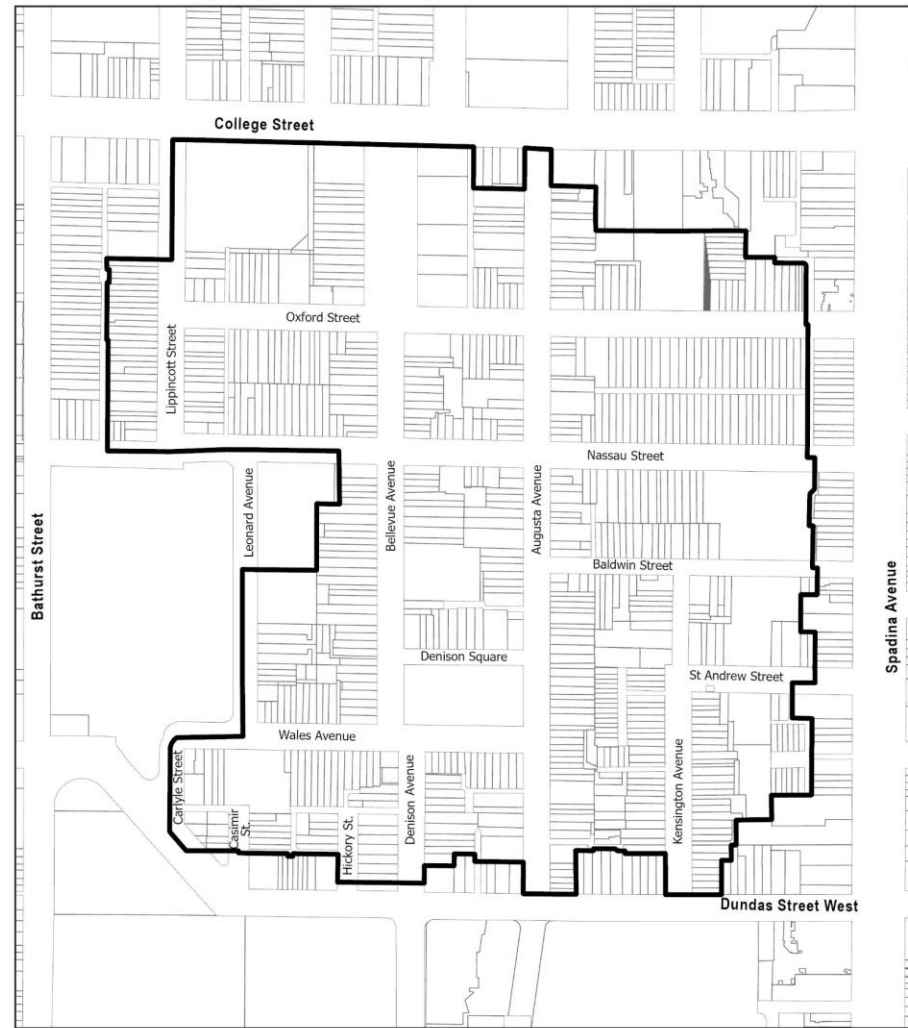




PB26.8

Designation of the Kensington Market Heritage Conservation District (HCD) Plan under Part V of the Ontario Heritage Act

