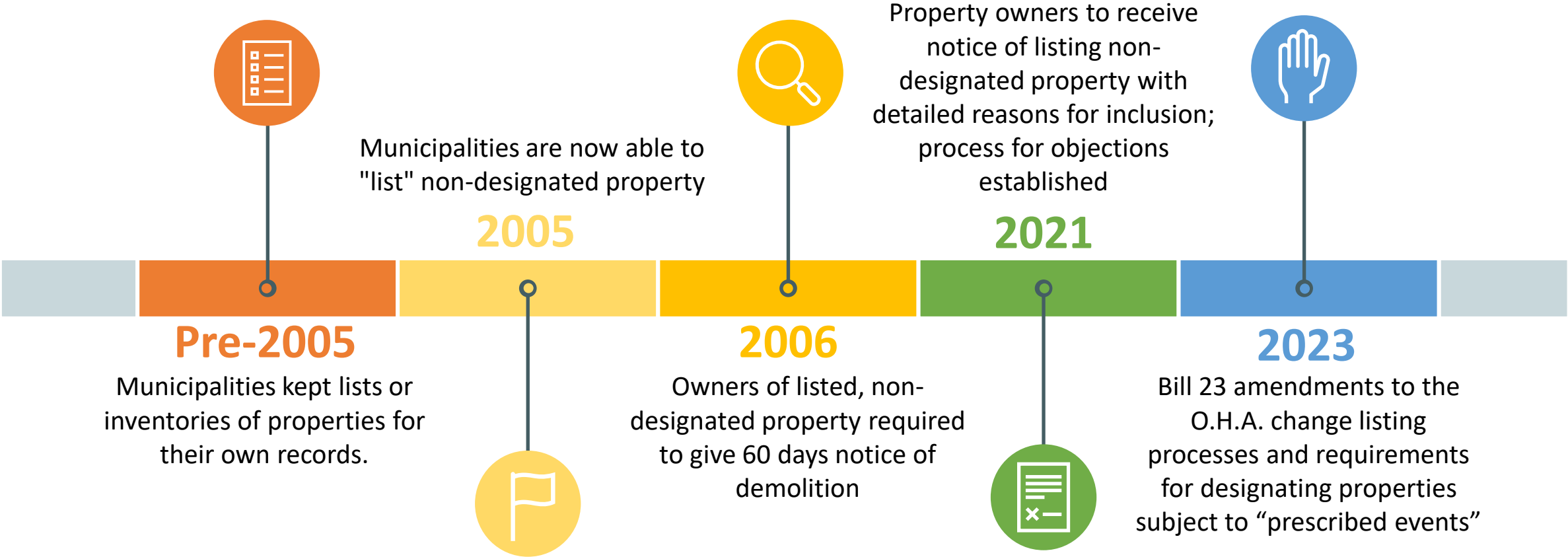


Clockwise from top left: Burlington Avenue, Burlington; Cognitive Mapping Exercise Centre Wellington; ArcGIS Software Galt Core H.C.D. Study

