

# Heritage Conservation Districts



## HCDs in Toronto

Heritage Conservation Districts (HCDs) are an important part of the heritage planning framework in Ontario and the City of Toronto. There are currently 21 HCDs in place in the City of Toronto. An HCD serves to ensure that historically significant neighbourhoods and areas are protected and reflect Toronto as a place and people through their cultural heritage values and characteristics. HCDs are maintained so that every Torontonian, present and future, can appreciate and take pride in the City's rich cultural heritage.



Blythwood Road



Harbord Village Phase II



Weston Phase I

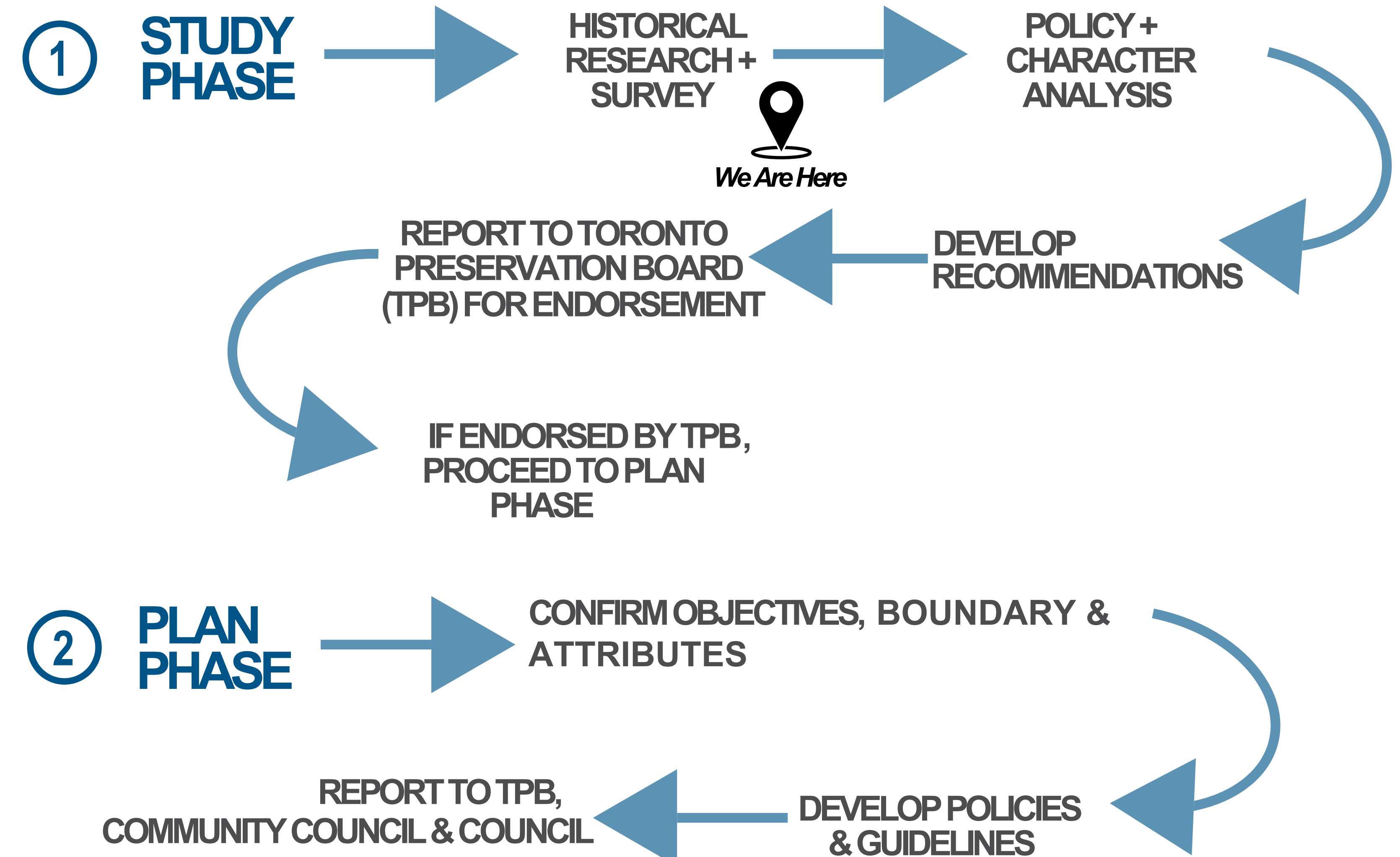


Garden District

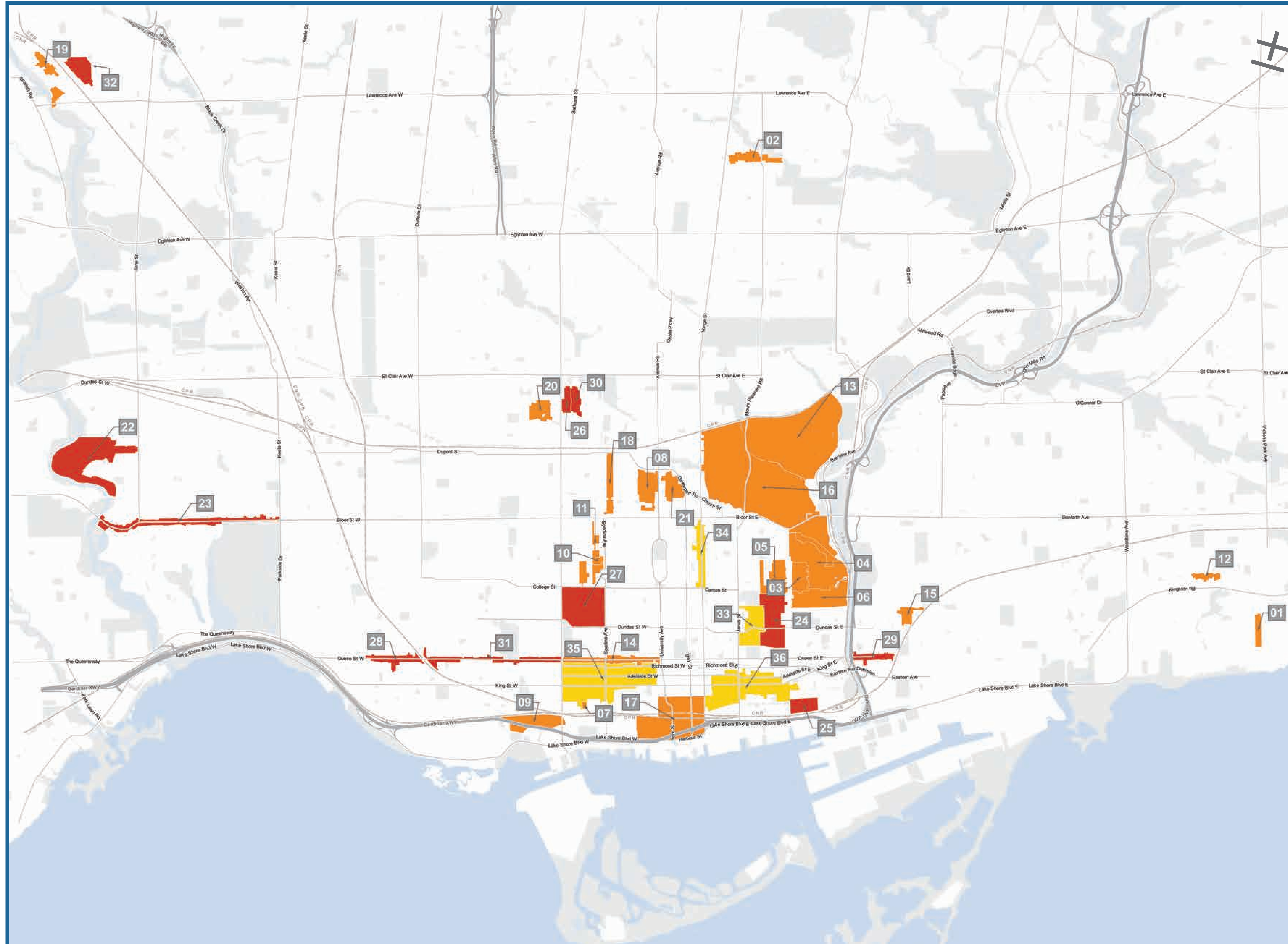
## What Is a Heritage Conservation District (HCD)?

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 character. An HCD does not pertain to changes to the interiors, portions of the exterior not visible from the street, or general maintenance of your property.

