

## **Supplementary Report - Designation of the Kensington Market Heritage Conservation District under Part V of the Ontario Heritage Act**

**Date:** January 20, 2025

**To:** City Council

**From:** Chief Planner and Executive Director, City Planning Division

**Wards:** Ward 11 - University-Rosedale

### **SUMMARY**

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At its meeting of January 14, 2025, the Toronto East York Community Council adopted TE19.14 and recommended that City Council designate the area referred to as Kensington Market as a Heritage Conservation District (HCD) and adopt an HCD Plan by by-law under Part V of the Ontario Heritage Act.

Based on feedback received at the Toronto Preservation Board meeting of January 8, 2025, staff undertook a review of the HCD Plan to enhance the historical overview section, to ensure that all policies and guidelines are clear and consistent, and to remove any ambiguities related to defined terms.

This review resulted in several minor revisions to add clarity, while retaining the original intent of the policies that were supported by the Toronto Preservation Board and Toronto and East York Community Council.

### **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council delete Toronto and East York Community Council Recommendations 2 and 3 and adopt instead the following:

1. City Council adopt by by-law the revised Kensington Market Heritage Conservation District Plan, dated January 2025, as the district plan for the Kensington Market Heritage Conservation District, attached as Attachments 1

and 2 to the supplementary report (January 20, 2025) from the Chief Planner and Executive Director, City Planning.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the revised Kensington Market Heritage Conservation District Plan, attached as Attachments 1 and 2 to the supplementary report (January 20, 2025) from the Chief Planner and Executive Director, City Planning, as deemed necessary by and at the sole discretion of the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Planning, Urban Design, City Planning, and to ensure that such stylistic and technical changes are reflected within the Kensington Market's Heritage Conservation District Plan's policies, guidelines, schedules, appendices and maps.

## **FINANCIAL IMPACT**

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City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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On January 14, 2025, the Toronto and East York Community Council recommended to City Council that it designate the area referred to as Kensington Market as a Heritage Conservation District (HCD) and adopt an HCD Plan by by-law under Part V of the Ontario Heritage Act.

[TE19.14 - Designation of the Kensington Market Heritage Conservation District under Part V of the Ontario Heritage Act](#)

## **COMMENTS**

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At the Toronto Preservation Board meeting of January 8, 2025, staff presented the Kensington Market HCD Plan. Staff heard concerns related to portions of the Historic Overview section of the HCD Plan and several instances where the Plan's language would benefit from additional clarity. In particular, the distinction between the defined terms "compatible" and "complementary" within the Plan caused some confusion over the intent of the HCD Plan's policies and guidelines.

Staff subsequently undertook a review of the HCD Plan, which resulted in minor revisions to add clarity, while retaining the original intent of the policies that were supported by the Toronto Preservation Board and Toronto and East York Community Council. The review also provided an opportunity to correct minor typographical errors and housekeeping items, and to include additional text in the Historical Overview.

The revisions are described below, indicated by their section numbers where appropriate. The revised HCD Plan (Volumes 1 and 2), are attached to this report as Attachments 1 and 2 respectively.

## **Volume 1**

### **Historical Overview - Section 1.4**

Additional text acknowledges the importance of Kensington Market to the 2SLGBTQ+ community and punk subculture during the period of the 1970s-present day. In addition, the caption for Figure 7 was updated to provide the image credit. The caption for Figure 10 was updated to make a factual correction based on information provided at the Toronto Preservation Board meeting.

### **Policies and Guidelines for Contributing and Non-Contributing Properties - Sections 6.0 and 7.0**

Minor edits were made to the explanation at the beginning of Sections 6.12 - Storefronts and 7.6 - Storefronts to clarify and more accurately describe the relationship between entrances and storefronts. The image and caption for Figure 69 were both updated to provide greater clarity and direction on the intent of the policies within Sections 7.5 and 7.6.

### **Terminology**

All instances of the word "complementary" have been removed from Section 6.0 and 7.0 and have been substituted with the word "compatible" for clarity. The definition of "complementary" has been removed from Appendix A and the italics formatting was removed from any remaining uses of the word within the Plan.

## **Volume 2**

### **Appendix D and E**

Four minor typographical errors were corrected in Appendix D - Statements of Contribution. Appendix E - List of Non-contributing Properties was corrected to include a missing reference number and to correct the numerical order of a few street addresses. No changes have been made to the addresses within the list.

These revisions in no way change the meaning or intent of the Plan, which was adopted by the Toronto Preservation Board and the Toronto and East York Community Council.

## **CONTACT**

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Tatum Taylor, Senior Heritage Planner, Urban Design, Heritage Planning  
416-338-5462; [Tatum.Taylor@toronto.ca](mailto:Tatum.Taylor@toronto.ca)

Mary L. MacDonald, Senior Manager, Heritage Planning, Urban Design, City Planning  
416-338-1079; [Mary.MacDonald@toronto.ca](mailto:Mary.MacDonald@toronto.ca)

## **SIGNATURE**

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Jason Thorne  
Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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Attachment 1 – Revised Kensington Market HCD Plan Volume 1  
Attachment 2 – Revised Kensington Market HCD Plan Volume 2