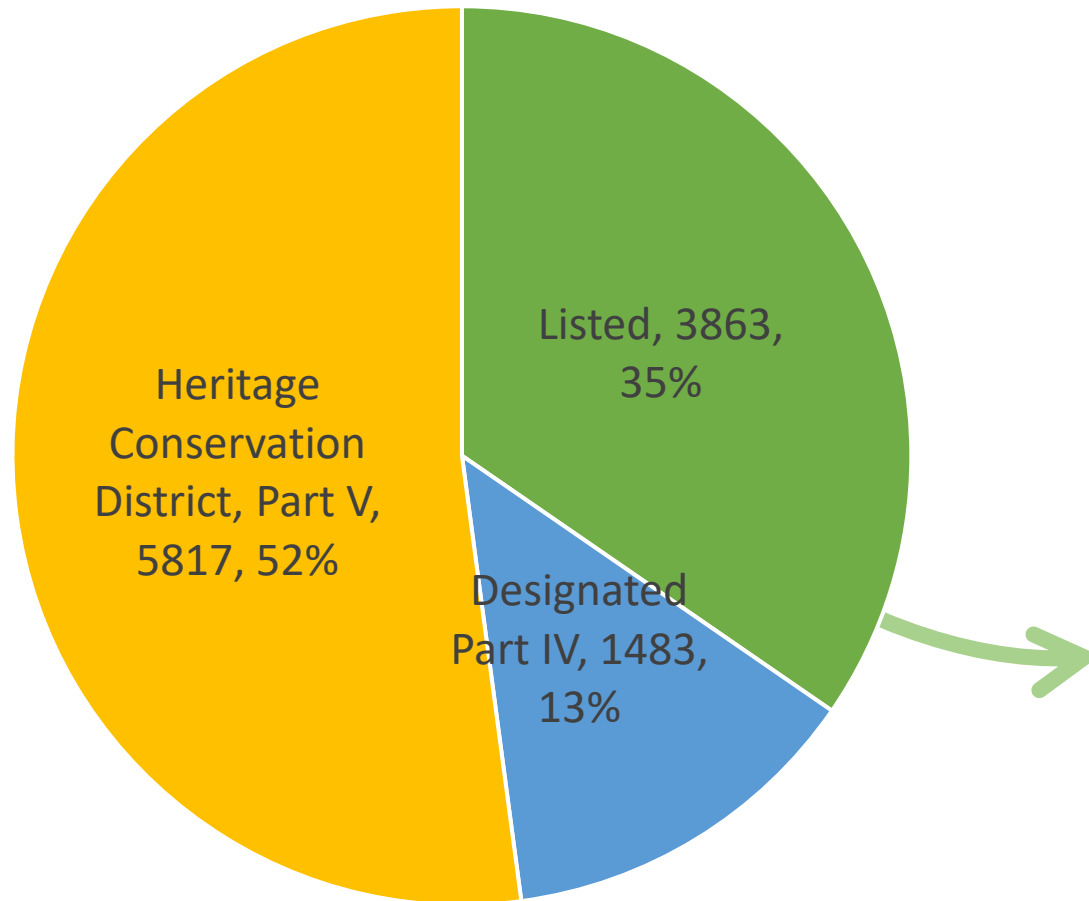
Heritage Register Review Project Scope



Evolution of Heritage Registers



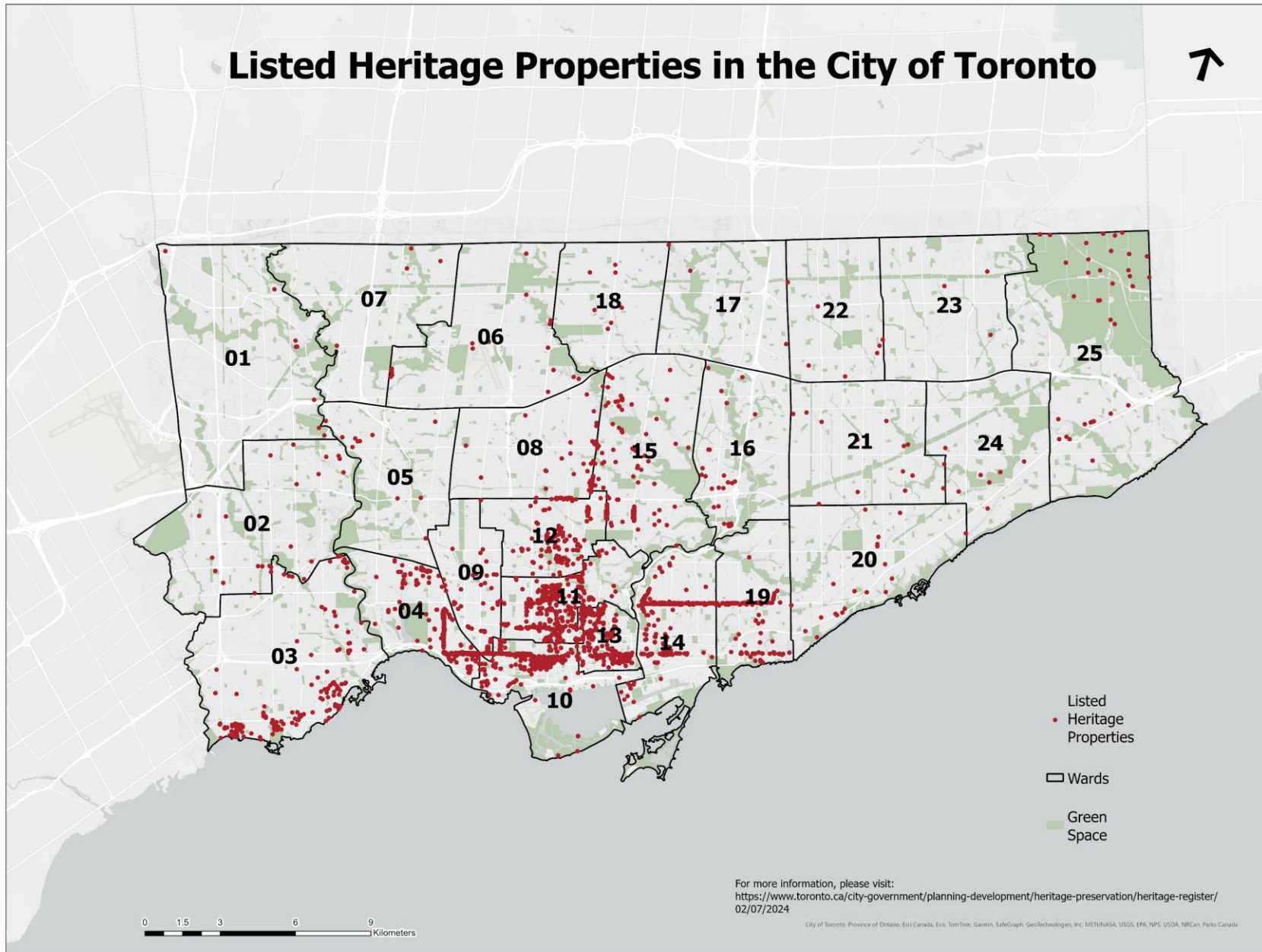
Existing Heritage Register



Listing Objectives/Factors Leading to Listing

- Captured as part of early heritage inventory efforts
- Believed to be of some cultural heritage value or interest
- Strong candidate for Part IV designation
- Heritage Conservation District under appeal
- Recognition
- Review demolition permits

Listed Heritage Properties in the City of Toronto



Project Phases: Prioritization

Phase 1

- Project Initiation and Scoping
- Research and Analysis
- Draft Prioritization Principles and Preliminary Methodology



Phase 2

- Emergent Directions
- Refine Prioritization Principles and Methodology
- Prioritization Framework: 2024

