

Bloor West Village Heritage Conservation District Study



WHAT IS A HERITAGE CONSERVATION DISTRICT?

A Heritage Conservation District (HCD) is an area of the city that is protected by a municipal by-law passed under Part V of the Ontario Heritage Act, by City Council. HCDs are designated because the areas they protect are considered to have a defined historic character and require special care and attention in the planning process to ensure that changes within the neighbourhood conserve and enhance the area's special character.

WHAT IS THE PROCESS AFTER THE STUDY IS DONE?

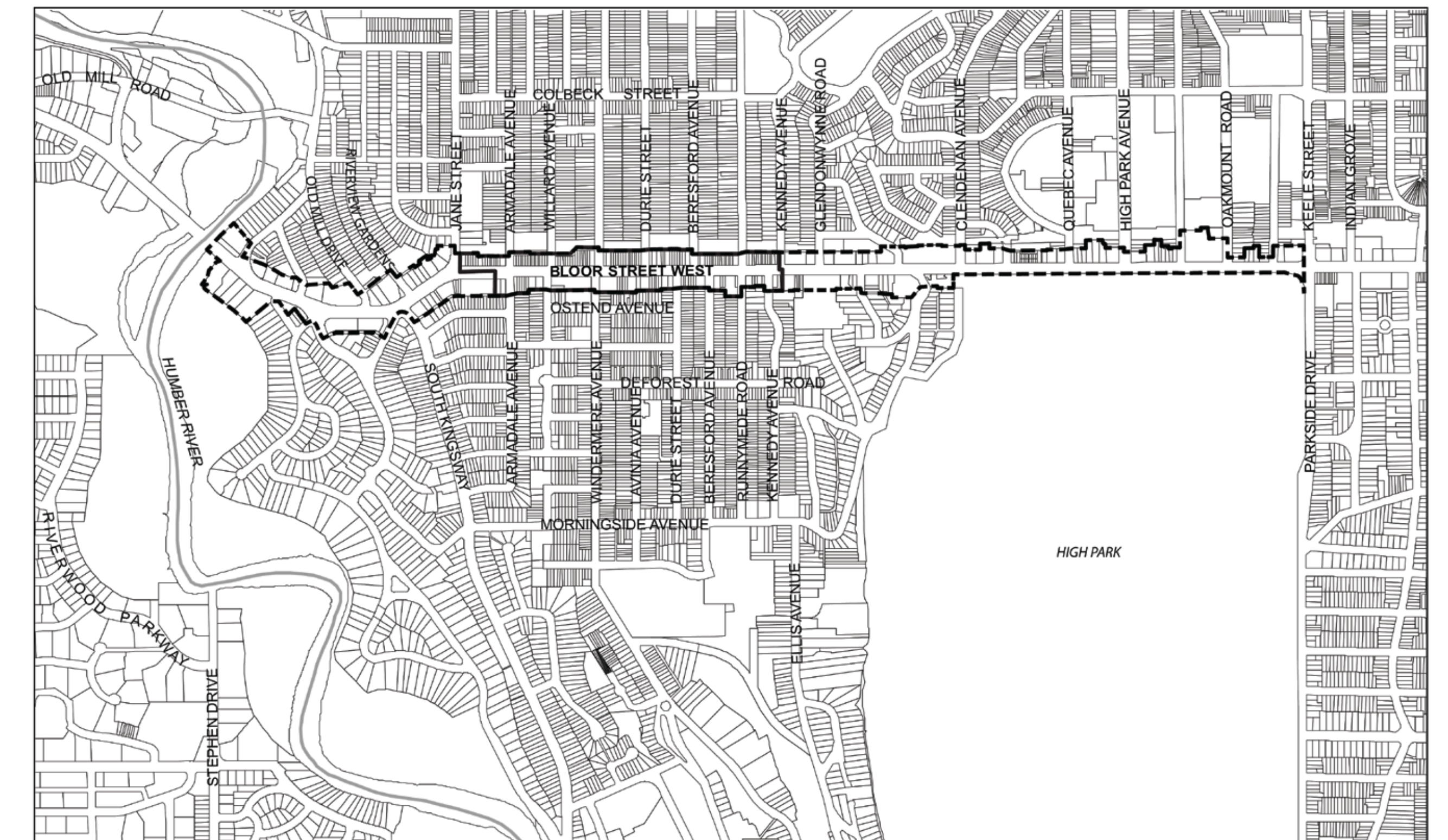
Following the completion of an HCD study, City staff review the consultant's report, including any recommendations to proceed with the designation of an HCD. Following staff review and approval, any recommendation must be endorsed by the Toronto Preservation Board prior to proceeding with the preparation of an HCD plan.