## HCD Study - Two Phases:



# Heritage Conservation Districts



## Designation Status

### Designated Districts

- 01. Balmy Beach-Kingswood South
- 02. Blythwood Road
- 03. Cabbagetown [Metcalf]
- 04. Cabbagetown [North]
- 05. Cabbagetown [North-West]
- 06. Cabbagetown [South]
- 07. Draper Street
- 08. East Annex
- 09. Fort York
- 10. Harbord Village Phase I
- 11. Harbord Village Phase II
- 12. Lyall Avenue
- 13. North Rosedale
- 14. Queen Street West
- 15. Riverdale
- 16. South Rosedale
- 17. Union Station
- 18. West Annex Phase I [Madison Avenue]
- 19. Weston Area Phase I
- 20. Wychwood Park
- 21. Yorkville-Hazelton

### Under Study

- 22. Baby Point
- 23. Bloor West Village
- 24. Cabbagetown South-West
- 25. Distillery District
- 26. Hilton Avenue
- 27. Kensington Market
- 28. Parkdale Main Street
- 29. Queen Street East (Riverside)
- 30. Wells Hill Avenue
- 31. West Queen
- 32. Weston II

### Under Appeal To LPAT\*

- 33. Garden District
- 34. Historic Yonge Street
- 35. King-Spadina
- 36. St Lawrence Neighbourhood

\* LPAT, Local Planning Appeal Tribunal

# Weston II HCD Study Area



## Heritage Conservation District Study

A Heritage Conservation District (HCD) Study determines if an HCD is merited and appropriate to conserve heritage resources in a particular area. The Study establishes the area's heritage character and resources, and provides the foundation for developing neighbourhood-specific policies and guidelines that reflect and support the nature of the community. Each HCD Study includes:

- Detailed research into the history and development of the study area
- A sidewalk survey of each property
- A summary of any archaeological resources or considerations
- Analysis of building typologies and district character
- Analysis of the existing planning and policy framework
- An evaluation of the area's cultural heritage value
- A report to the Toronto Preservation Board summarizing the findings of the HCD Study

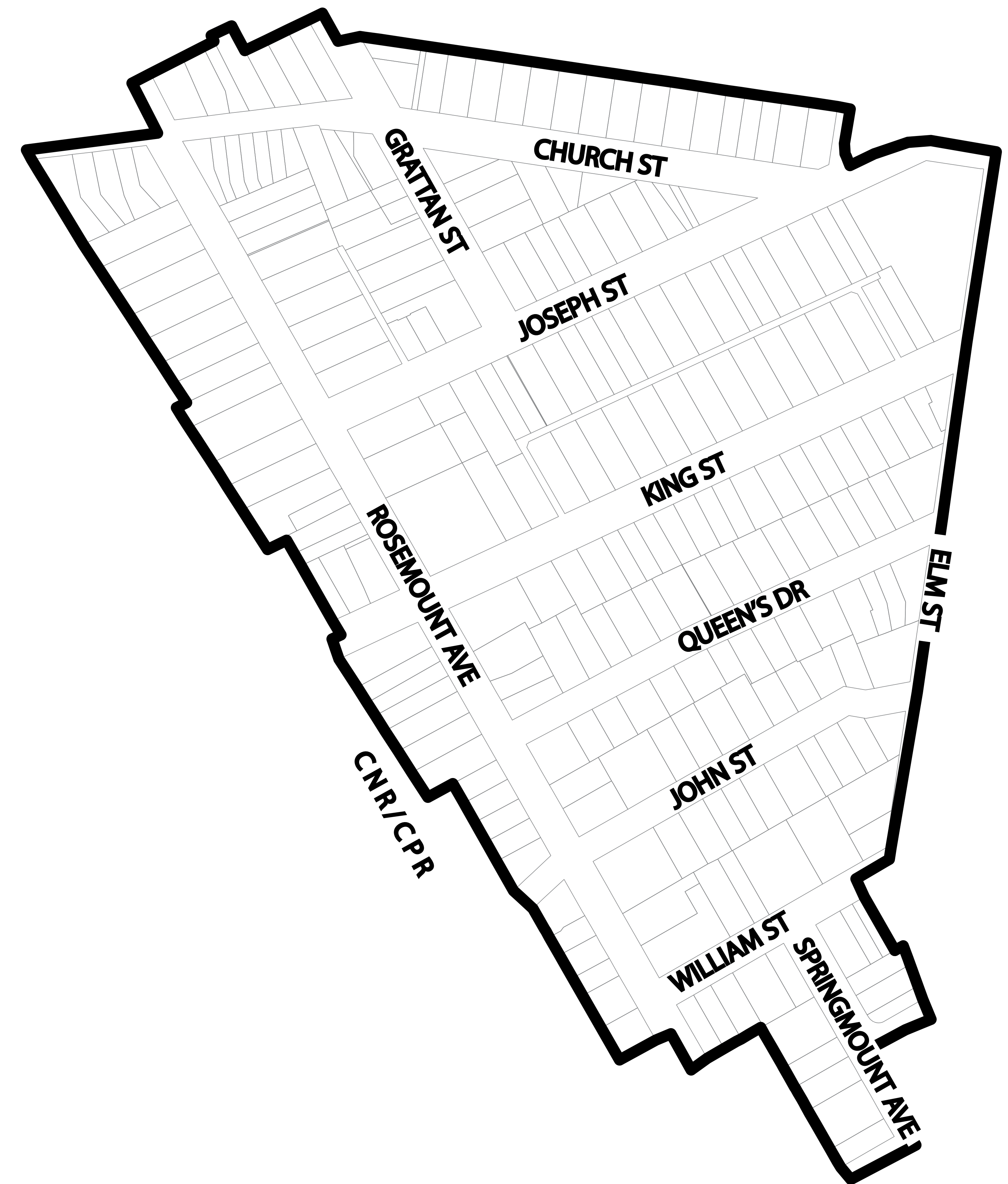


Queen's Drive



Springmount Avenue

## Weston II Study Area



# How Does an HCD Affect Your Property?



## What are the benefits of being part of a Heritage Conservation District?

Being part of a Heritage Conservation District ensures that changes in your neighbourhood are guided by a clear planning and permit application process, with area specific guidelines. Property owners within Heritage Conservation Districts may also benefit from the Toronto Heritage Grant Program which can assist with the cost of conservation work on a contributing property.

## Why and how are Heritage Conservation District Studies initiated?

Provincial planning policy and the City's Official Plan mandate the City to conserve areas with significant heritage value, wherever they exist. Potential Heritage Conservation Districts can be nominated by community members or can be identified by Staff. Heritage Conservation District studies are conducted by planning professionals, to ensure that the area is worthy of study, evaluate whether it warrants designation, and provide recommendations to the Toronto Preservation Board.

## Will being part of a Heritage Conservation District affect the use of my property?

No, designation within a Heritage Conservation District does not affect the use of a property. If an owner would like to change the use of a property, an application may be required under the Planning Act. If a change of use requires alterations to the building, the alterations may require heritage permit approval under the Ontario Heritage Act.

## Will being part of a Heritage Conservation District affect my property values?

Property values are determined by many factors. However, recent studies indicate that property values are most often similar or higher in Heritage Conservation Districts when compared to similar properties in undesignated areas. MPAC does not include designation as a factor in the calculation of property taxes.

## How will being part of a Heritage Conservation District affect my ability to alter my property?

Heritage Conservation Districts allow changes that enhance a neighbourhood's unique character. Property owners within a District are required to receive a heritage permit for additions, alterations or demolition on their property. Changes to the interior, changes to the exterior that are not visible from the street, and routine maintenance like painting do not require a heritage permit.

## Will being part of a Heritage Conservation District affect my insurance premiums?

The provincial Ministry of Heritage, Sport, Tourism and Culture Industries and the Insurance Bureau of Canada have both stated that insurance premiums should not go up as a result of heritage designation. Heritage property owners are encouraged to shop around to find the right insurance provider, and should contact the Insurance Bureau of Canada if their insurer has questions regarding designation.

# Heritage Conservation Incentive Programs



## Promoting Excellence in Heritage Conservation

The City of Toronto offers two heritage incentive programs that assist owners of eligible heritage properties with the cost of conservation. These programs include the Heritage Grant Program, and the Heritage Property Tax Rebate Program. The described programs support and assist successful applicants in reaching the highest conservation standards possible.

### Heritage Grant Program

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

The Heritage Grant Program provides 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. These attributes include, but are not limited to masonry, windows, doors, wood detailing, and slate roofs.

The benefits of Heritage Conservation Districts can be observed in numerous areas, including Draper Street and Cabbagetown.



Before Conservation



After Conservation

#### Examples Of Heritage Resources...



Masonry

Wood Windows

Wood Detail

Wood Door



Porch Detail

Wood Shingles

Door

Slate Shingles



Before Conservation



After Conservation

### Heritage Property Tax Rebate Program

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

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

Like the Heritage Grant Program, the Heritage Property Tax Rebate Program has helped owners repair and retain their property's heritage attributes, including but not limited to, the exterior walls and facades, roofs, foundations, chimneys, windows, doors and porches.

On a larger scale the Heritage Property Tax Rebate Program has assisted in the conservation of many landmark buildings within the city. Currently it is contributing to the revitalization of commercial streets such as Queen Street West and historic Yonge Street.



**The Heritage Tax Rebate Calculator** helps property owners estimate how much of a rebate they may receive. For more information, visit: [www.toronto.ca/heritagecalculator](http://www.toronto.ca/heritagecalculator)

# Heritage Permit Process



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 3 days.