We are here



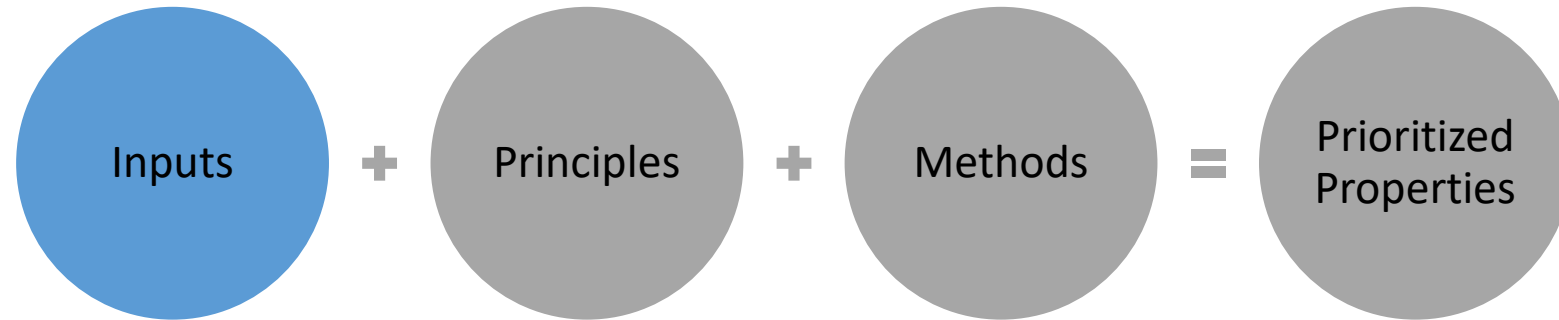
Phase 3

- Register of the Future
- Prioritization Framework: 2025 and beyond

Prioritization Framework

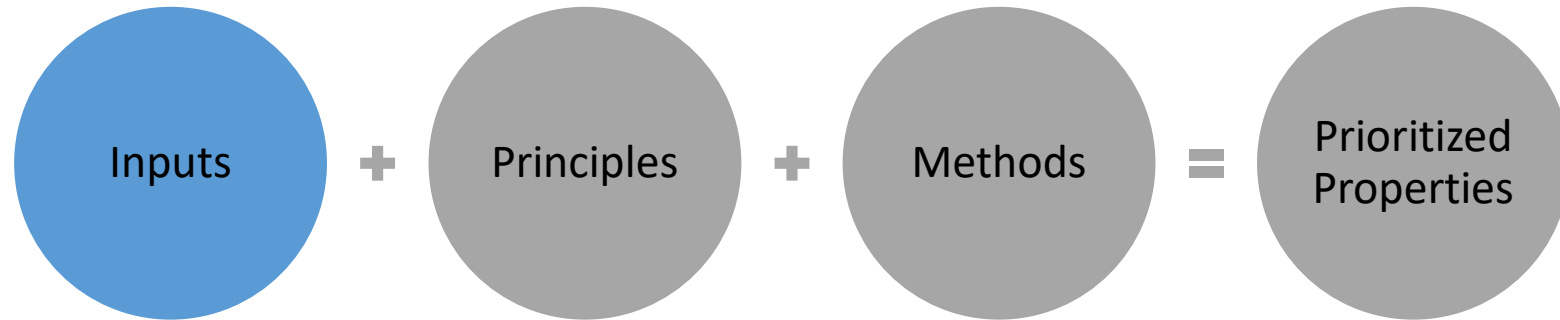


Prioritization Framework



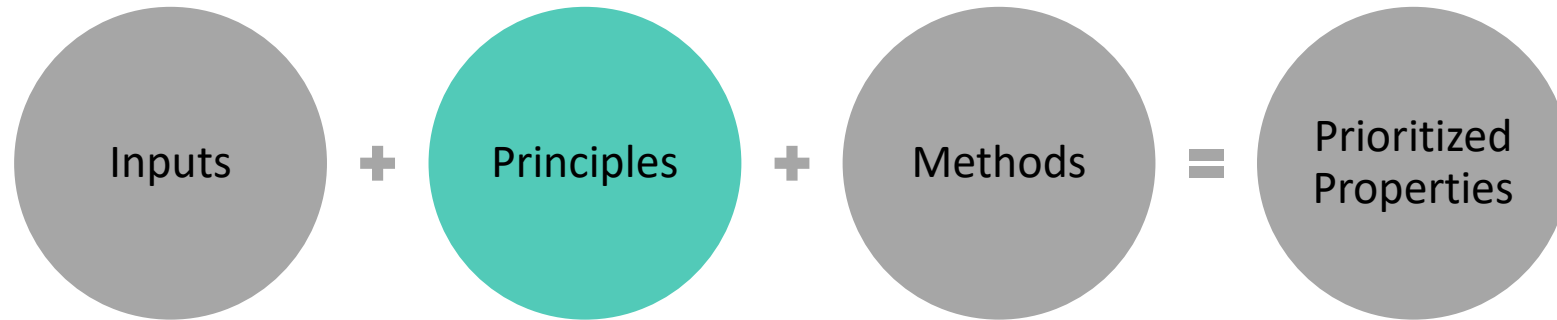
- Procedural Changes
- Heritage Register Audit
- Database Development:
 - Growth Framework
 - Review of Existing Listed Properties
- Jurisdictional Scan
- Workshops with Heritage Planning

Prioritization Framework



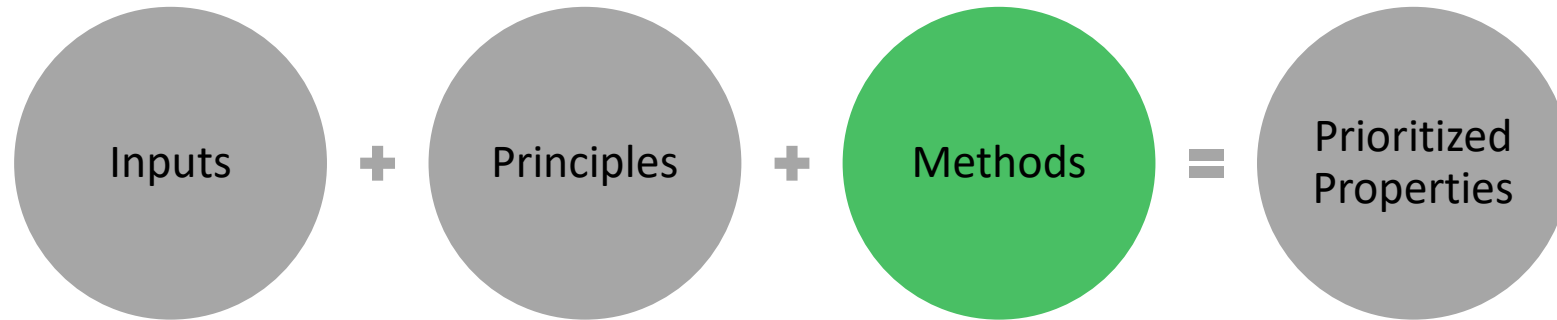
- Engagement:
 - Community Preservation Panels
 - Public and Stakeholders
 - Heritage Practitioners
- Gap Analysis