Heritage Conservation District Study

A Heritage Conservation District (HCD) study is the first step in determining an HCD. The Study establishes the area's heritage character, and provides the foundation for developing neighbourhood-specific policies and guidelines that reflect and support the nature of the community. Without meaningful consideration and evaluation of the neighbourhood policies and guidelines cannot be effective. Requirements for an HCD Study are set out in the Ontario Heritage Act, supplemented by additional requirements adopted by City Council. Each HCD Studies include:

- **Detailed research** into the history and evolution of the study area
- **Sidewalk survey** of each property
- A summary of any **archaeological resources** or considerations
- The analysis of building typologies and district character
- The analysis of the existing planning and policy framework
- An evaluation of the area's cultural heritage value
- A **statement of district significance**
- Report to Toronto Preservation Board

Community engagement is an important component of each HCD Study. In addition to two public open houses, a community advisory group composed of a diverse range of stakeholders representing various perspectives is formed to provide feedback and advice to the Study Team.



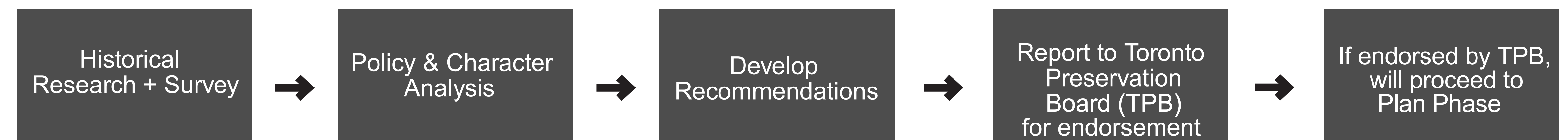
TORONTO City Planning

Bloor West Village HCD Study

Proposed Bloor West Village HCD
Study Area

Not to Scale
03/21/2019

Study Phase



Plan Phase



Permit Process in Heritage Conservation Districts



When is a heritage permit application not required?

Most day-to-day and seasonal work does not require a heritage permit - this includes activities like painting your signage, replacing eavestroughs, installing seasonal decorations, and temporary signage. The following types of alterations are considered minor in nature and do not change the heritage character of the District:

- Painting
- Repair and maintenance of existing features (i.e. roofs, exterior cladding, steps, doors, windows, foundations, decorative features)
- Installation of eavestroughs
- Weatherproofing
- Exterior lighting
- Landscaping that does not require sub-surface excavation and grade change
- Repair of existing utilities and public works
- Seasonal installations, such as planters and decorations

When is a heritage permit application required?

A heritage permit is required for visible alterations to properties within the District, including new construction and demolition of buildings or structures. In general, an HCD Plan only guides changes to exterior areas as viewed from the street. Heritage permit approval is required for:

- New construction including additions visible from the street
- Alteration, addition, removal or replacement of windows, doors and storefronts
- New exterior cladding
- Demolition of a building, or part of a building
- Hard landscaping including new patios and fences

The majority of heritage permits are issued by Staff through the building permit process. There is no additional fee for heritage permits, and most are reviewed within three days.