## When is a heritage permit application not required?

Most day-to-day work does not require a heritage permit - this includes activities like painting your front porch, replacing eavestroughs, installing seasonal decorations, and gardening. The following types of activities are considered minor and do not require permit approval:

- Painting
- Repair and maintenance of existing features (i.e. roofs, exterior cladding, porches, doors, windows, foundations, decorative features)
- Eavestrough installation
- Weatherproofing
- Exterior lighting
- Routine landscape maintenance and seasonal installations

## When is a heritage permit application required?

A heritage permit is required for visible alterations, including new construction, additions and demolition. In general, an HCD plan only guides changes to exterior areas that can be viewed from the sidewalk. Heritage permit approval is required for:

- New construction including additions, garages and porches
- Alteration, addition, or removal of windows, doors and chimneys
- New exterior cladding and roofing
- Demolition of a building, or part of a building
- Hard landscaping, new porches and fences at the front of the house

Restoration and rear addition in Cabbagetown-Metcalf



Side addition in North Rosedale



New house in Harbord Village



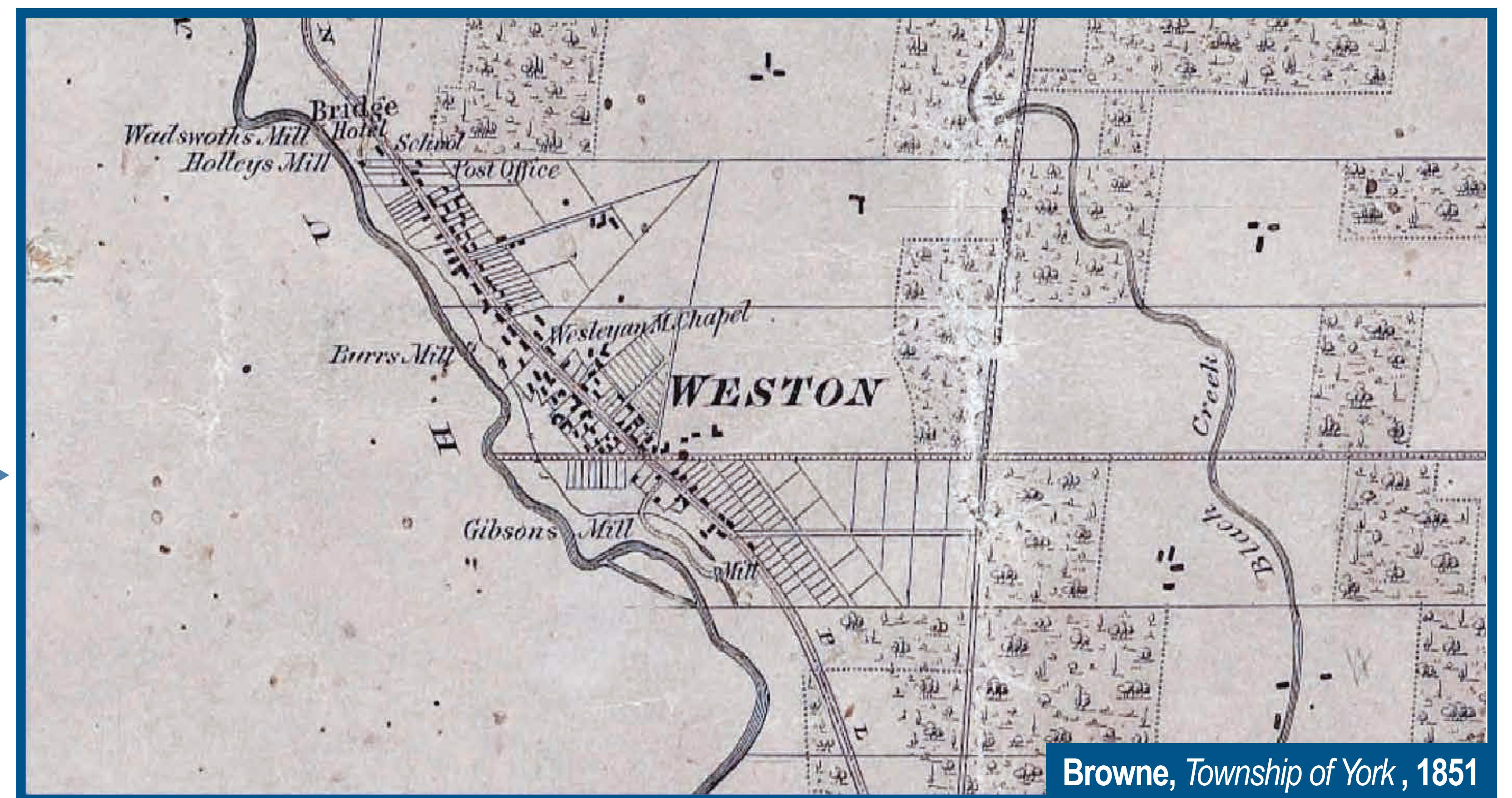
# Weston II - Historical Mapping

## Early Origins & Settlement

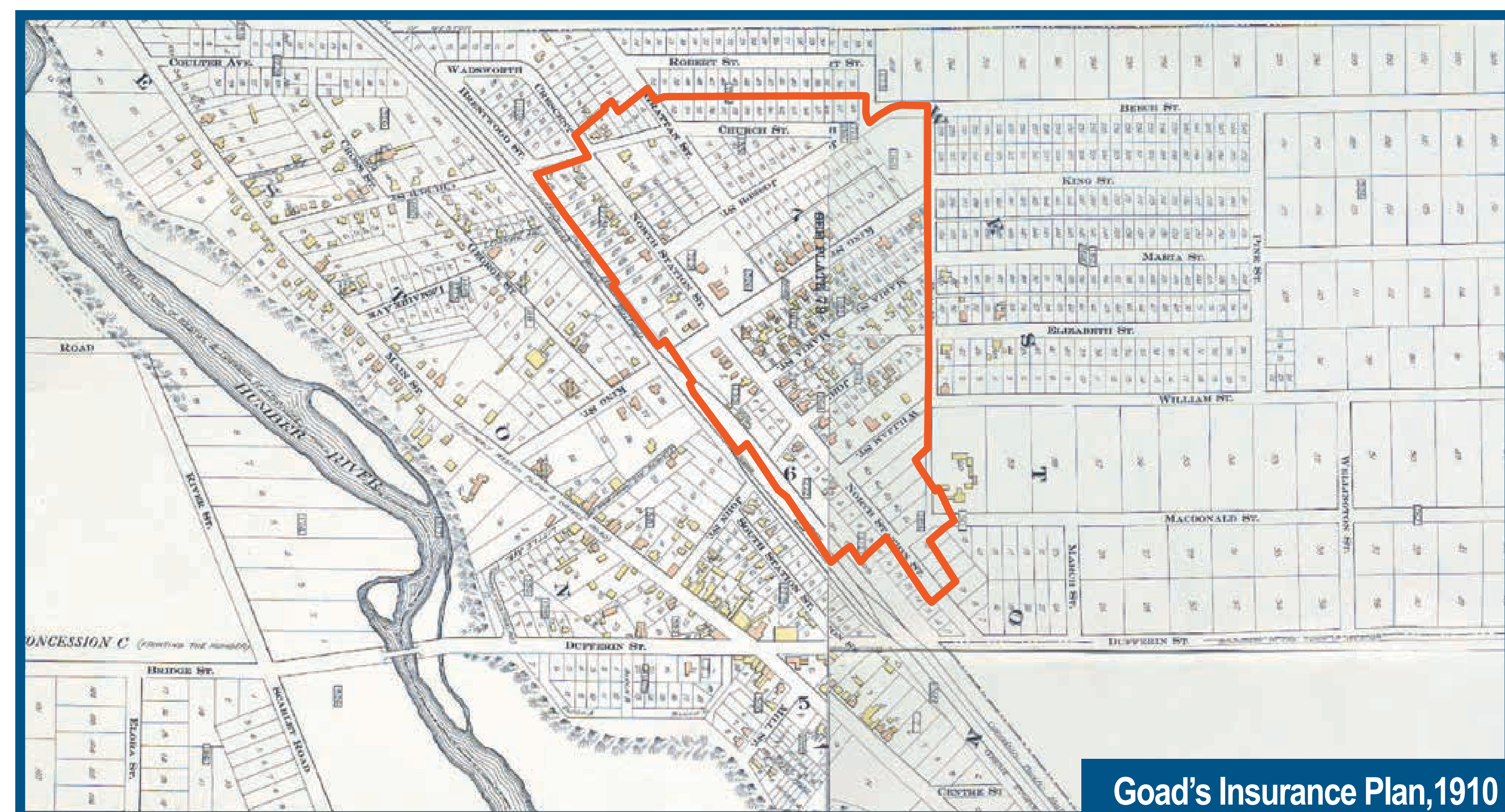


Pierre Raffex, Map of Lake Ontario, 1688

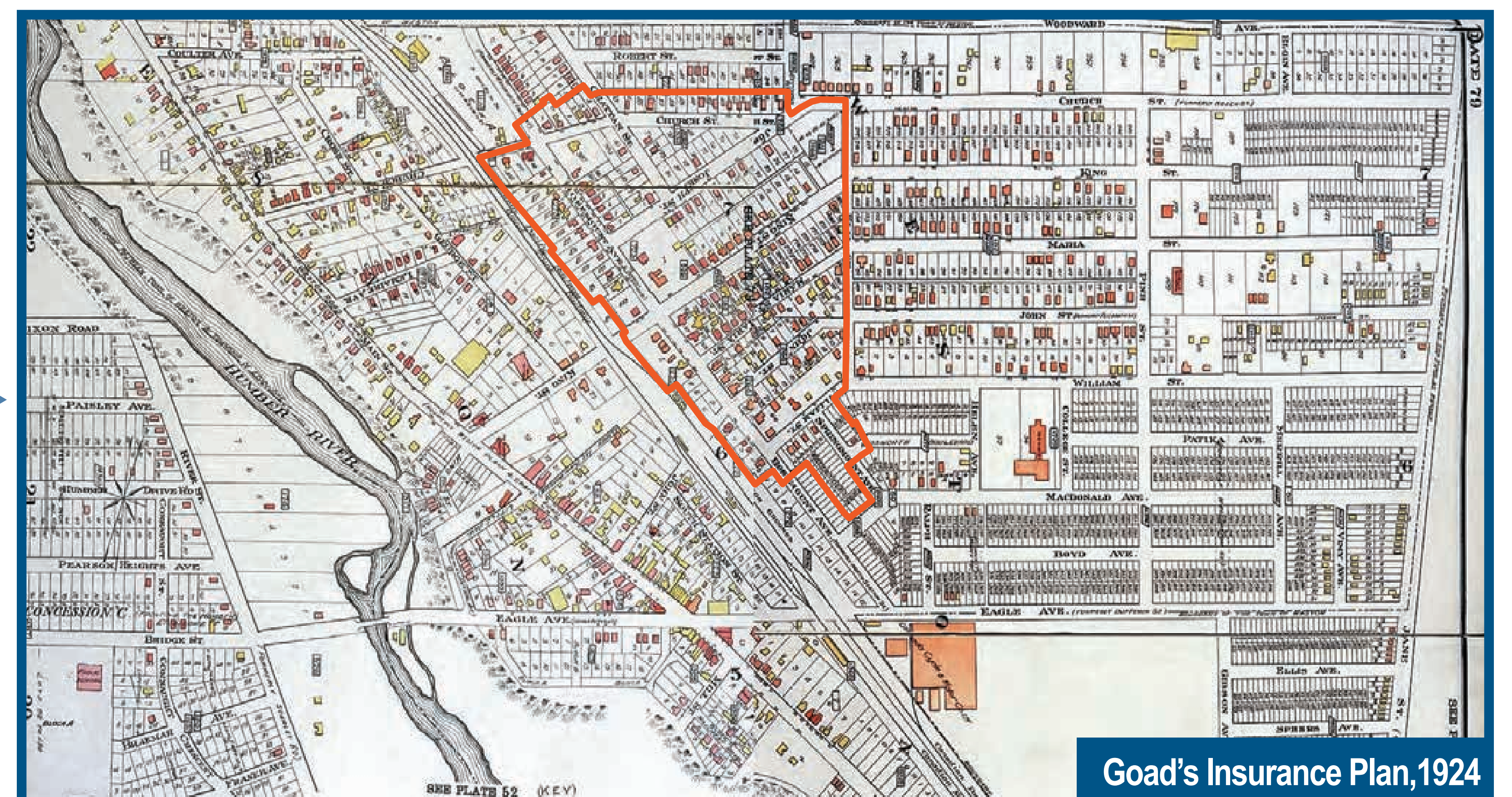
★ Weston II HCD Study Area (approximate)