Prioritization Framework



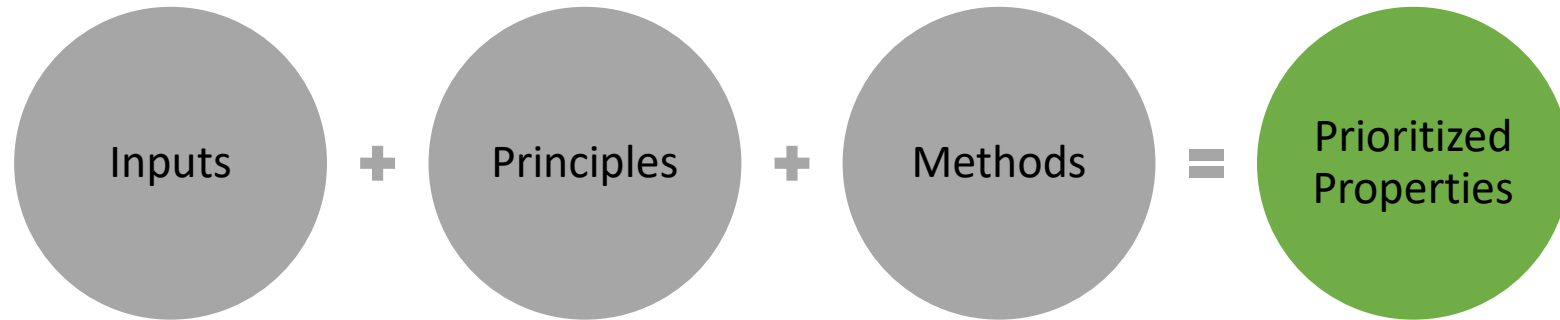
- WHAT are we going to prioritize?
- Guiding statement and beliefs
- Serve as a basis for decision making
- Stand the test of time

Prioritization Framework



- HOW are we going to prioritize?
- A systematic procedure, technique or mode of inquiry
- Principles are underpinned by methods that will result in prioritized lists

Prioritization Framework



- Methods will be applied to already listed properties to determine priority groups for designation
- Properties will be categorized:
 - Prioritized for 2024
 - Prioritized for 2025 and beyond
 - Deprioritized

Project Engagement



On Feb. 21, the City and consultant team hosted the Community Preservation Panels (C.P.P.) session, attended by approximately 30 people from all four panels.



What we heard:

Some preliminary takeaways

Positive feedback received:

- Liked a prioritization strategy that is defensible and repeatable
- Supported a process that enables quick prioritization
- Understood the rationale for prioritizing designations in areas anticipated for change

Panel Members also suggested:

- Continued consultation with the Panels
- Prioritization could consider other information such as ownership, surrounding context, cultural heritage values, and architectural merit

On Feb. 26, the City and consultant team hosted a public information session, attended by 86 people.



What we heard:

Some preliminary takeaways

- Affirmation of the process being followed by the City
- Size and scope of tasks feel overwhelming to public
- Some concern over individual properties
- Importance of collaborating with community to meet designation goals through monitoring, research, and legal supports

On March 5, the City and consultant team hosted a Technical Advisory Group Meeting, attended by 16 people.



What we heard:

Some preliminary takeaways

Overall Project Themes

- Develop alternative strategies beyond the push to increase designations in 2024.
- Build a cohesive strategy in 2024 that takes the long view beyond the current year into account.
- Streamline the designation process and simplify the supporting documentation requirements.
- Work directly with property and landowners to build relationships and the case for heritage conservation.
- Leverage industry and public willingness to help and support the work through task forces and volunteering.