PB26.8 Kensington Market HCD Boundary



 **Toronto**

Boundary Map

 Boundary

Kensington Market
Heritage Conservation District

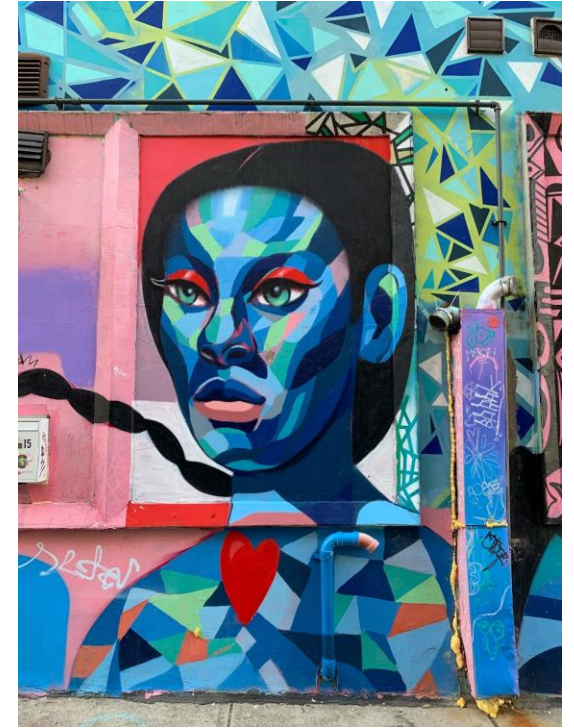


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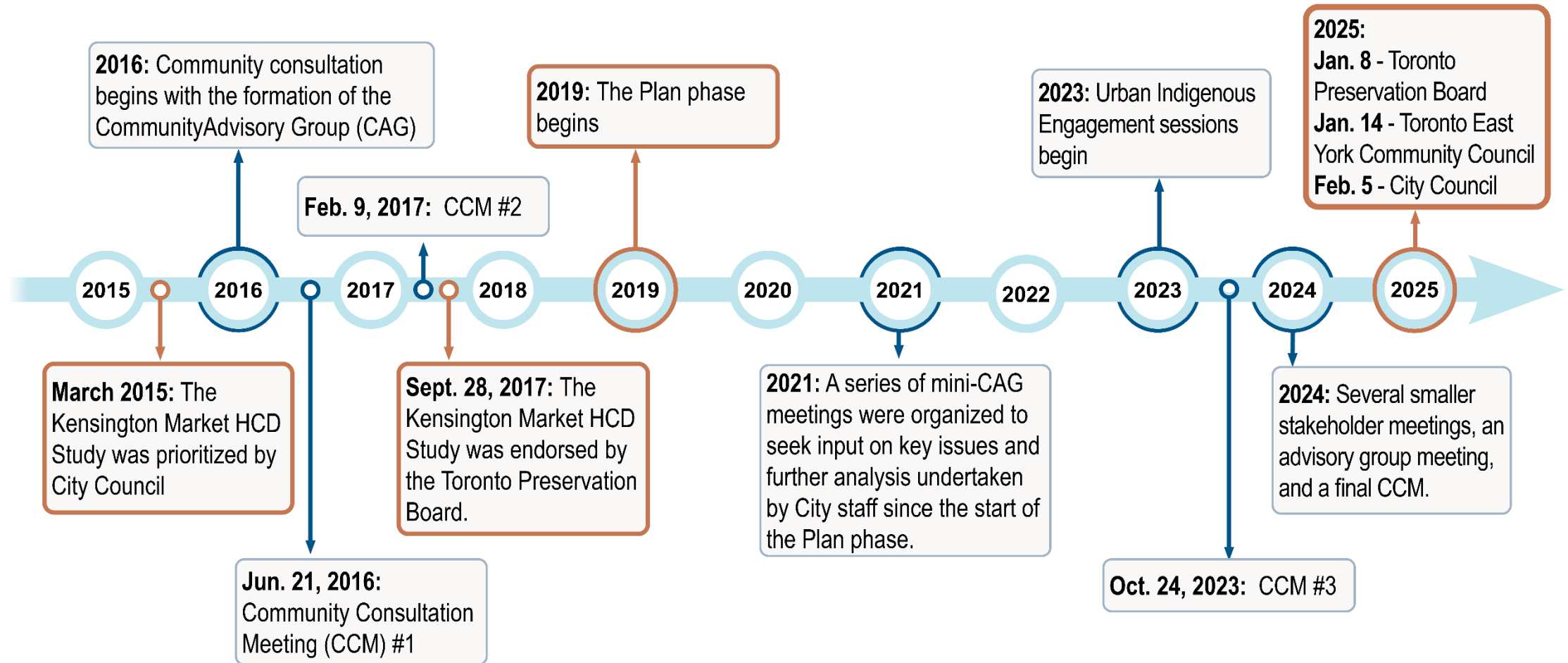
PB26.8 Kensington Market HCD

Why Kensington Market?

- A National Historic Site since 2006
- A microcosm of Canada's immigrant population, where many different communities have added to the area's layers of built form and street life
- A distinctive urban district with rows of narrow houses (many converted to commercial use), small purpose-built shops, and cultural institutions
- Public realm patterns that contribute to neighbourhood's identity and intangible heritage



PB26.8 Kensington Market HCD Timeline



PB26.8 Kensington Market HCD Community Consultation

Community Organizations

- A Community Advisory Group was established in 2016 and has been periodically convened since then, most recently in September 2024
- One-on-one and small group discussions took place with representatives of local community organizations

Urban Indigenous Engagement Sessions

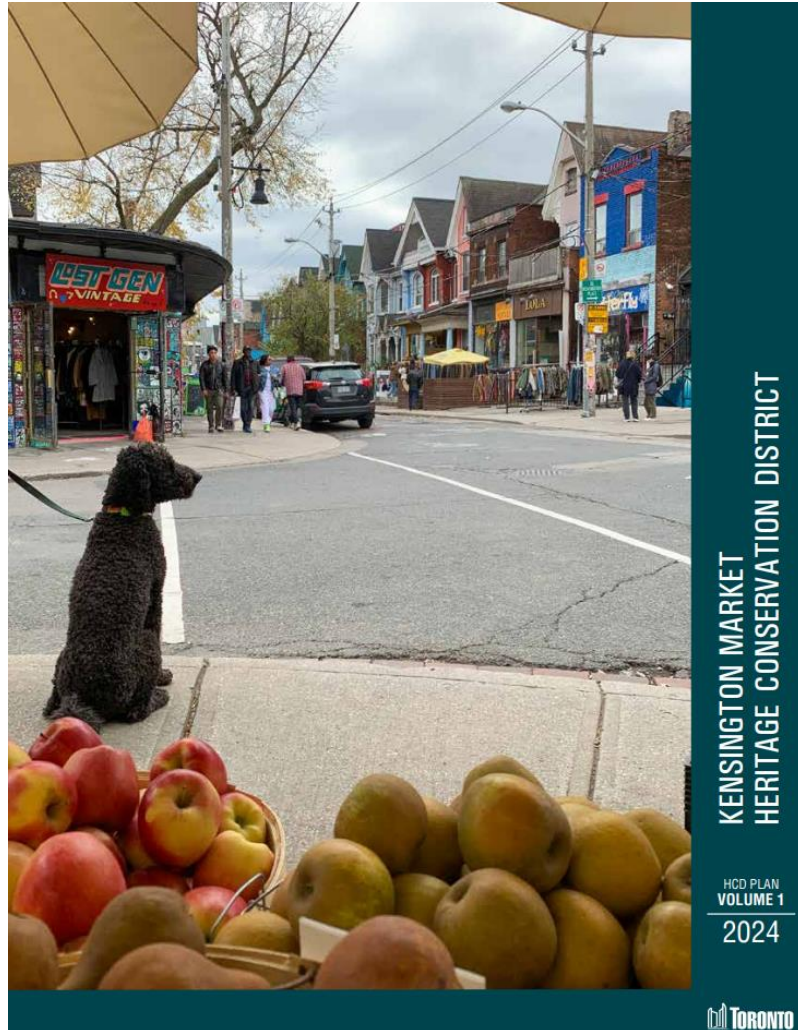
- 5 in-person sessions held from July 2023 to March 2024
- 50+ community members participated

Community Consultation Meetings (CCM)

- A first CCM for the HCD Plan phase was held in October 2023
- Two pop-up information booths were held in early November 2024
- A second CCM for the HCD Plan phase was held in November 2024



PB26.8 Kensington Market HCD Introduction



Purpose of the HCD

An HCD Plan provides place-based policies and guidelines to conserve and enhance the District, while pointing to opportunities for contextually appropriate growth and change.