Browne, Township of York, 1851

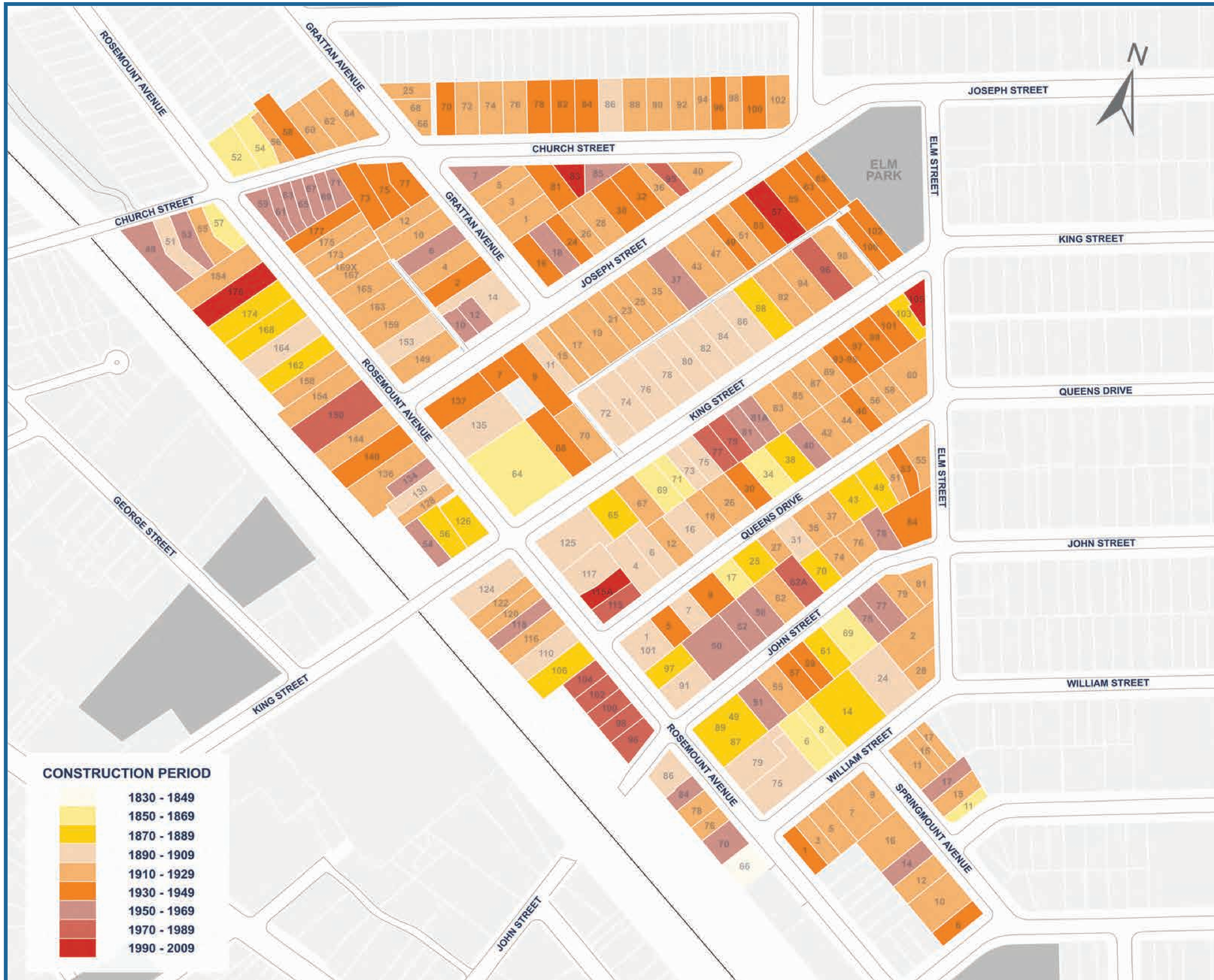


Goad's Insurance Plan, 1910



Goad's Insurance Plan, 1924

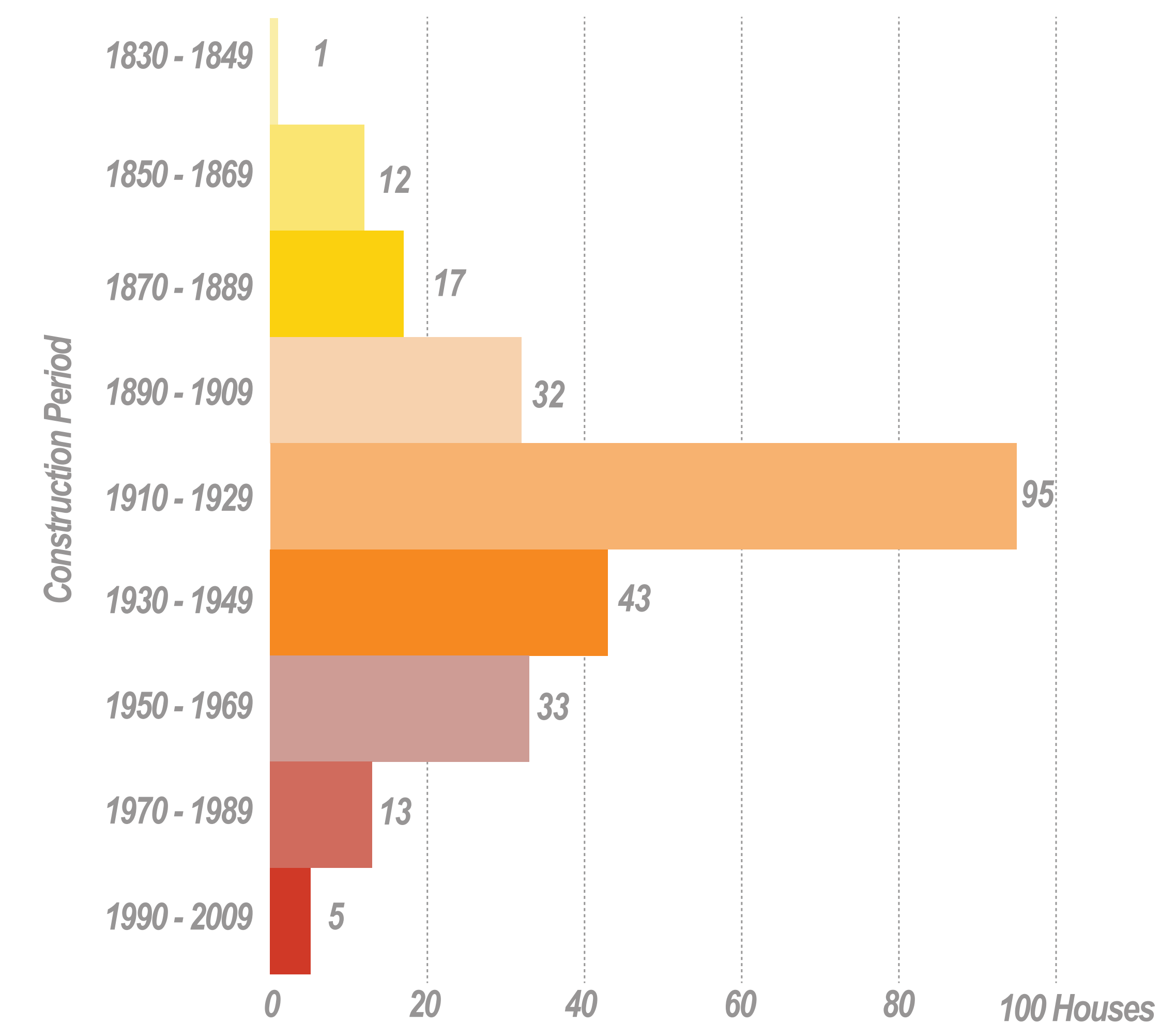
# Weston II Study Area - Building Year of Construction



## Construction Over Time

The Weston II study area contains buildings constructed within various periods, including pre-Confederation buildings (prior to 1867). The peak period of construction in the Weston II Study Area is **1910 - 1929**.

