

Etobicoke York Community Preservation Panel (EYCPP)

Minutes of Meeting – January 10, 2024

Attendees: EYCPP: Paul Cordingley, Richard Unterman, Eric Matusiak, Zdenka Jasura, Madeleine McDowell;
HPS: Paul Maka, Adrian Gamble, Gary Miedema

Regrets: Neil Park, Corey Horowitz, Nicholas Clemens Joseph Muller, Cherri Hurst, Frank Serafini

Declarations of Conflicts of Interest

- No conflicts stated

Minutes from Previous Meetings

- Approved

New Business

1. Prioritization of Listed Properties – Update from HPS

- HPS guests presented an update to the City's planned response to Bill 23 including identification and prioritization of properties to be put forth for designation
- At present, there are just under 4,000 registered properties across the City which could be included for designation, with 247 of them within the purview of the EYCPP
- In the larger city-wide list, the HPS shared some statistics
 - Most common categories of properties are Commercial (44%) and Residential (43% of total properties)
 - Lease common is Infrastructure (1%)
 - Most common ages of property or structure are 1851 to 1900 (47%) and 1901 to 1950 (47%)
 - Lease common age is 1800 to 1850 (1%)
- For the 247 EYCPP-related properties, key statistics included:
 - Most common category is Residential (74%)
 - Most common ages of property or structure are 1901 to 1950 (39%) and 1851 to 1900 (34%)
- The City/HPS is currently engaged in Phase 2 of the Bill 23 response, including: Engagement and Outreach with stakeholders (including EYCPP), Understanding the scope/gap of registered properties, Designation Principles, and Designation optimization
- Phase 3 of the plan will start later this year and stretch into Q2 of 2025, including monitor those that don't get designated before the January 1, 2025 deadline
- The HPS team reviewed the 'Prioritization Model' that includes two main areas: Development Potential and New Development Factors, both of which feed into an eventual Prioritization Framework, supported by Designation Principles
- The Development Potential model includes six data sources:
 - Concentration of building and demolition permits
 - Major streets
 - Major Transit Station Areas (MTSA's)
 - Official plan land use, including those areas of the city designated for growth
 - Secondary plan areas – with 42 in total, 8 in the process of assessment
 - Urban Growth Centres, for example, the Six Points area
- HPS noted that it had hired an external consultant to assist with the above, but EYCPP offered to help research properties with an "Unknown" date (44 properties) based on the Panel's collective knowledge of heritage properties in its designated wards

All other New Business and Past Business agenda items deferred until the February meeting

Next Meeting – February 21, 2024 – City Hall chambers