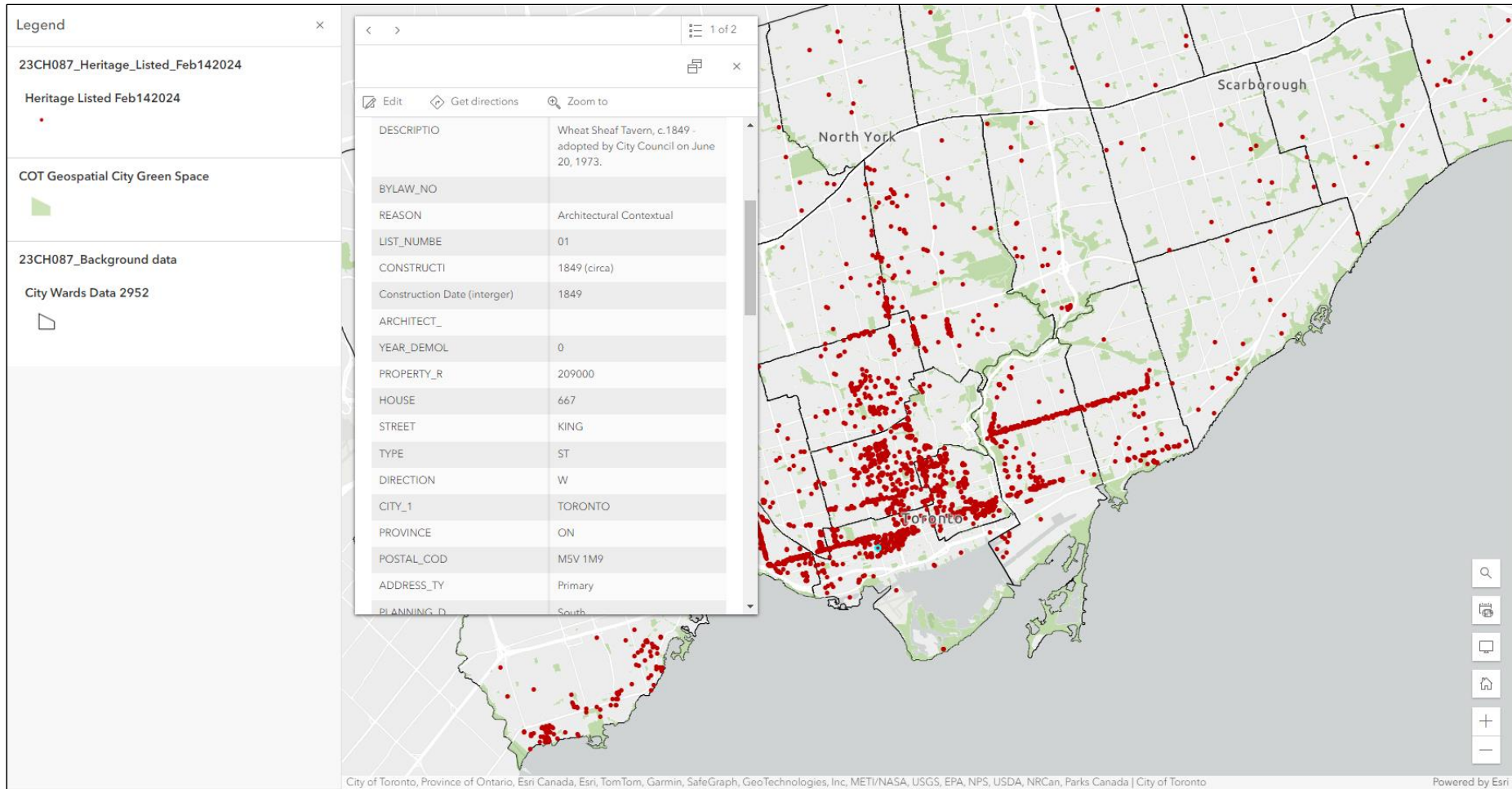
Prioritization Principles Themes

- The Prioritization Principles are clear, understandable, and evidence-based which work well as an agile matrix rather than a strict ranking scale.
- Consider making the working prioritization database and criteria public, along with other crowdsourcing strategies.
- Consider other criteria and risk factors to inform prioritization, such as length on register, length or type of ownership, land assembly patterns, architectural quality, and good stewardship.

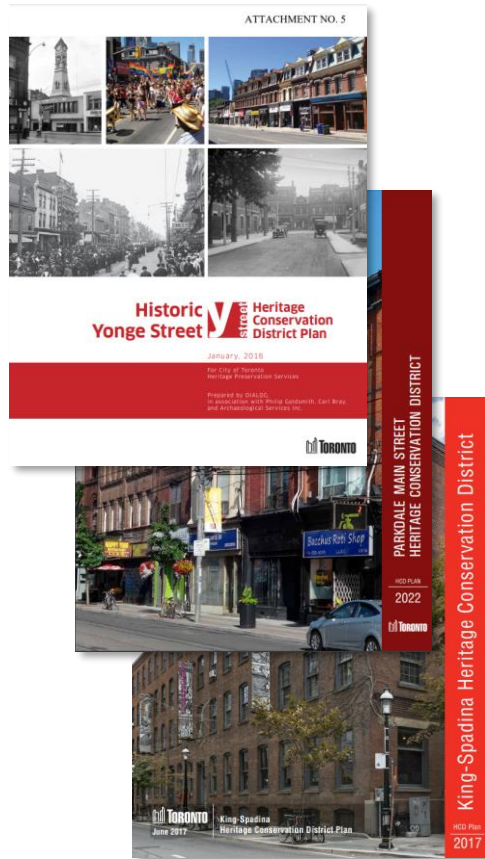
Draft Prioritization Principles

1. Apply a data-informed approach
2. Leverage City Planning work in progress
3. Focus on areas with high rates of change to support efforts to increase housing
4. Strive to build a more representative Register
5. Consider properties with outstanding cultural heritage value and integrity

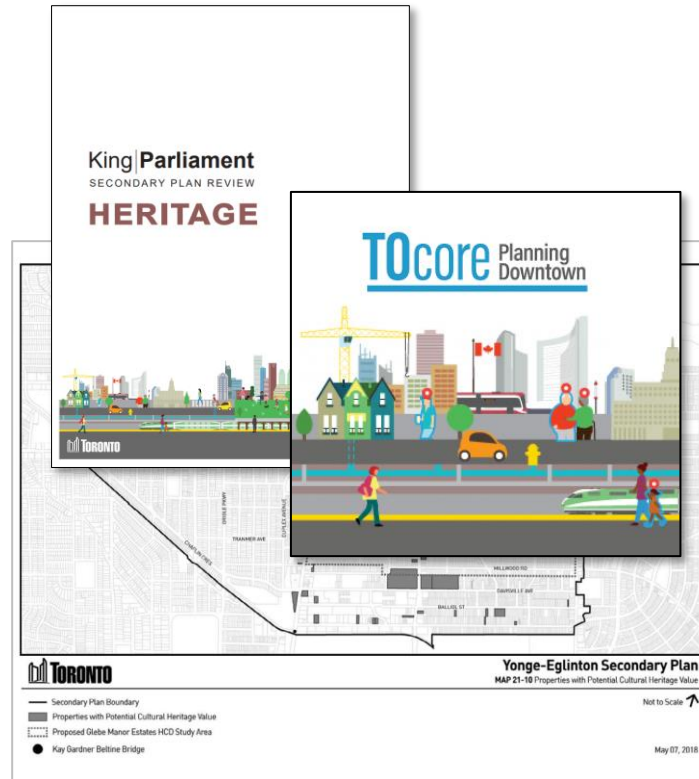
Principle 1: Apply a data-informed approach



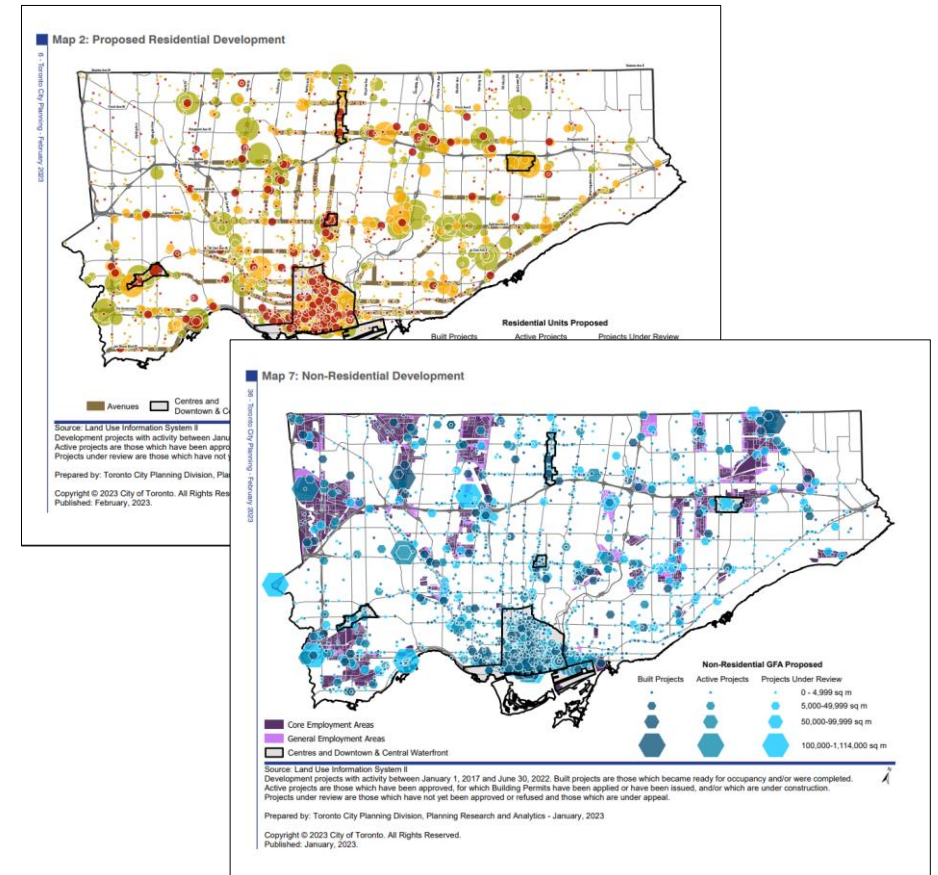
Principle 2: Leverage City Planning work in progress