The histogram below depicts the general distribution of construction dates.



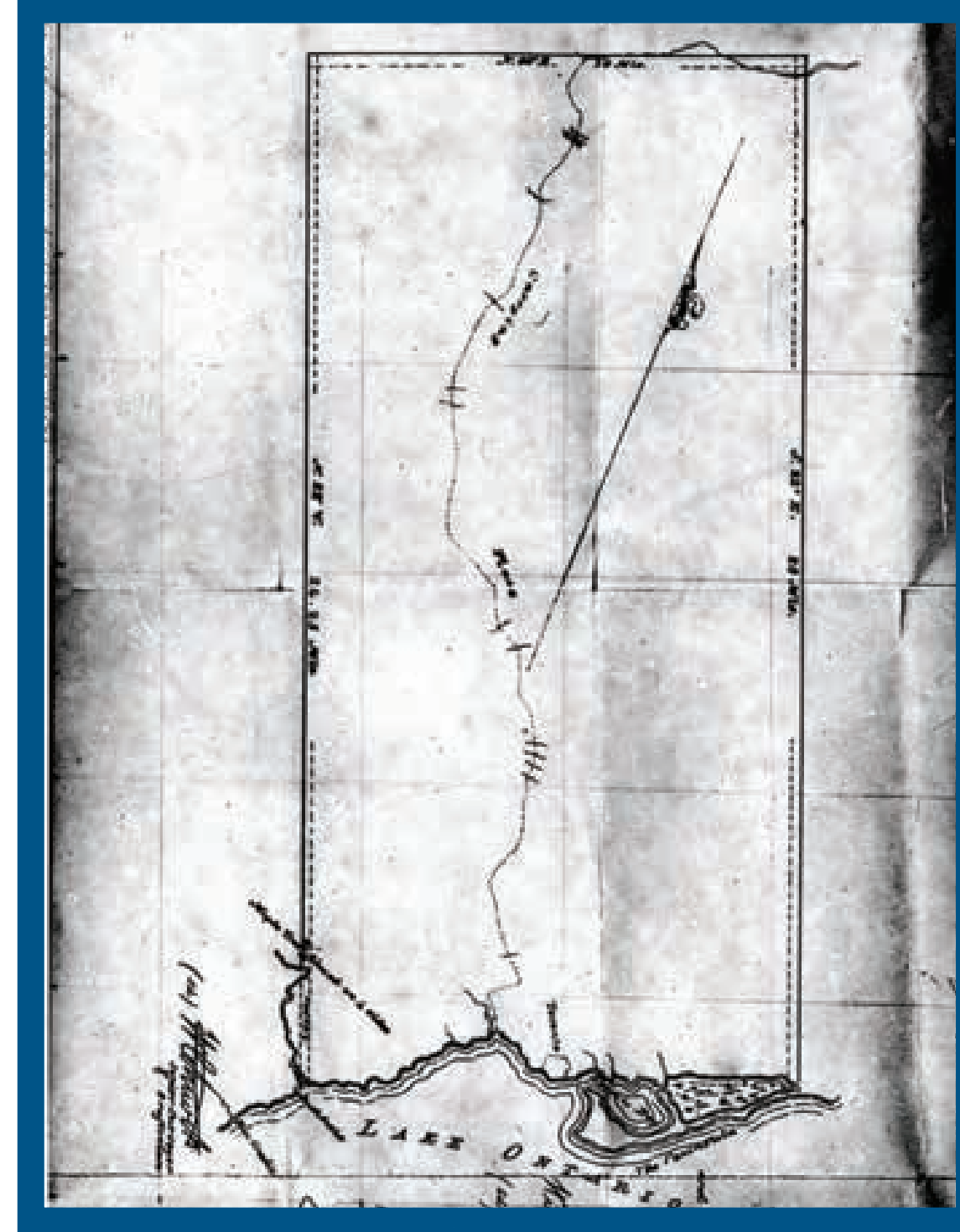


# Weston II - Historical Timeline



Carrying Place Trail is developed by Indigenous peoples to connect Lake Ontario to the upper Great Lakes. Weston Road follows parts of the Indigenous Trail's route

Plan of the Toronto Purchase (Treaty No. 13), City of Toronto Archives

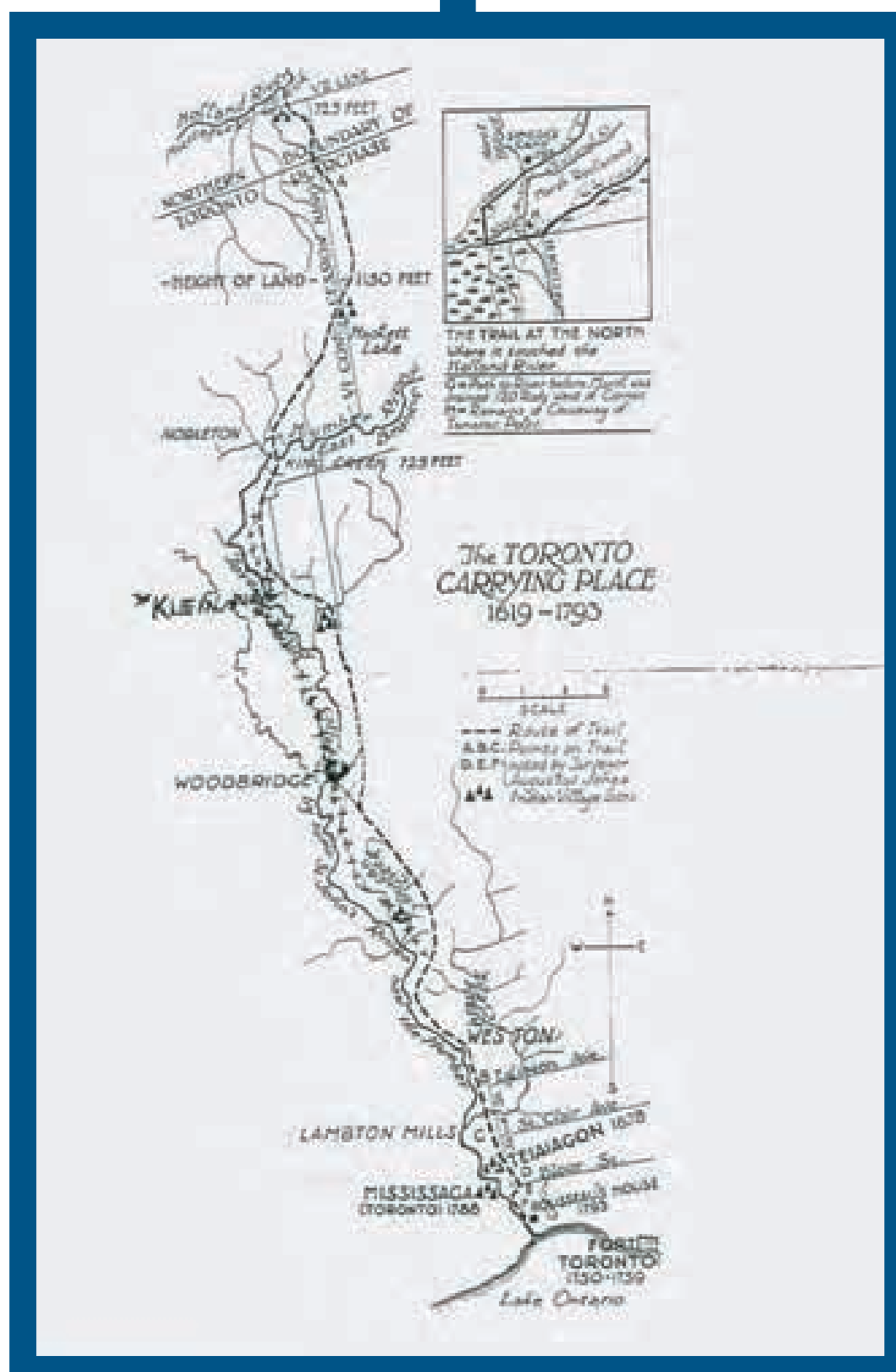


The Weston area is surveyed as part of York County by Abraham Iredell

Today's Weston Road was laid out to connect the village to Dundas Street, then the major highway running west of Toronto



The Wadsworth Mills on the Humber River in Weston (c. 1870), Etobicoke Guardian



Map of the Toronto Carrying Place 1619-1793, Toronto During the French Regime (1933)

Treaty No. 13 is signed by the British Crown and the Mississaugas of the Credit First Nation

