



# **Updates on Implementation of the Bill 23 Amendments to the Ontario Heritage Act**

October 17, 2024

# PB23.4

## Purpose

To provide an update on work completed toward the City's Implementation of Bills 23 and 200 and give an overview of the information report from the Chief Planner scheduled for the Planning and Housing Committee meeting on October 30, 2024.

## **PB23.4**

# **Since our last Bill 23 Update: Bill 200**

- The Homeowner Protection Act, 2024 (Bill 200)
- In force on June 6, 2024
- Extended the removal deadline date from January 1, 2025, to January 1, 2027, for properties listed prior to January 1, 2023.
- While Bill 200 delayed the Bill 23 update report to Planning and Housing Committee, work on implementing Bill 23 has continued in the interim.

# **PB23.4**

## **Bill 23/200 Prioritization Principles**

- Data-informed approach
- Leverage City Planning work in-progress
- Focus on areas with high rates of change to support land use planning
- Strive to build a more representative Register
- Consider listed properties with outstanding cultural heritage value and integrity

# PB23.4

## Strategy: Quantitative Analysis

- Following a comprehensive dataset Heritage Register Audit, staff created a Development Potential Model to determine which of the 3,700 Listed Properties are located within areas of change that will trigger Prescribed Events.
- The Development Potential Model included several OP factors including placement along a Major Street, proximity to a P/MTSA, or location within a specific type of Neighbourhood, Secondary Plan Area or Urban Growth Centre.
- Next, a gap analysis was conducted that identified trends of over- and underrepresentation (dates of construction, typologies, and distribution).
- The quantitative analysis resulted in a short-list of priority properties representing roughly 25% of the total.

## **PB23.4**

### **Strategy: High-Priority (2025-2026)**

- High-priority properties and/or those short-listed for designation are located within areas experiencing growth and where Prescribed Events will occur.
- These properties will be situated along Major Streets, within P/MTSAs, or within specified OP areas targeted for growth.

# PB23.4

## Strategy: Qualitative Analysis

- The Short-Listed high priority properties will be subjected to a qualitative analysis which will rely upon known cultural heritage indicators, including date of construction, architect, typology, and potential for groupings (physical, historical, contextual, or otherwise).
- This staff-led analysis will be completed in conjunction with a desktop integrity review, which will result in the selection of 200-250 properties.
- Priority properties will be recommended for designation and will be subject to future reporting to Council.

## **PB23.4**

# **Strategy: Medium-Priority (2027)**

- Medium-priority properties are eligible for designation but are not located within an area where Prescribed Events are anticipated.
- Most of these properties will not be situated along Major Streets, within P/MTSAs, or within specified OP areas targeted for growth.



## **PB23.4**

# **Strategy: Low-Priority (2027 & Beyond)**

- Low-priority properties include those that are not eligible for municipal designation because they are owned by government entities exempt from application of the OHA.
- 329 Listed Properties within HCDs Designated have been designated in 2024
- 223 additional Listed Properties within HCDs are anticipated to be Designated prior to 2027

## **PB23.4**

# **Formerly listed, but not designated properties**

- Formerly listed properties will be placed on a publicly accessible inventory.
- This inventory will continue the City's long-standing practice of recognizing properties that are believed to hold cultural heritage value, to foster civic identity and pride, and provide transparency to owners and the development industry.
- Staff will continue to monitor demolition activity on formerly listed properties and make Section 29 recommendations to Council when possible and where warranted.

# PB23.4

## OPA 720

- In May of 2024 Council adopted OPA 720 and prescribed new application requirements under Schedule 3 of the City of Toronto's Official Plan
- The OPA included a requirement for the submission of a Cultural Heritage Evaluation Report for certain planning applications when:
  - a. The application includes a property that has been identified by City Council through a City-led study as having potential cultural heritage value or interest, but which is not included in the Heritage Register
  - b. The application includes a property that has been previously identified by City Council as having heritage value or interest and requires further evaluation, but which is not currently included on the Heritage Register.

# PB23.4

## Next Steps

- Information Report to Planning and Housing Committee
- Development of an inventory of formerly listed properties and monitoring strategies
- Qualitative analysis of the high priority properties
- Research and evaluation of properties selected for priority designation.
- Future reporting on listed properties that are deemed to be removed.
- The work of the Toronto Heritage Survey and designations to support land use planning will continue.



# Contact Us



**Email To:**  
paul.maka@toronto.ca

**Mail To:**

Paul Maka  
Project Manager and Heritage Registrar  
Heritage Planning  
City Hall, 100 Queen Street West,  
19th Floor, East Tower  
Toronto, ON , M5H 2N2



**416-338-1077**



**@ CityPlanTO**



**Email To:**  
adrian.gamble@toronto.ca

**Mail To:**

Adrian Gamble  
Heritage Planner  
Heritage Planning  
City Hall, 100 Queen Street West,  
19th Floor, East Tower  
Toronto, ON , M5H 2N2



**416-338-5623**