Heritage Conservation Districts
(in progress)



Planning Studies

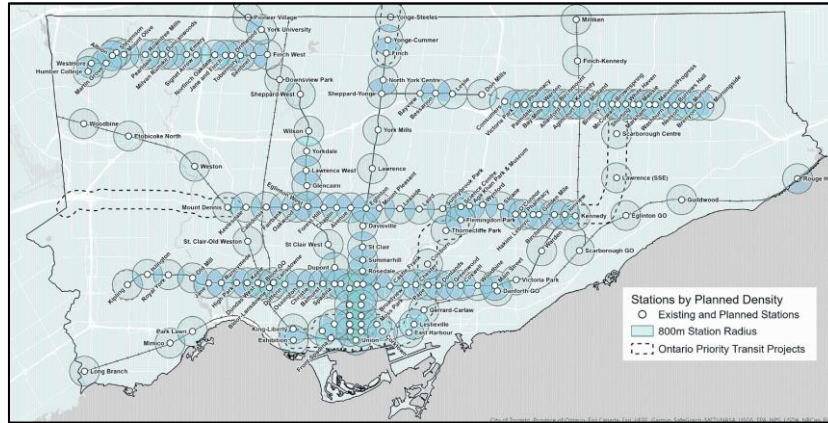


Development Pipeline
(as of Q4 2022)

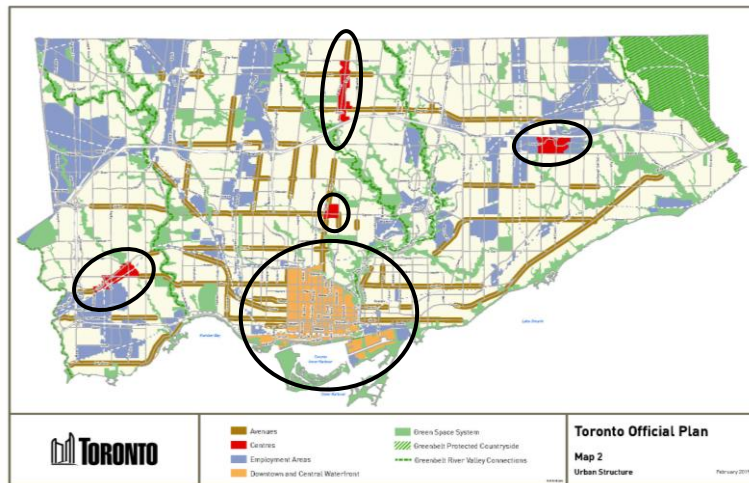


Principle 3: Focus on areas with high rates of change to support efforts to increase housing

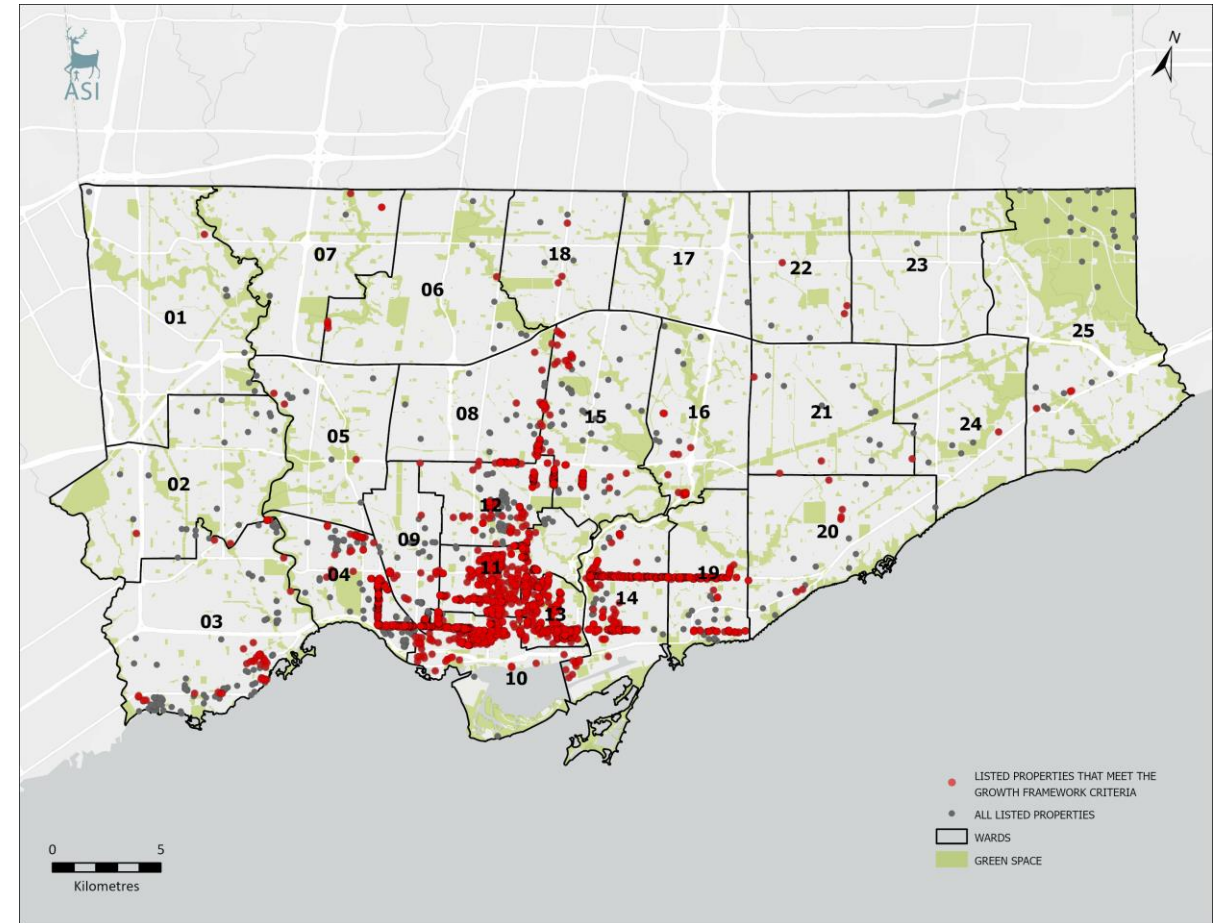
Major Transit Station Areas (M.T.S.A.s)