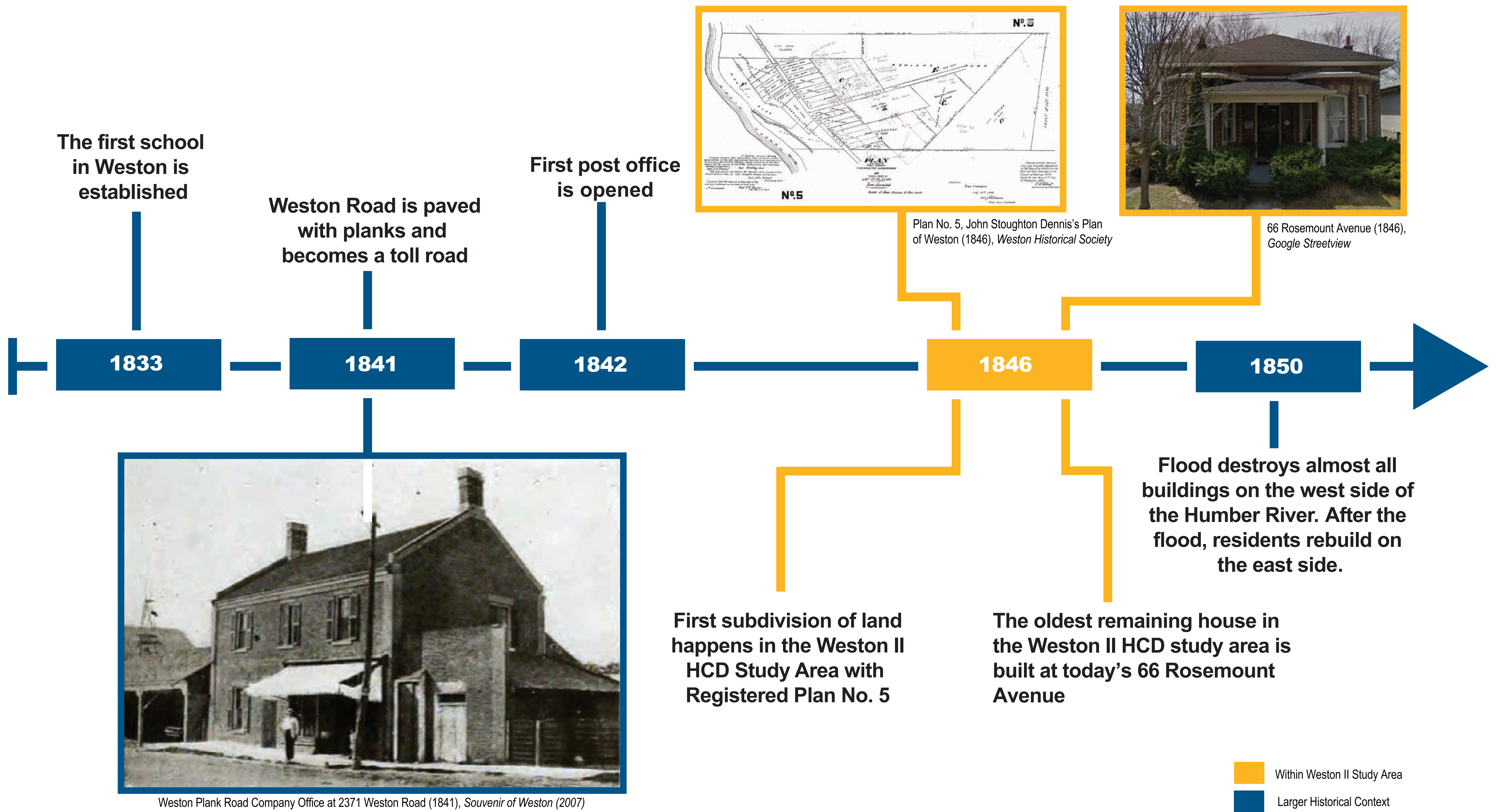


Iredell's Survey of the Township of York (1794), Ministry of Natural Resources and Forestry

★ Weston II HCD Study Area (approximate)

The settlement that will become "Weston" grows around water-powered mills on both sides of the Humber River. The name "Weston" derives from local saw and grist mill owner James Farr's ancestral home in England.

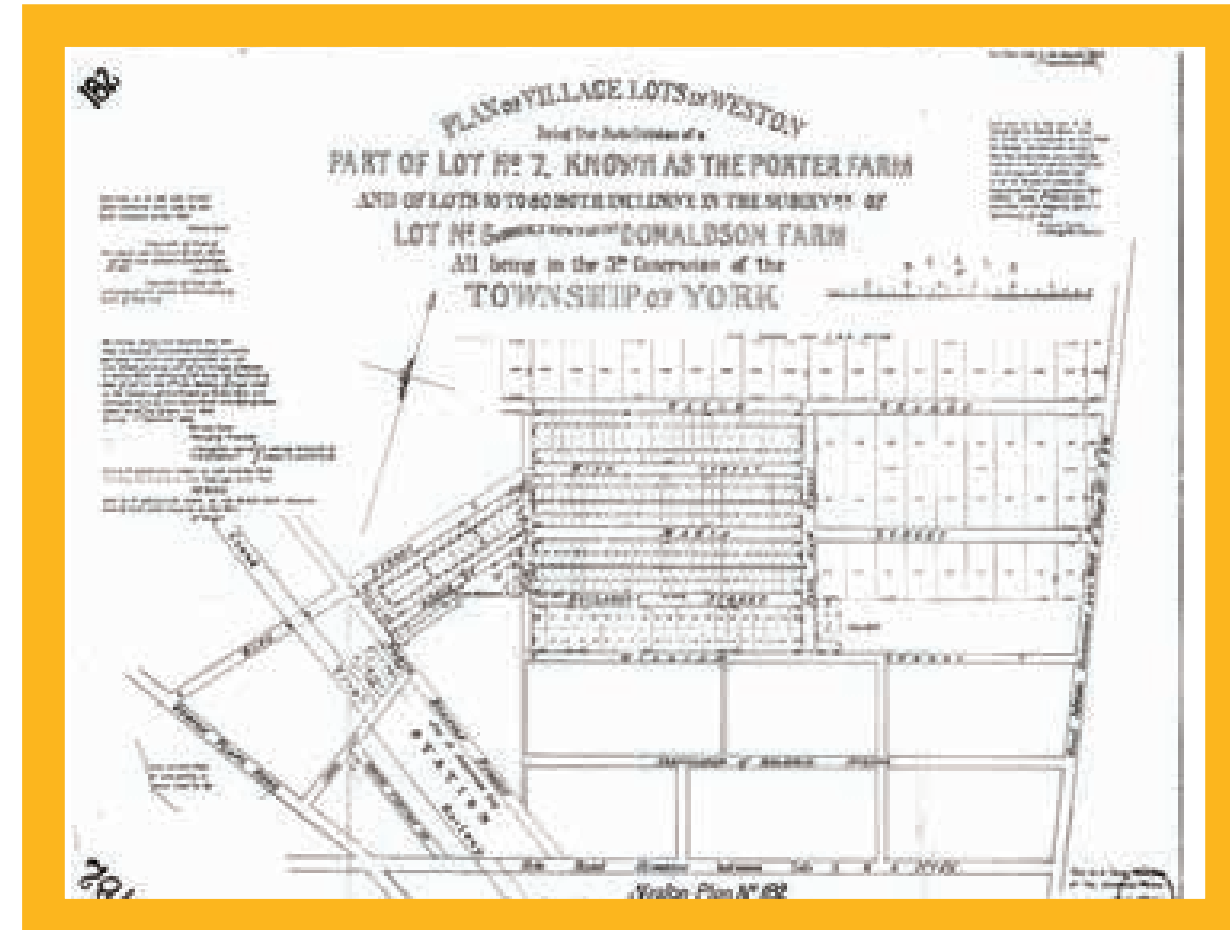
# Weston II - Historical Timeline



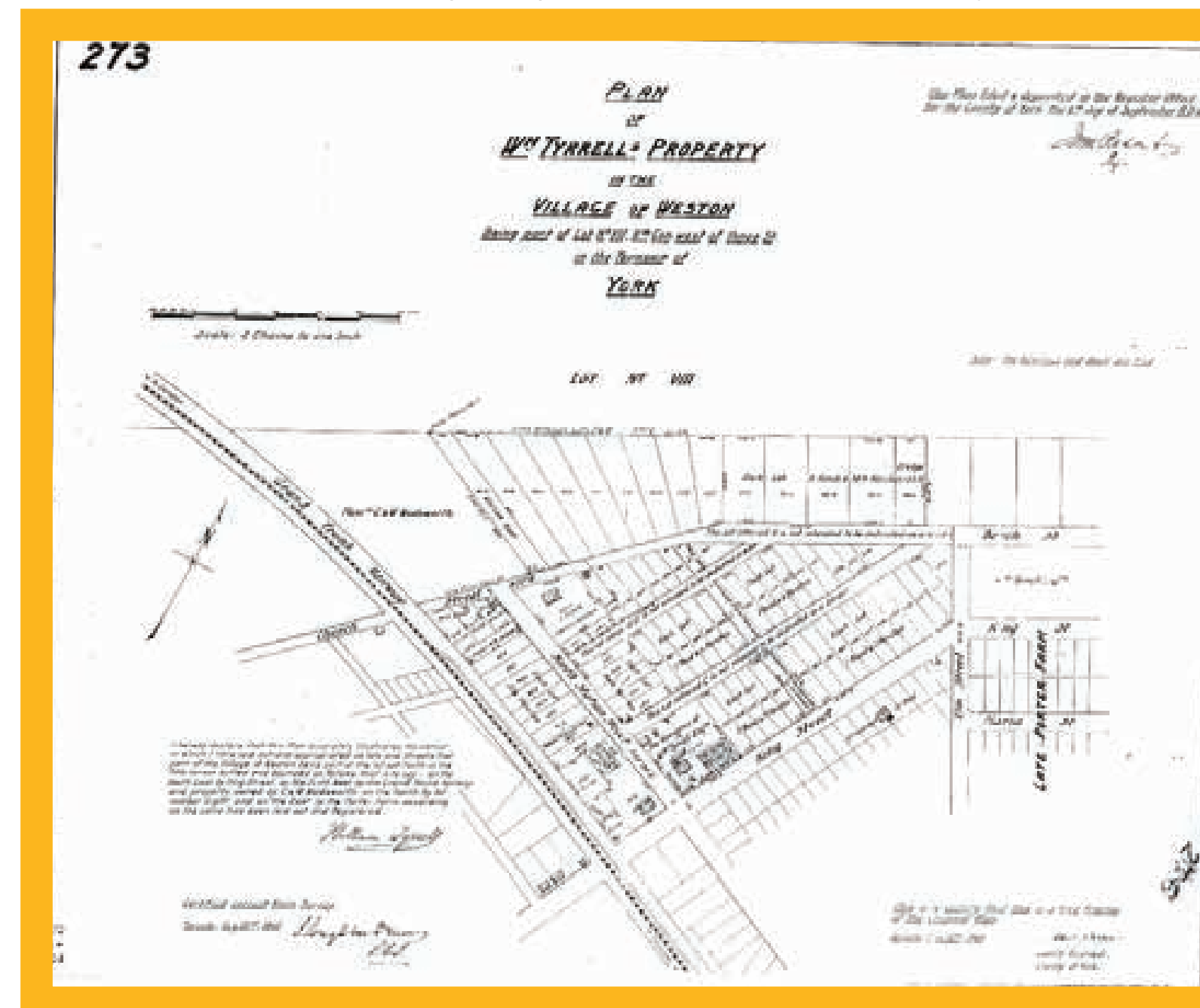
# Weston II - Historical Timeline



Plan No. 182, William Tyrrell's Plan of Weston (1856), *Weston Historical Society*



