

Kensington Market Heritage Conservation District Plan

Kensington Market Community Advisory Group Meeting #5

Thursday, May 2, 2019
Saint Stephen-in-the-Fields,
103 Bellevue Avenue, Toronto
6:00 pm – 8:00 pm

Summary of Feedback

1. Background

This Community Advisory Group (CAG) meeting is the second CAG meeting to be held after the Kensington Market Heritage Conservation District (HCD) Study was endorsed by the Toronto Preservation Board on September 28, 2017. It is anticipated that one more CAG meeting and a CAG walking tour will be held and one Community Consultation meeting (to be open to all members of the public) will be held.

2. Agenda Review, Opening Remarks and Introductions

City Staff welcomed CAG members and thanked them for attending the session. City Staff led a round of introductions of CAG members and project team members and reviewed the meeting agenda. City Staff explained that the meeting would provide CAG members with a summary of feedback received from the CAG #4 meeting, review and discuss the draft Heritage Attributes, Statement of Cultural Heritage Value and Statement of Objectives and review and discuss draft Character Sub-Areas. Councillor Mike Layton provided opening remarks.

The following individuals attended the meeting:

Community Advisory Group Members	Project Team Members
Robert Allsopp	Tamara Anson-Cartwright
Cassandra Alves	Pourya Nazemi
Michael Rosenberg	Shelby Blundell
Su Alexanian	Mladen Kukic
Mika Bareket	Councillor Mike Layton
Graham Hollings	Aviva Coopersmith
Sylvia Lassam	
Pouria Lotfi	
Zenon Mandziuk	
Ian McDermott	
Catherine Nasmith	
David Perlman	
Gaston Soucy	

The meeting agenda is included at the end of this document.

3. Presentation

An overview presentation covering the following topics was provided to CAG members:

- **CAG #4 Meeting Feedback Summary**
- **Draft Heritage Attributes**
- **Draft Statement of Cultural Heritage Value**
- **Draft Statement of Objectives**
- **Draft Character Sub-Areas**
 - Pourya Nazemi and Shelby Blundell, City of Toronto

4. Guided Exercise – Review of Mapping of the Character Sub-Areas

CAG members were given the opportunity to ask questions of clarification, questions on the material in the presentation. The group broke out into two separate tables to have a guided exercise to review mapping of the Character Sub-Areas. A summary of the CAG feedback is presented below. A comment period was determined by Heritage Preservation Services staff and CAG members provided additional comments after the initial CAG meeting.

Draft Statement of Cultural Heritage Value, Heritage Attributes and Statement of Objectives

- Members commented that the Statement of Objectives should encourage conformity to scale, setback and massing guidelines but there should be no definitive design criteria.
- Members were concerned with the staff recommendation that the intangible attributes were removed as these are important values to the community. Staff discussed that these attributes are acknowledged in the value statement but cannot be listed as attributes to be conserved if they are intangible and cannot be identified and protected within the scope of HCD policies.
- Members want to ensure that the HCD Plan acknowledges affordability if it cannot be regulated through the HCD Plan policies and guidelines.
- Some members discussed that the market needs a range of businesses and front pads should be used only for the vending of raw foods and/or public seating, or as occasional commercial extensions to existing businesses, excluding the sale of liquor.

Proposed Character Sub-Areas

- CAG members reviewed the proposed Character Sub-Areas and commented on specific properties and public spaces being included in these areas.
- City staff explained the difference between the general policies for the entire district and specific policies for the character sub-areas (rationale for identification of character sub-area). Specific tangible attributes will be described

for each Character Sub-Area to be conserved, while the larger area outside the Character Sub-Areas will deal with policies regarding low-scale character.

- Members generally supported use of Character Sub-Areas to define different character across the district.
- Members agreed that any residential areas outside of proposed Character Sub-Areas should only have policies to regulate the small-scale of the area.
- Members commented that Character Sub-Areas should better recognize the residential uses within the mixed-use areas (i.e. the residential on upper floors of commercial buildings).

Utilizing Tools outside of HCD Plan Scope

- CAG members discussed the need for City tools outside of Heritage Conservation District Plans to assist in conserving neighbourhood character – such as affordability and lot consolidation.
- CAG members requested up-to-date lot pattern mapping to better understand the issue of recent lot consolidations that create larger lots contrary to the draft Heritage Attributes of narrow lot frontages.
- City Staff noted these comments and will continue to explore a multi-disciplinary approach to conservation with Community Planning.
- The final report will present a list or "toolkit" of other recommended policy mechanisms outside the scope of the HCD Plan to accompany the final HCD Plan.
- Some members requested that a representative from each division should be present to discuss issues outside of HCD Plan scope (e.g. planning, affordability etc.).

5. Wrap Up and Next Steps

City staff thanked CAG members for attending the meeting and explained that the presentation materials would be circulated to CAG members for a further two week comment period. The CAG members were informed that the sixth CAG meeting is anticipated for the end of June 2019.