Urban Growth Centres

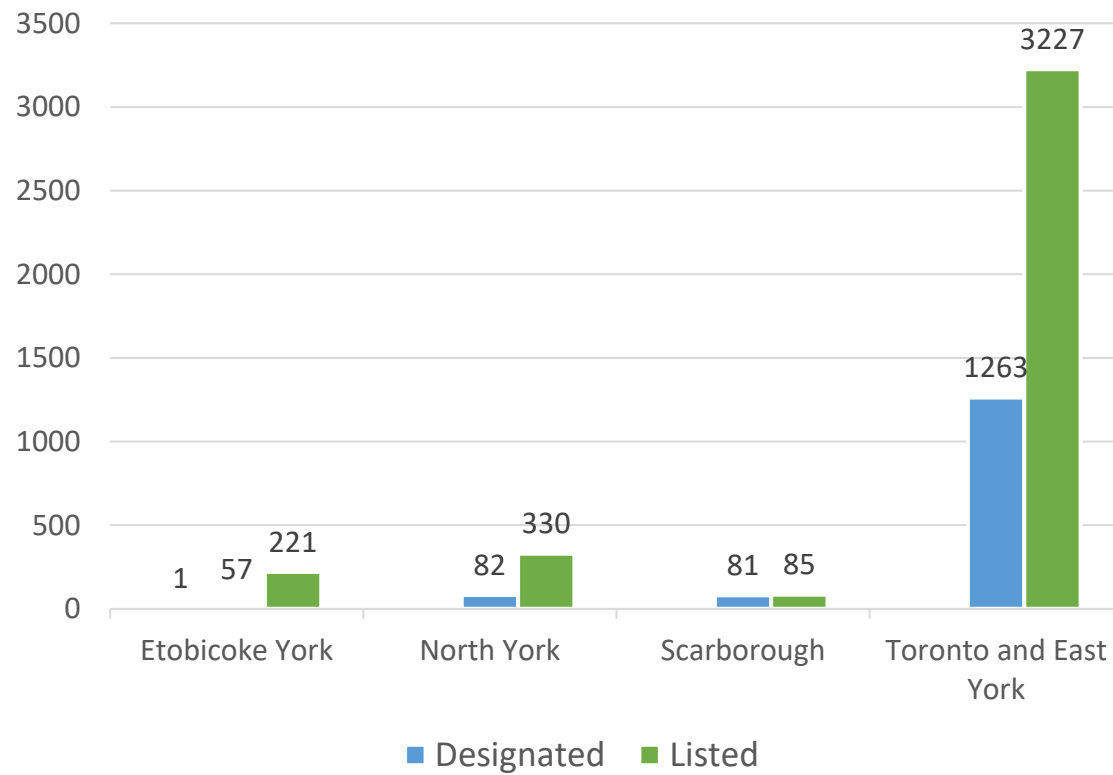


Listed Properties within M.T.S.A.s, Urban Growth Centres and specific Land Use designations