Requirements of an HCD Plan

As per the OHA, sub-section 41.1(5):

- Statement of Objectives
- Statement of Cultural Heritage Value
- Description of the Heritage Attributes of the HCD and properties in the District
- Policies, guidelines, and procedures to achieve objectives
- Description of minor alterations not requiring a heritage permit

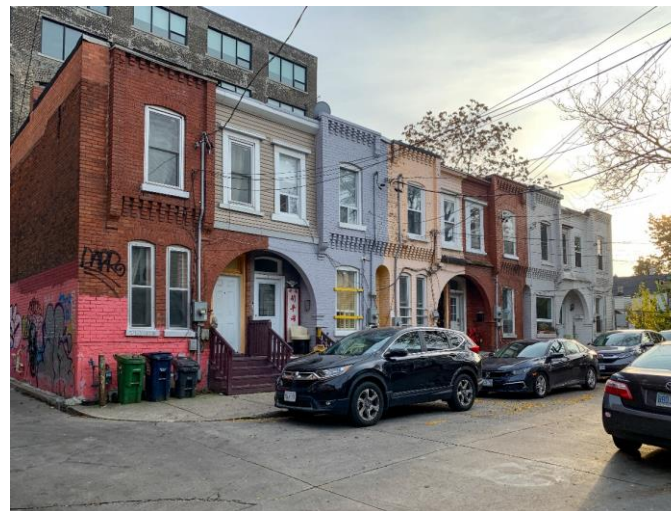
At least 25% of properties in the District must satisfy two or more of the nine criteria for determining cultural heritage value or interest.

PB26.8 Kensington Market HCD

District Significance: Statement of Cultural Heritage Value



1869 Map showing the subdivision of lots on Park Lots 17 and 18 by cartographer J.O. Browne (Toronto Public Library)



Above: 27, 29, and 33 Kensington Avenue are examples of Converted House-form buildings that demonstrate the market's evolution over time
Below: A row of workers' laneway housing on Glen Baillie Place



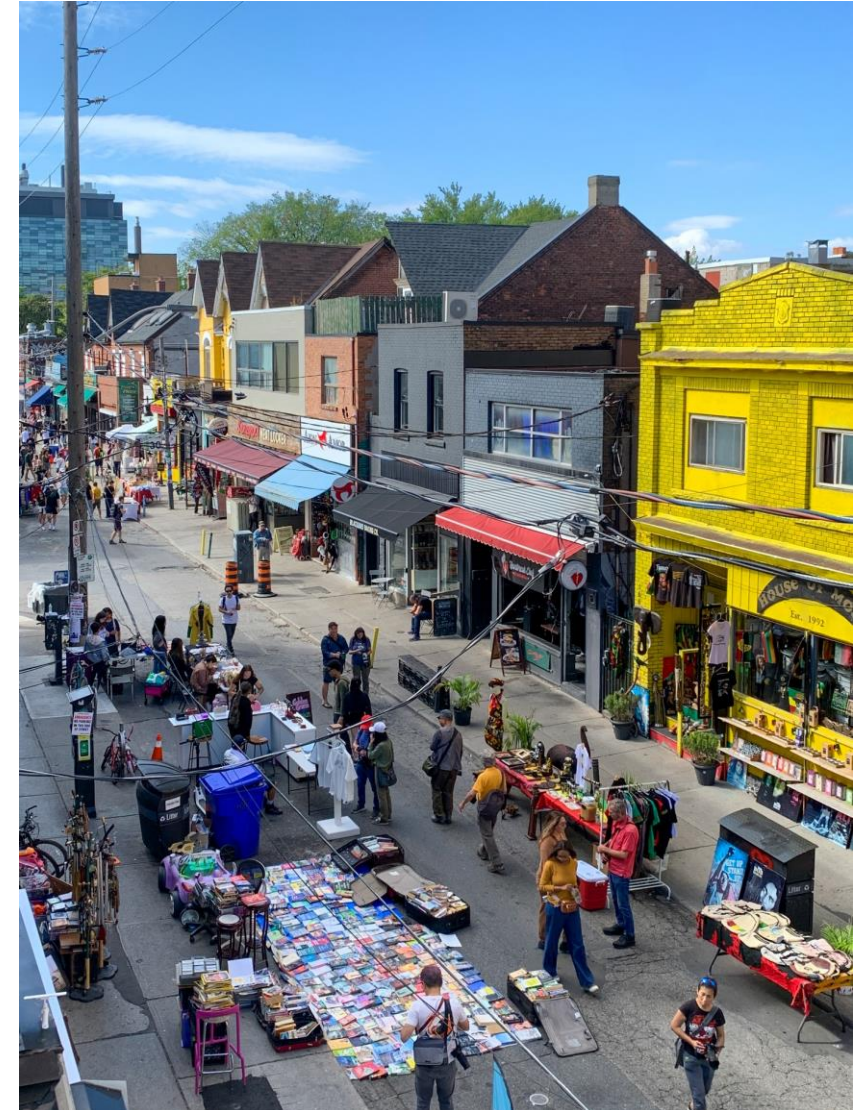
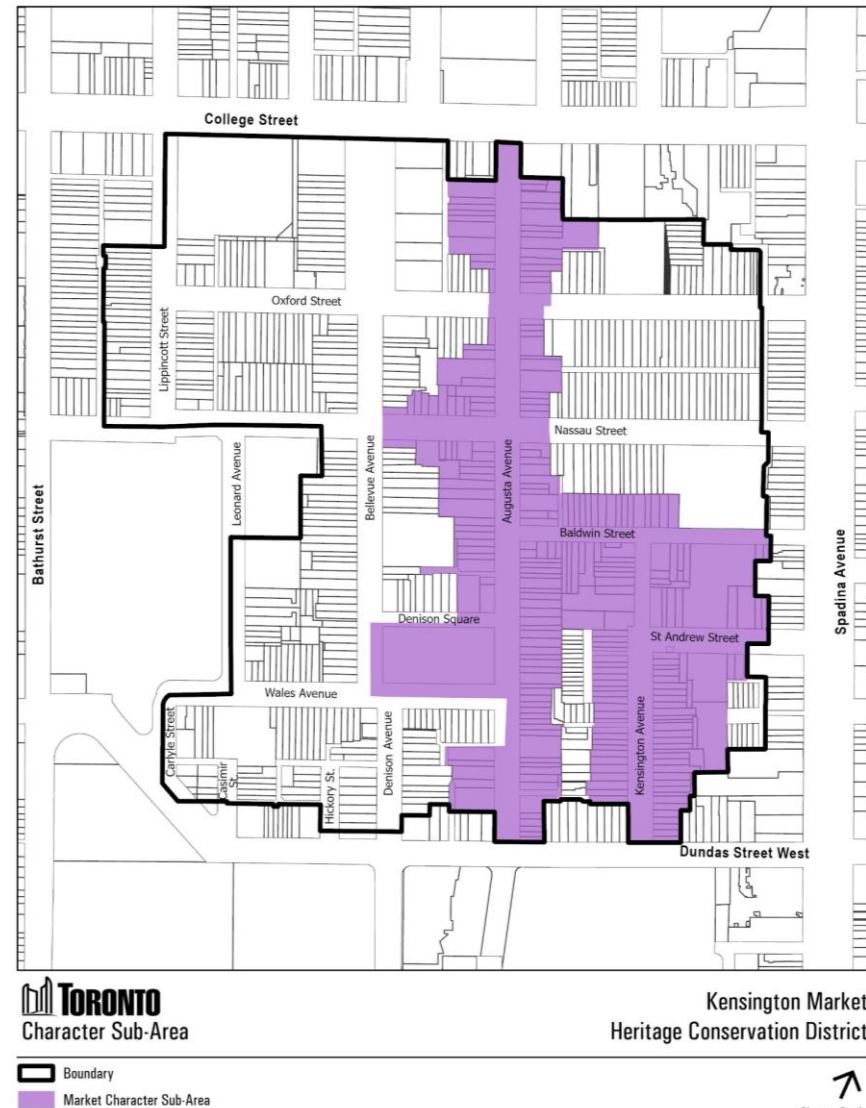
City of Toronto Archives, Fonds 1266, Item 26172