Approved heritage permits in commercial Heritage Conservation Districts

300-308 Queen Street West



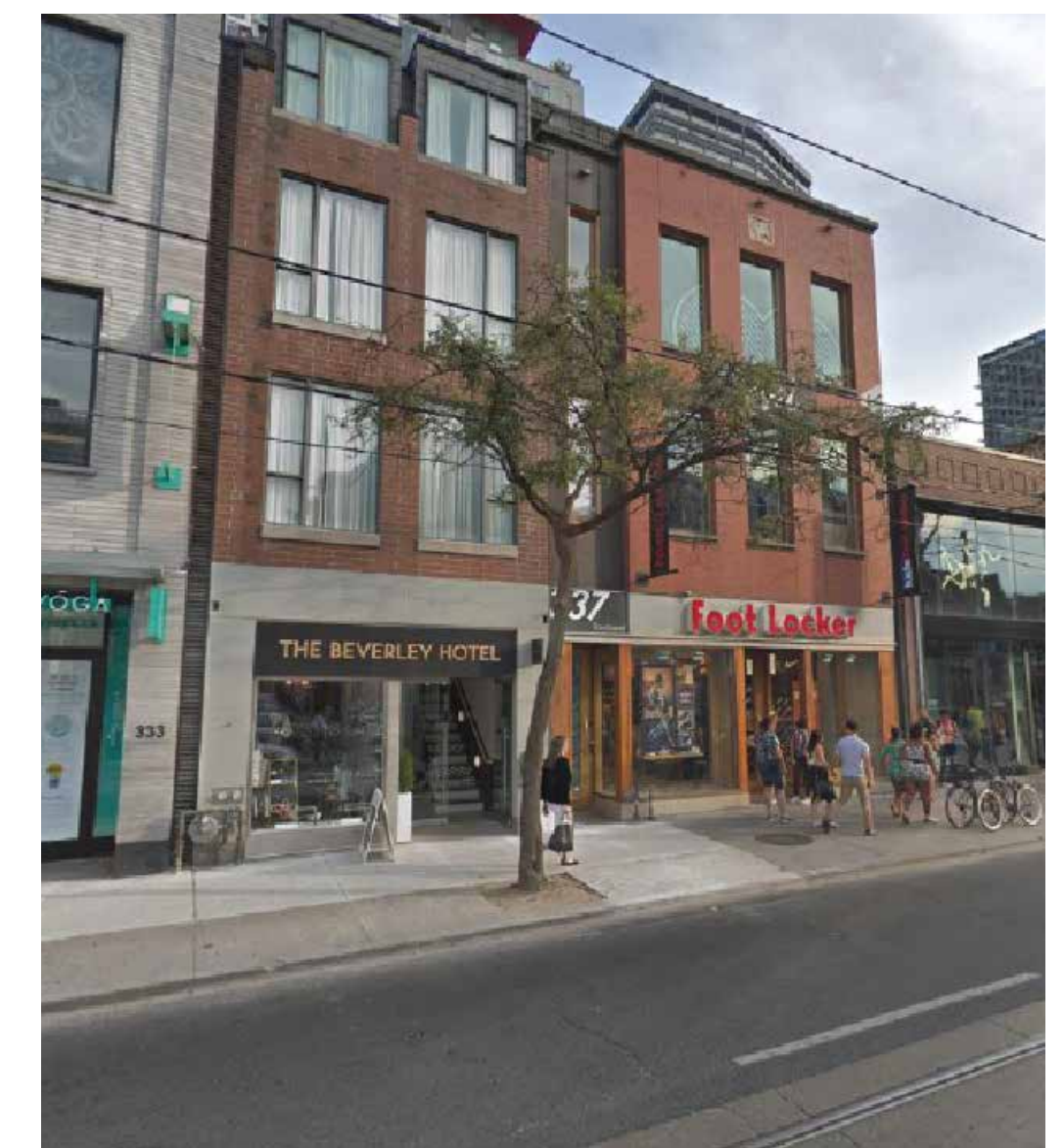
335-337 Queen Street West



623-625 Queen Street West



327-333 Queen Street West



Promoting Excellence in Heritage Conservation

Heritage Incentive Programs



The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage programs to assist owners of eligible heritage properties with the cost of conservation: The Toronto Heritage Property Tax Rebate Program. These programs provide funding support and assist successful applicants to reach the highest conservation standards possible for their projects, large or small.

Heritage Grant Program **R** **TE**

(applicable for properties classified as residential and tax-exempt for property tax purposes)

The Heritage Grant Program provides funds of up to 50% of the estimated cost of eligible conservation work (some maximum limits apply) to designated residential or tax-exempt heritage properties. Owners of a property that is individually designated or part of a Heritage Conservation District may qualify to receive a grant. For more details on the program and eligibility criteria, go online to: <https://www.toronto.ca/city-government/planning-development/heritage-preservation/>

The Toronto Heritage Grant Program has helped property owners repair and retain the defining heritage attributes of their properties, including masonry, windows, doors, wood detailing, and slate roofs. The positive impact of the program in Heritage Conservation Districts, such as Draper Street or Cabbagetown, has been remarkable.



Before



After

Heritage Property Tax Rebate Program **C** **I**

(applicable for properties classified as commercial and industrial for property tax purposes)

The Heritage Property Tax Rebate Program provides a rebate of 50% of the cost of eligible maintenance and conservation work up to 40% of annual taxes paid to designated commercial or institutional heritage properties. Owners of a property that is individually designated or part of a Heritage Conservation District may qualify to receive a grant. For more details on the program and eligibility criteria, go online to: <https://www.toronto.ca/city-government/planning-development/heritage-preservation/>

The Heritage Property Tax Rebate Program has assisted in the conservation of many of the most beloved landmark buildings in the city and is contributing to the revitalization of commercial main streets such as Queen Street West and historic Yonge Street.

The program has helped property owners repair and retain the defining heritage attributes of their properties, including exterior walls and facades, roofs, foundations, chimneys, windows, doors and porches.



The Heritage Tax Rebate Calculator helps property owners estimate how much of a rebate they may receive. www.toronto.ca/heritagecalculator



Before



After

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HCDs may contain multiple properties, landowners, resource types and cultural heritage values. They can be found in residential neighbourhoods, commercial areas, main streets, institutional and industrial campuses and natural areas. The organization of streets, blocks, properties, structures, landscape, streetscape, plantings, and other features of an HCD can contribute to the identified cultural heritage values of an area. Every HCD is unique and will require special policies or guidelines to ensure its conservation and careful management. Each HCD Plan is also unique, but it must still ensure that an accepted and consistent standard of heritage conservation is met across the City.

Bloor West Village Heritage Conservation District Timeline:

