

Kensington Market Heritage Conservation District Plan

Kensington Market Community Advisory Group Meeting #6

Wednesday, November 6, 2019

Kensington Community School,

401 College Street, Toronto

6:00 pm – 8:00 pm

Summary of Feedback

1. Background

This Community Advisory Group (CAG) meeting is the third 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 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 #5 meeting, provide an update on related land use planning studies and discuss and get dieback on the HCD Plan Character Sub-Areas.

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	Andrew Farncome
Graham Hollings	Emily Wong
Sylvia Lassam	Georgia Kuich
Pouria Lotfi	Nathan Bortolin
Zenon Mandziuk	Councillor Mike Layton
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:

- An update on how we are using CAG feedback
- An update on related land use planning studies
- HCD Plan Character Sub-Areas

4. Guided Discussion

CAG members were given the opportunity to ask questions of clarification, questions on the material in the presentation. A summary of the CAG feedback is presented below.

5. Wrap Up and Next Steps

City staff thanked CAG members for attending the meeting and were informed that the sixth CAG meeting is anticipated for the end of January 2020.

Current related land use planning studies

- Members were concerned with heights above 3 storeys and how the ToCore Plan will work with the HCD Plan.
- Concern increased heights will incentivize fires in the area.
- Members discussed the inclusion/exclusion of Spadina Avenue and College Street taking into account the different planning policies for those areas. There was also concern in labelling these streets as "walls" or "fortress".

HCD Plan Character Sub-Areas

- Many members commented on certain properties being located in certain Character Sub-Areas (i.e. 15-17 St. Andrew Street and corner of Augusta Avenue and Denison Square should be in Commercial Market Area).
- The residential nature of properties on Bathurst was discussed as was renaming this character sub-area to reflect the variety of uses.
- The group suggested that the Bellevue Character Sub-Area be further divided into sections to account for the difference in character.
- Many members concerned with titles of the Character Sub-Areas – should not reference land use so often if it is not consistent and if it is not what is being conserved.
- The transition area between the Commercial Market and Bellevue Avenue sub-areas was discussed. City staff asked the group if there is anything unique in these areas and the CAG suggested some of these buildings – 4 of them – to be added to Commercial Market sub-area.
- Members raised concern if certain built features are attributes (commercial build outs) that other City policies and procedures need to not hinder their existence through permitting and licensing processes and fees. Staff and Councillor Layton discussed with the group that though the HCD Plan cannot change these processes and fees, once the HCD Plan is in place these factors can be looked at further to support the HCD Plan and the identified attributes to be conserved.

Character-Defining Properties

- Many members were concerned with the concept of selecting properties to be conserved. Some members felt this approach does not promote anarchy and adds to many rules to the area that may result in the loss of the character of the District.
- Staff responded to these concerns by discussing that the purpose of the HCD Plan is to avoid looking at individual property alterations on a case-by-case basis. The Plan needs to provide policies and guidelines to manage change in the area.
- Want to see historic uses and low density conserved.
- Attributes shall be conserved while allowing for demolition.
- Some members suggested "reference properties" that demonstrate the character of a certain Character Sub-Areas without categorizing each building for conservation purposes.
- Some members were concerned that there should be more design guidance in the HCD Plan as "additions" and cladding of historic buildings and materials is removing this character.

Next Steps

- Next (final) CAG meeting will be in January 2020.
- Public Meeting (Open House) will be in March 2020.
- Final HCD Plan to be brought to Toronto Preservation Board in spring 2020.