Above: Augusta Avenue and Baldwin Street, 1932 (City of Toronto Archives, Fonds 1266, Item 26172)
Below: Drawing of Saint Stephen-in-the-Fields Church, looking southwest, by architect Thomas Fuller, 1858 (Toronto Public Library)

PB26.8 Kensington Market HCD Character Sub-Area

- A character sub-area has been identified in response to the distinct pattern of built form and public realm characteristics found in the District's core market area
- Policies specific to the Market Character Sub-Area relate primarily to public realm characteristics



Baldwin Street, looking west, during a Pedestrian Sunday event.

PB26.8 Kensington Market HCD

Selected Heritage Attributes – District-Wide

- The concentration of House-form buildings, distinguished by gable, mansard, and pitched roof forms that represent the District's **early period of residential development** from the 1850s to the early 1900s, including examples of bay-and-gable buildings
- The contributing properties that reflect the District's development as a working-class residential enclave, including examples of Ontario Cottages, and the pockets of **worker's cottages and infill housing located along laneways** within the District
- The range of building typologies and public parks in close proximity to each other that create the sense of a self-contained neighbourhood and **complete community**
- **Infrastructure, including social services, and cultural expressions such as public art** that indicate a community that is highly active in local social, political, and economic matters



View of the contributing properties at 17-27 Wales Avenue from Bellevue Square Park.

PB26.8 Kensington Market HCD

Selected Heritage Attributes – Market Character Sub-Area

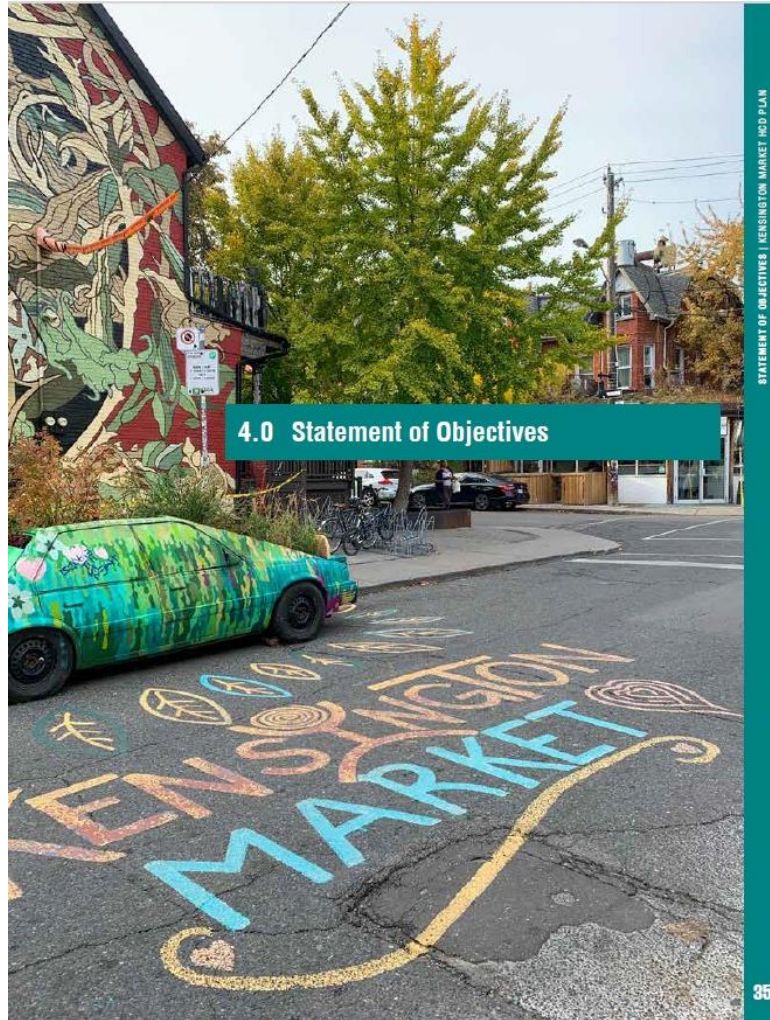
- The concentration of House-form buildings that have been modified to accommodate commercial conversions, resulting in a **visibly layered built form** where the original House-form building remains legible
- The purpose-built commercial buildings that reflect **vernacular interpretations of early-twentieth-century architectural styles**, dating to the emergence of the District's commercial market
- The **narrow storefronts**, which are typically less than 9 metres wide
- The **public realm patterns** that support the eclectic and bustling character of the commercial market, which is defined by the outdoor display of goods, and that facilitate a variety of public events and street festivals
- The evolving murals, street art, and other forms of **creative expression** that animate exterior walls, streets, and other surfaces within the public realm.