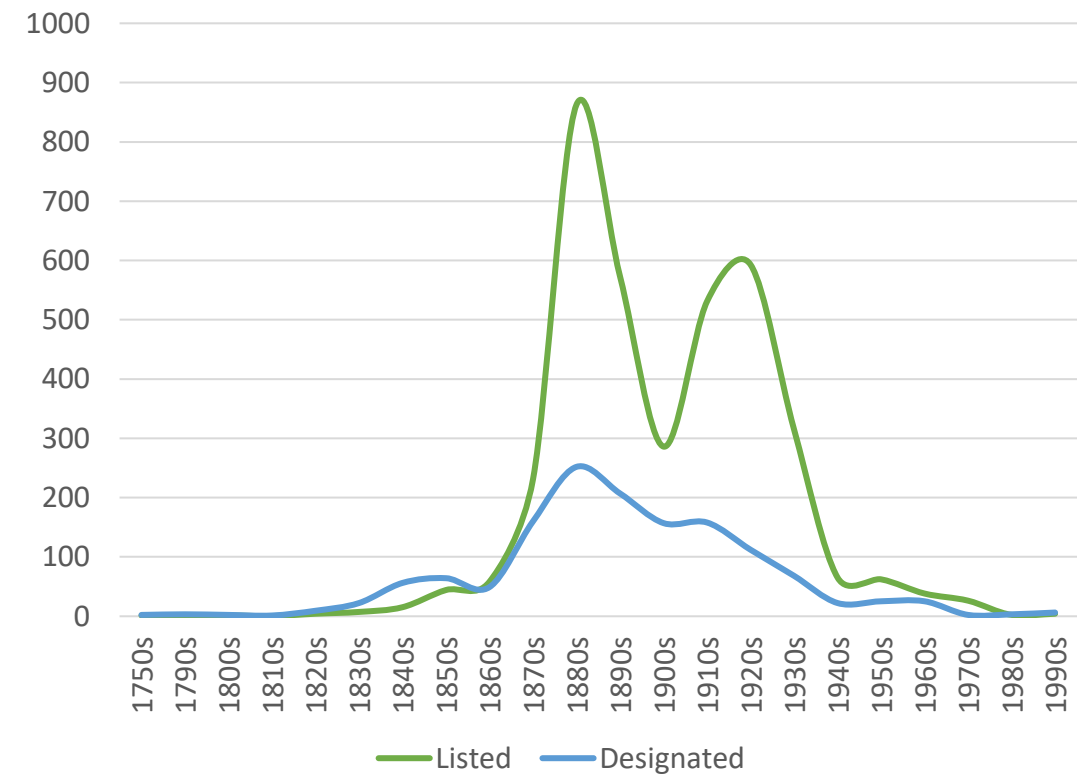


Principle 4: Strive to build a more representative Register

Community Council Areas



Decade of Construction



Principle 5: Consider properties with outstanding cultural heritage value and integrity.



Massey Tower
(Image source: Doublespace Photography)



592 Sherbourne Avenue
(Image source: City of Toronto)



Amica Islington Village
Seniors' Community
(Image source: Montgomery Sisam Architects)



Mirvish Village
(Image source: smalby via Urban Toronto)



Symes Road Incinerator
(Image source: 5iv15fteen via ACO TO Built)

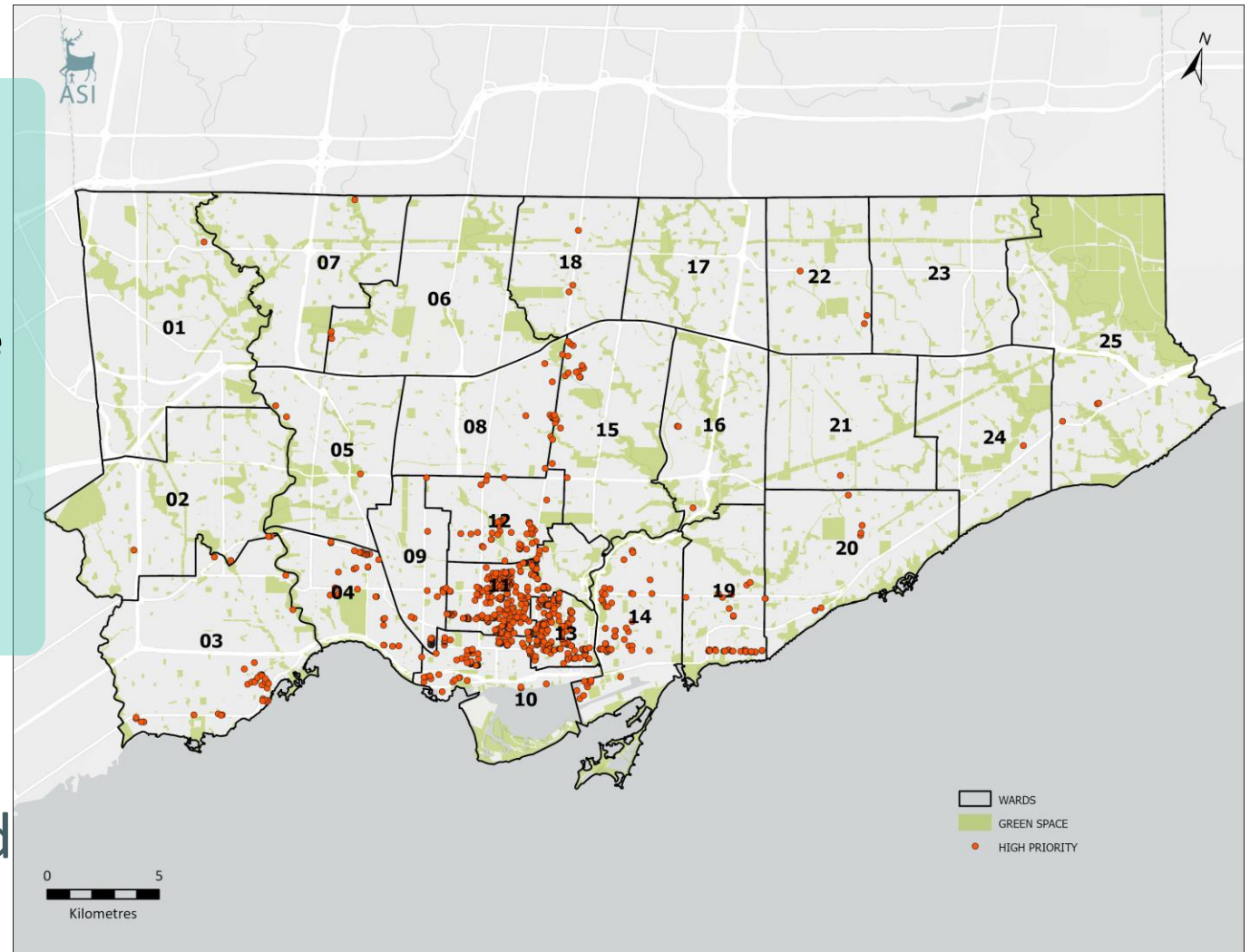


71-85 King Street East
(Image source: Urban Retail Team Toronto)

Beta Testing Summary

1. **Apply a data-informed approach**
2. **Leverage City Planning work in progress**
3. **Focus on areas with high rates of change to support efforts to increase housing**
4. Strive to build a more representative Register
5. Consider properties with outstanding cultural heritage value and integrity.

1,345 (35%)
of listed properties prioritized
using Principles 1 to 3



Next Steps

- Planning and Housing Committee
 - May 2024 – Share prioritization work and the path for the rest of 2024
- Project Engagement
 - Summer and Fall 2024
 - Public Survey, Forum, Pop-ups, Community Preservation Panels, Toronto Preservation Board and Technical Advisory Group



How to Stay Informed About the Project

Visit the Project Webpage at:

toronto.ca/city-government/planning-development/heritage-preservation/heritage-register-review/

Contact the dedicated Project Manager:

Paul Maka, A/Project Manager

City Planning Division, Heritage Planning

416-338-1077

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