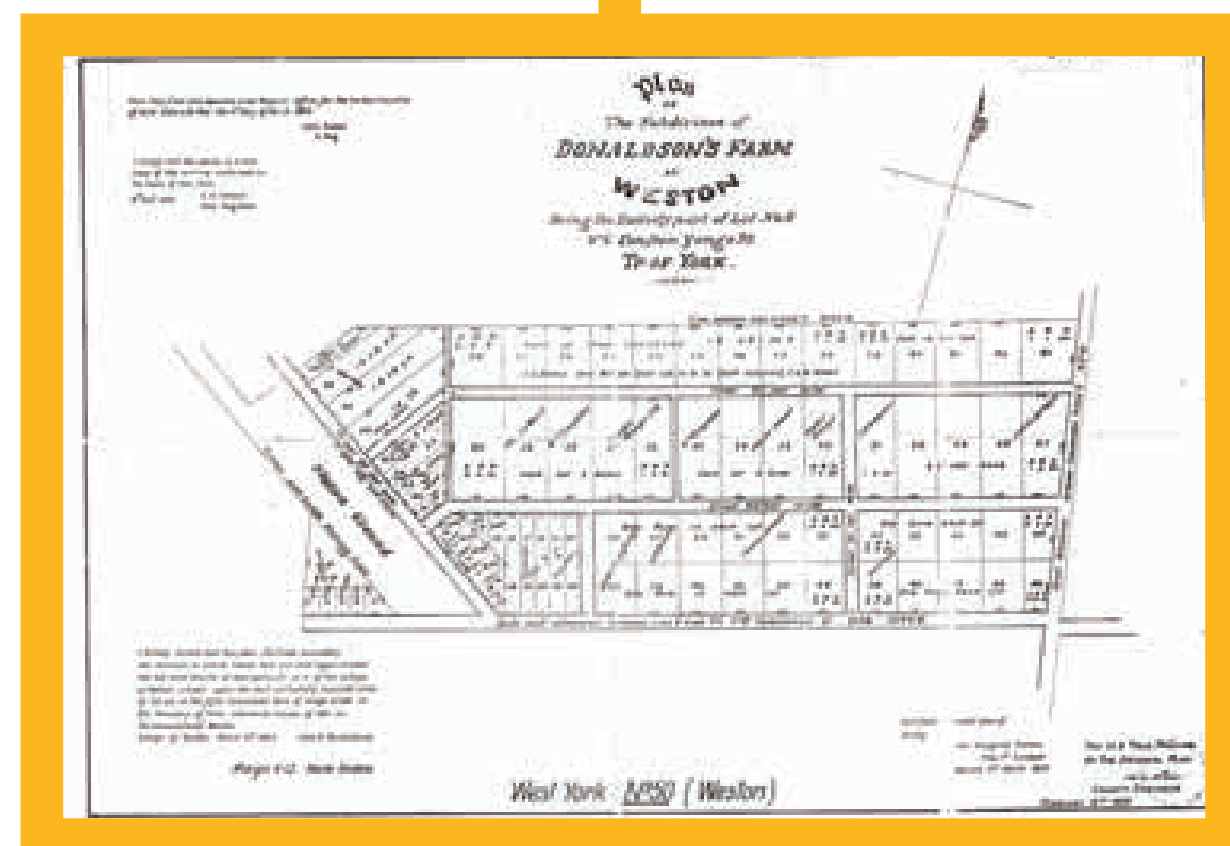
Plan No. 17, John Stoughton Dennis's Plan of Weston (1864), *Weston Historical Society*



Plan No. 723, Plan of Weston (1894), *Weston Historical Society*



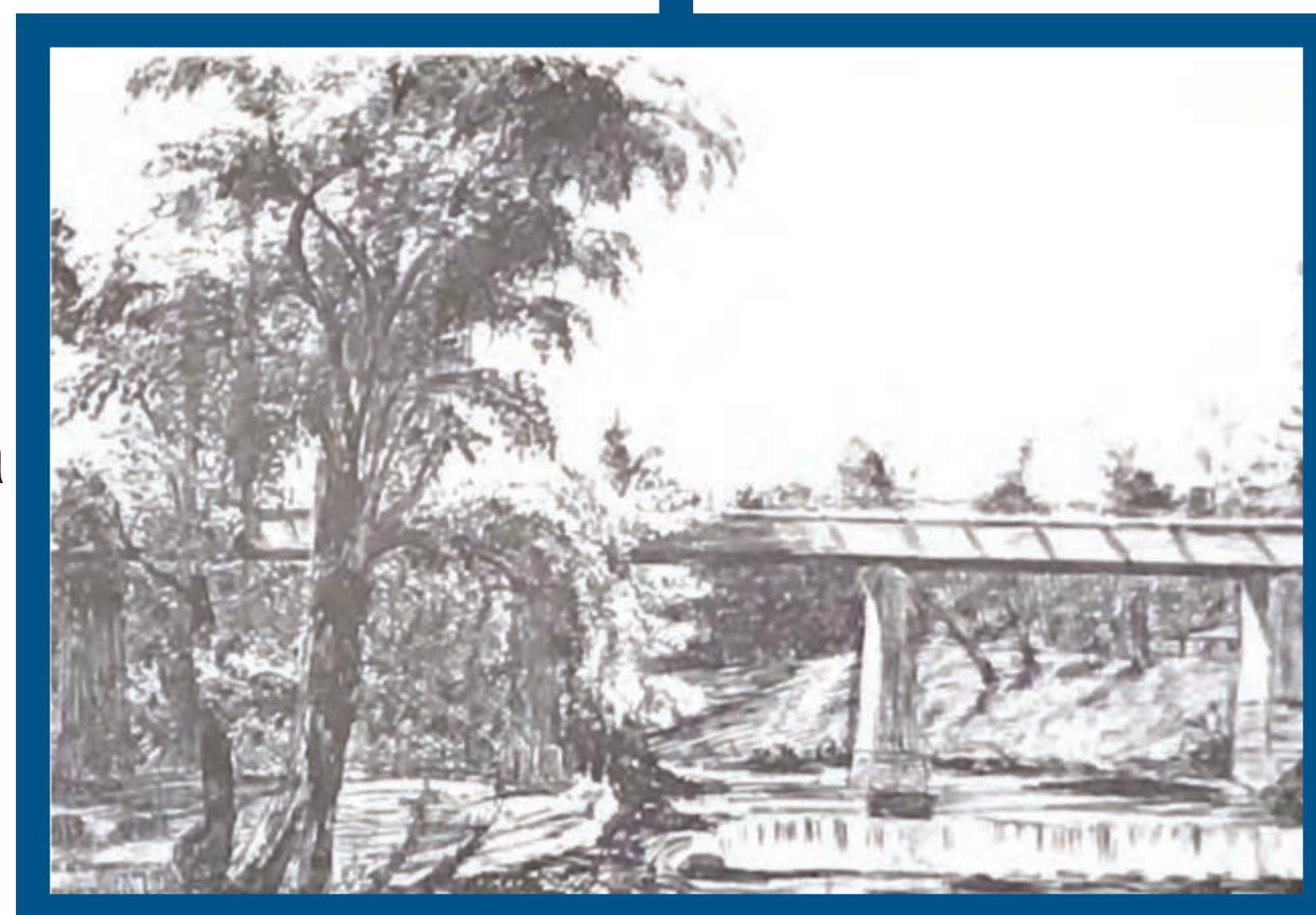
The first train comes to Weston, creating economic growth



Plan No. 50, John Stoughton Dennis's Plan of Weston (1853), *Weston Historical Society*



Two subdivision plans propose streets in the Weston II HCD Study Area that include today's King Street and Queen's Drive



Grand Trunk Railway Bridge Over the Humber River Near Weston (1856), *History of Weston (1937)*

William Tyrrell, a major land holder in the Weston II Study Area, subdivides the area between King, Church, and Elm Street