Converted House-form buildings at 178-194 Baldwin Street are examples of the District's small storefronts, narrow lot frontages, and patterns of building adaptation.

PB26.8 Kensington Market HCD

Highlights: Statement of Objectives



- Find opportunities to acknowledge and honour the historic and ongoing presence of Indigenous peoples in the District, including through **visual representation of Indigenous heritage**.
- Conserve the **patterns of building expansion and adaptation** that reflect the District's emergence as a market and the legacy of waves of immigrant communities.
- Conserve the pattern of **small storefronts and narrow lot frontages**, which help facilitate the traditional food-based market uses and other small businesses that contribute to the District's eclectic character.
- Conserve, maintain, and support the vibrant character of the District's public realm by encouraging its ongoing use for **commercial activities, cultural events, public art, and cultural expression**.
- Support and manage the ongoing evolution of the District through the continuation of the **measured, incremental change** that has resulted in the layered built fabric that represents the District's cultural heritage value.
- Enhance the **social, cultural, and community values** of the District such as by supporting opportunities for the creation of new affordable housing and commercial units and community spaces, facilitating alterations to increase accessibility, and promoting sustainable building practices.

PB26.8 Kensington Market HCD Property Typologies



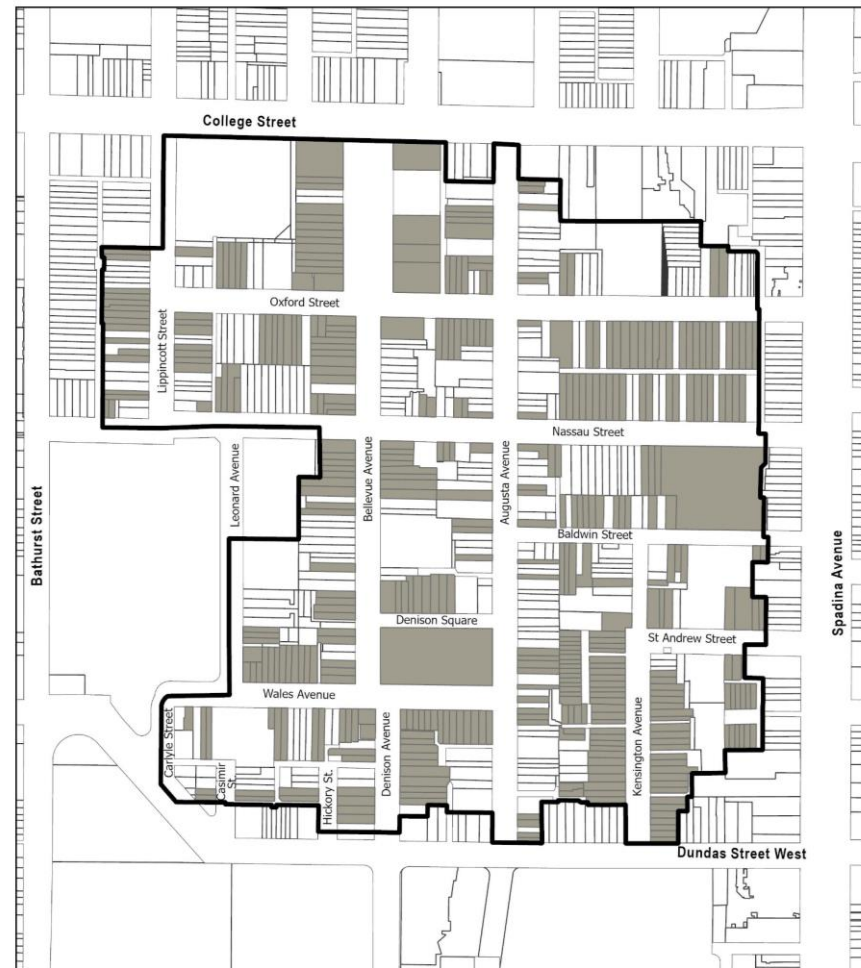
1. House-form
2. Converted House-form
3. Multi-residential
4. Commercial
5. Institutional
6. Parks and Open Space

PB26.8 Kensington Market HCD

Contributing and Non-Contributing Properties

Contributing Property: A property, structure, landscape element or other feature of an HCD that supports the identified significant cultural heritage value, heritage attributes and integrity of the District.

- **704** properties (total)
- 410 contributing
- **58%** of properties satisfy two or more of the nine criteria for determining cultural heritage value



TORONTO
Contributing Properties

Boundary
Contributing Properties

Kensington Market
Heritage Conservation District

Not to Scale

Contributing



4-6 Kensington Avenue



77-79 Wales Avenue



18-30 Kensington Place

Non-Contributing



207 Augusta Avenue



102-106 Nassau Street

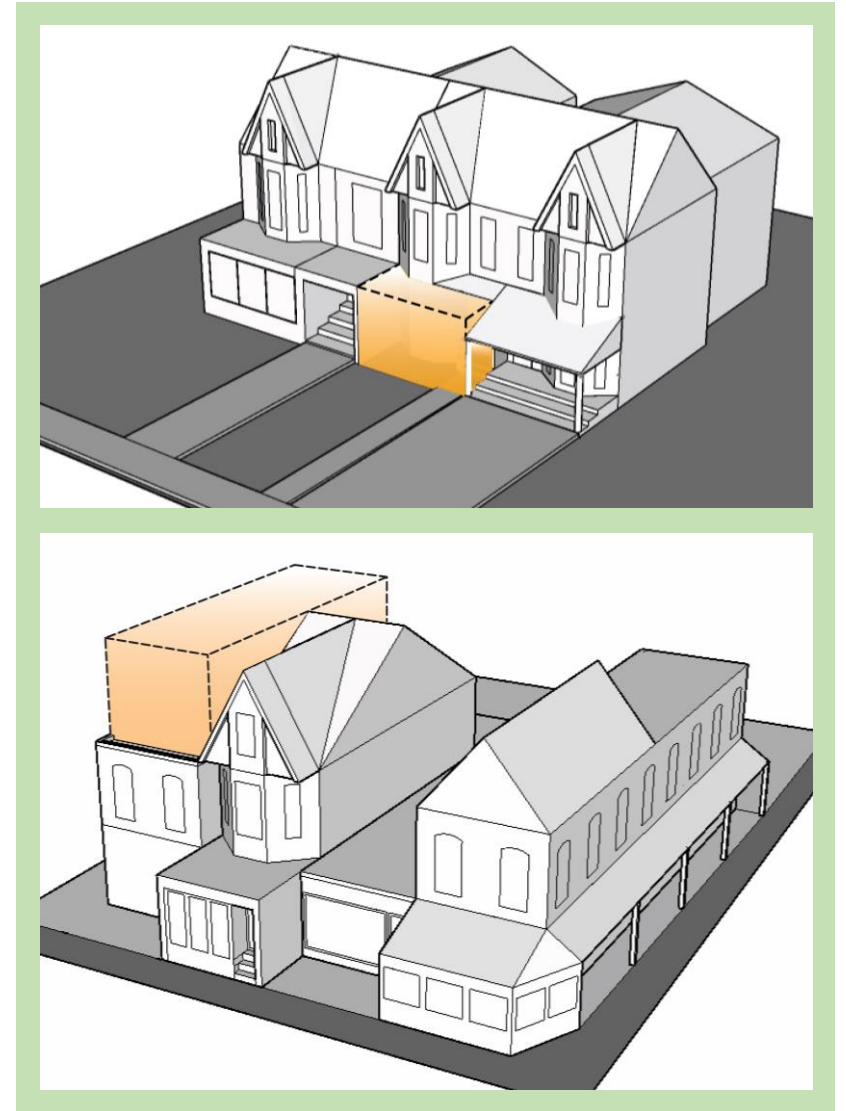


218 Augusta Avenue

PB26.8 Kensington Market HCD

Selected Policies and Guidelines for Contributing Properties

- Policies for additions and alterations are **unique to each building typology**
- **Where zoning permits commercial use**, front additions and alterations to House-form typology buildings on contributing properties to accommodate commercial activity may be permitted, providing they meet the Plan's policies and guidelines for Converted House-form buildings
 - Policies permit the removal of entrance and porch features of House-form and Converted House-form buildings to accommodate commercial activity
- Additions and alterations to Converted House-form typology buildings on contributing properties, including front additions, **shall conserve the legibility of the property's architectural style and roof type** as viewed from the street or laneway the property fronts on to
- Additions and alterations to a Commercial typology building or a Multi-residential typology building on a contributing property may be permitted if they are **compatible with and distinguishable from the existing massing** of the contributing property, provided the legibility of the property's architectural style is conserved



PB26.8 Kensington Market HCD

Selected Policies and Guidelines for Contributing Properties

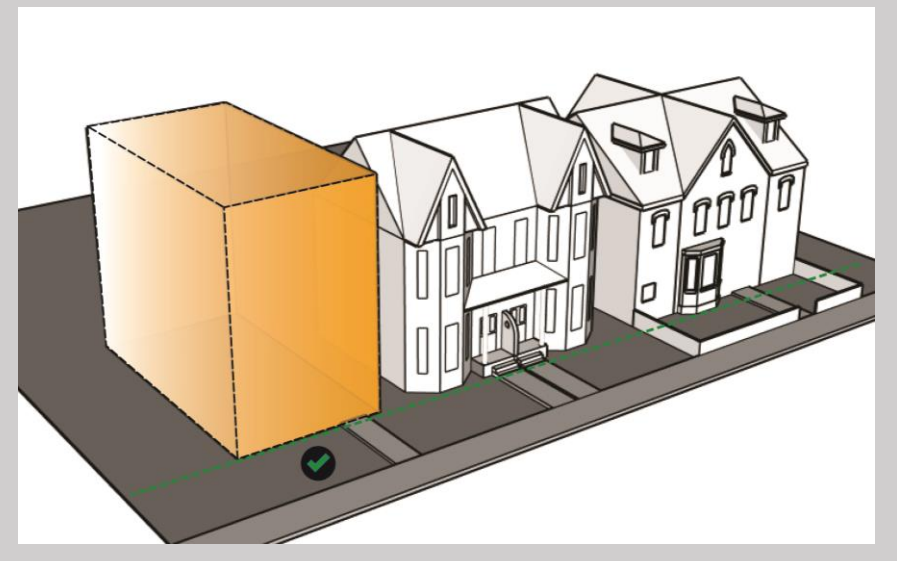
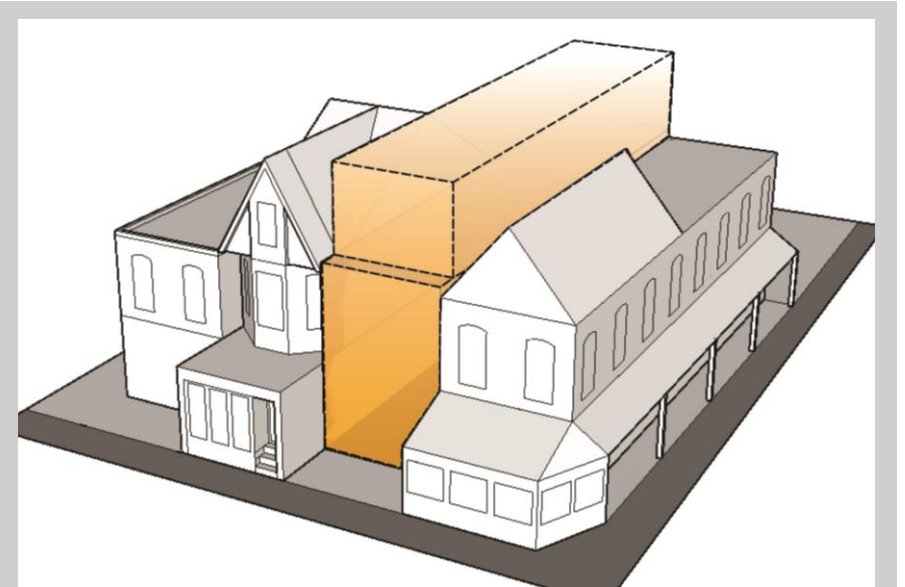
- Policies for alterations to a contributing property that do not include additions emphasize **conservation of the legibility of the property's architectural style and typology**
 - The legibility of a contributing property's architectural style and typology may relate to composition, materials, size, finishes, patterns, and detailing of exterior walls, windows, and roofs.
 - Where building features and details are replaced, the Plan does not require replacements to be of in-kind materials