Weston is incorporated as a village

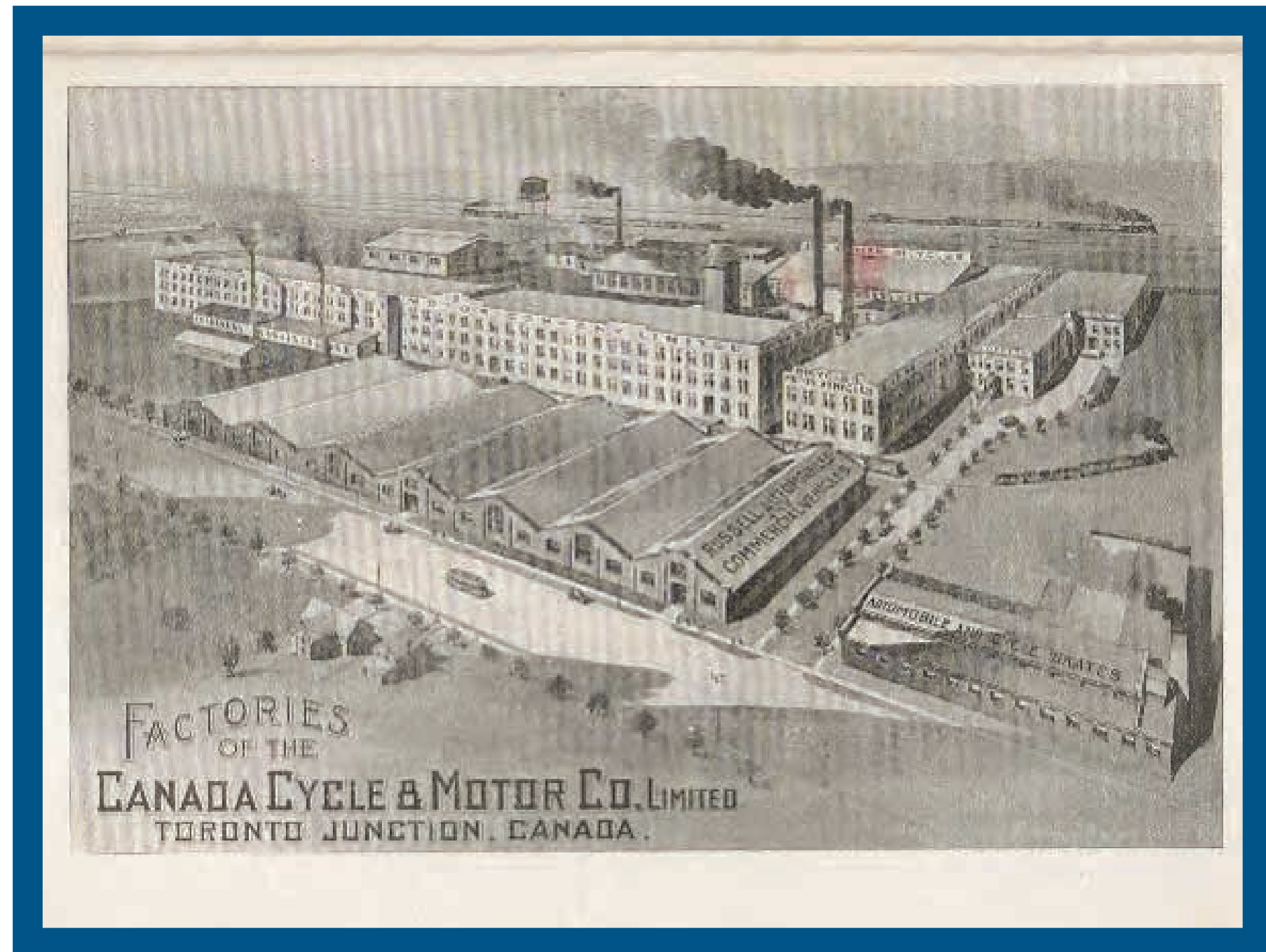
T.L Moffat & Sons, a wood stove manufacturer, opens a new factory in Weston, illustrating industrial growth

Further subdivision of lots between Joseph and King Streets

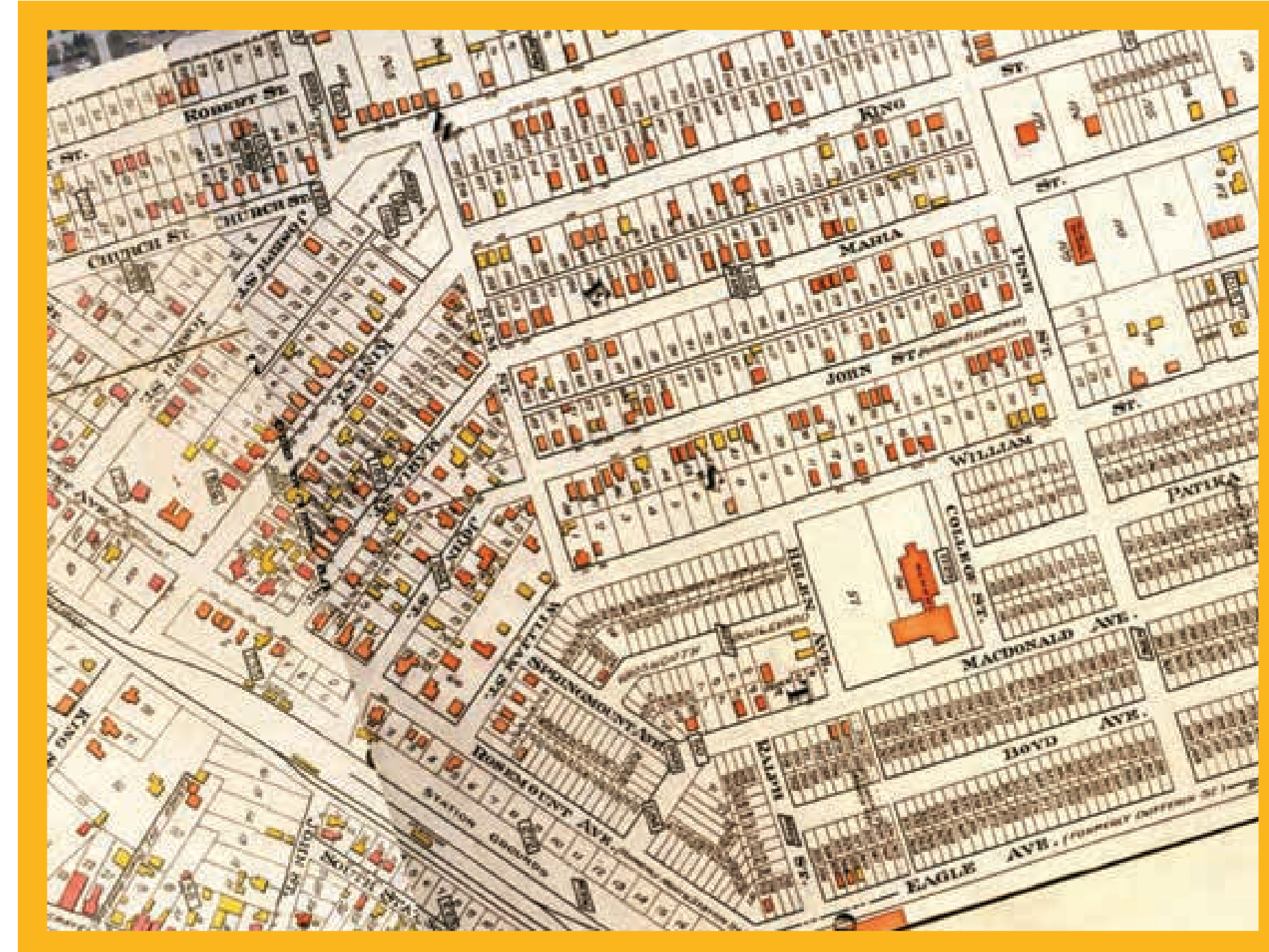
# Weston II - Historical Timeline



Canadian Cycle and Motor Company Plant (1910), *Vintage CCM*



Goad's Atlas Map (1924)



GO Train starts new service along Georgetown line, with a stop in Weston

The Borough of York is annexed to the City of Toronto



Weston experiences an economic boom through manufacturing, including the construction of a new Canadian Cycle and Motor (CCM) company plant

The Village of Weston becomes the Town of Weston

By 1930, over 60% of the present buildings within the study area are built

The Township of York & Town of Weston are joined and are incorporated as the Borough of York



# How to Get Involved



## Give us your feedback!

There are a few ways for you to send us feedback on the Weston II Heritage Conservation District Study:

1. Fill out a comment sheet
2. Send us an email or give us a call:

**Shelby Blundell, Heritage Planner**  
Heritage Planning  
City Planning, Urban Design, City of Toronto

Phone: 416-392-0516  
Email: [shelby.blundell@toronto.ca](mailto:shelby.blundell@toronto.ca)

We are accepting feedback and questions until November 18, 2019.

## Join the Community Advisory Group (CAG)

Want to stay involved? Community engagement is a key component of determining cultural heritage value as part of the HCD Study. The first step is the creation of a Community Advisory Group (CAG). The CAG will be composed of 8 - 12 members made up of a diverse range of stakeholders representing various perspectives. The CAG will provide local expertise and advise City staff throughout the HCD Study process. Advice and comments from the CAG will inform the final HCD Study, including materials presented to community consultation meetings.

Please take an application form and apply to be on the Weston II Community Advisory Group. We are accepting applications until November 18, 2019.

## Community Engagement in HCD Study

Community engagement is an essential component of each HCD Study. In addition to two Community Consultation meetings (CCM), a Community Advisory Group (CAG) composed of a diverse range of stakeholders representing various perspectives is formed to provide feedback and advice to the study team.



## Visit the Project Website

Please visit the project website to stay up-to-date on project timelines, draft materials and public meeting summaries:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/weston-phase-2-heritage-conservation-district-plan/>