PB26.8 Kensington Market HCD

Selected Policies and Guidelines for Non-Contributing Properties

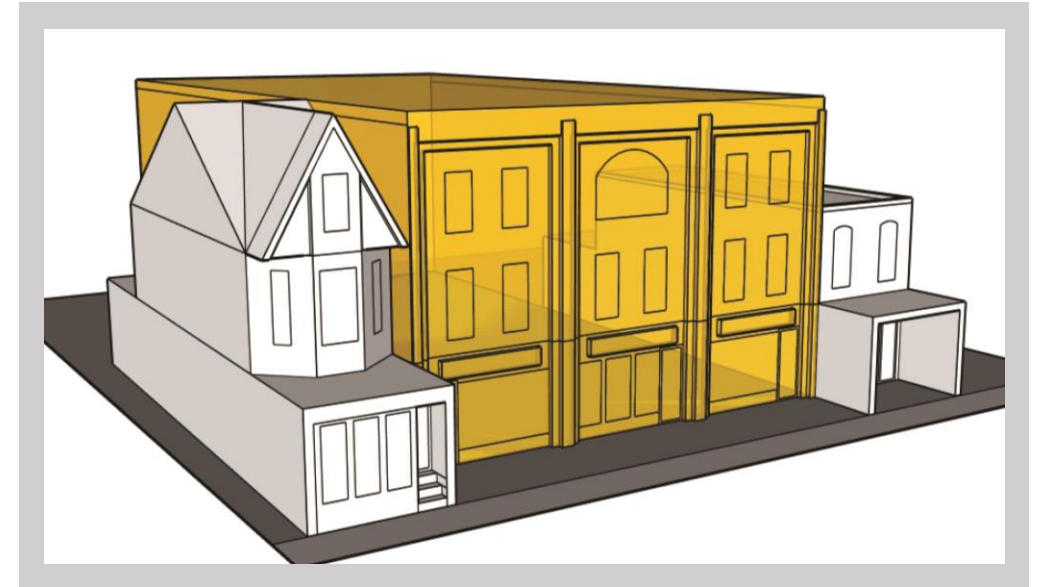
- Policies for new development and alterations to non-contributing properties emphasize **composition and massing that is complementary to the District's heritage attributes**.
- Designs may feature variations in depth, materiality, and/or detailing to complement the visibly layered built form and character of contributing properties.
- New development and additions to non-contributing properties should generally be consistent with the front yard setback condition of the District's contributing properties.



PB26.8 Kensington Market HCD

Selected Policies and Guidelines for Non-Contributing Properties

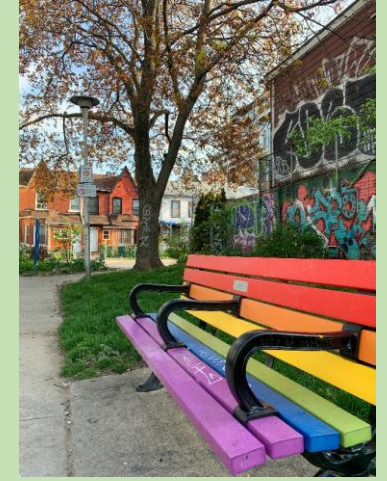
- New development on non-contributing properties shall have regard for the fine-grain scale of the District and its pattern of historically narrow lots by incorporating design measures to reflect the historic fabric
- New development and/or additions on non-contributing properties shall complement the District's fine-grain streetscapes by providing visually separated storefronts of less than 9 metres and generally no higher than 1 storey that are expressed on the elevation of the new development and/or addition. A storefront that spans multiple storeys is not permitted.



PB26.8 Kensington Market HCD

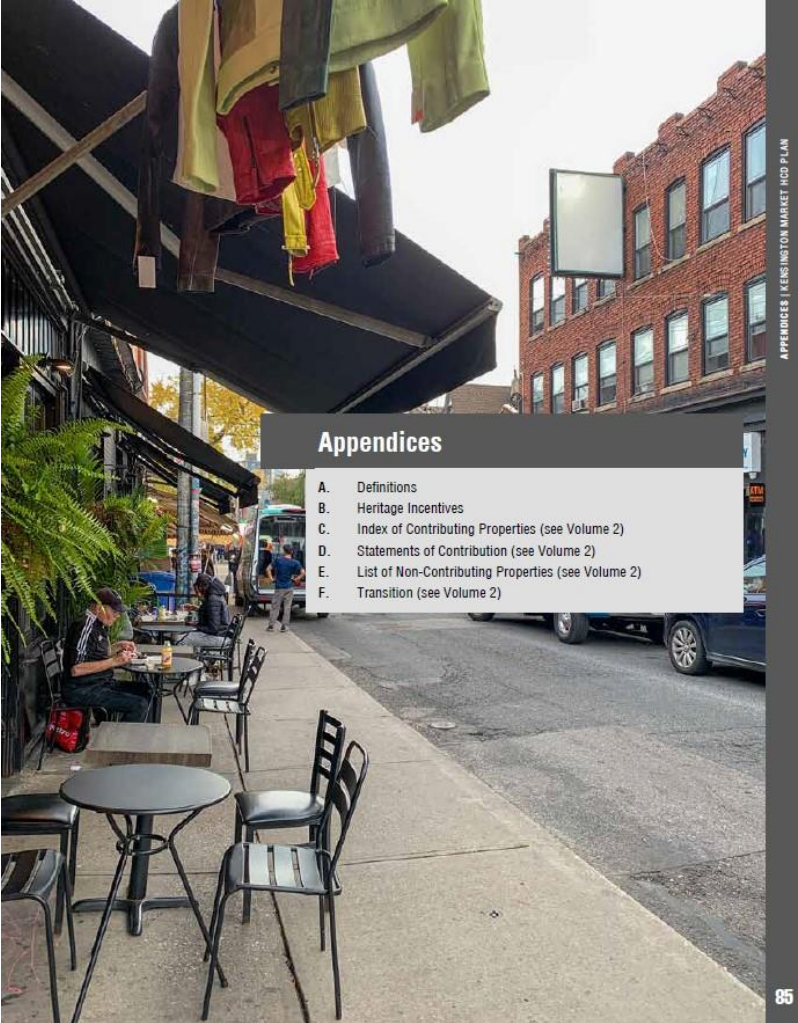
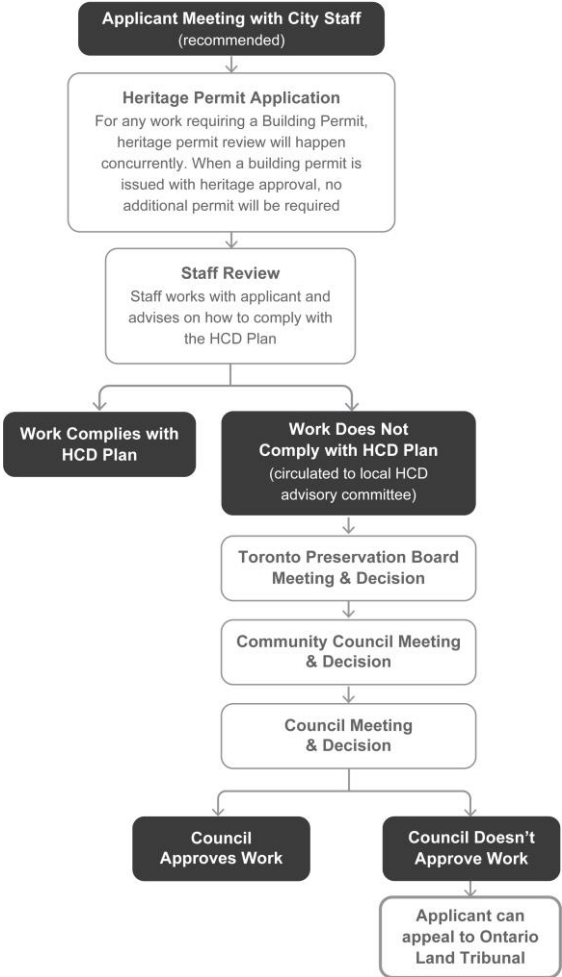
Policies and Guidelines for Public Realm

- Policies seek to recognize and enhance the **public realm patterns** of the Market Character Sub-Area
- **Soft landscaping within the public right-of-way** reflects the pre-settlement and early residential origins of the District
- Opportunities for **placemaking, placekeeping, public art, and cultural expression** are encouraged and should include consultation with community members



PB26.8 Kensington Market HCD Procedures and Appendices

Heritage Permit Process



Appendices

- A. Definitions
- B. Heritage Incentives
- C. Index of Contributing Properties (see Volume 2)
- D. Statements of Contribution (see Volume 2)
- E. List of Non-Contributing Properties (see Volume 2)
- F. Transition (see Volume 2)



27, 29, 31, & 33 Kensington Avenue (R-L)

27, 29, 31, & 33 KENSINGTON AVENUE

Character Sub-Area: Market

Typology: Converted House-form (27, 29, & 33 Kensington Avenue) House-form (31 Kensington Avenue), Row, Bay-and-Gable

Construction Date: Pre-1889

Statement of Contribution: Each property has value as a nineteenth-century House-form building that reflects vernacular interpretations of Victorian architectural styles. Through its construction date and typology, each property is associated with the District's early residential development from the 1850s to the early 1900s. The properties at 27, 29, and 33 Kensington Avenue also have value for the modifications made to accommodate a commercial conversion through ground floor alterations, including a one-storey commercial addition at 33 Kensington Avenue. With its visibly layered built form, each property is also associated with the patterns of commercial adaptation and expansion that began in the early twentieth century.

Each property has evolved over time while retaining original building features including cross-gabled rooflines, double-height bay windows, brick cladding and fenestration pattern with segmentally arched openings (some of the openings at 31 Kensington Avenue have been modified). 33 Kensington Avenue has also retained with decorative wooden gable brackets and pediment.

Each property has contextual value because it supports and maintains the historic mixed use character of the area and is physically, functionally, visually, and historically linked to the surrounding market area.

Summary:

Reference Number	Primary Address	Entrance Address(es)
191.	27 Kensington Avenue	N/A
193.	29 Kensington Avenue	N/A
195.	31 Kensington Avenue	N/A
197.	33 Kensington Avenue	N/A

PB26.8 Kensington Market HCD

