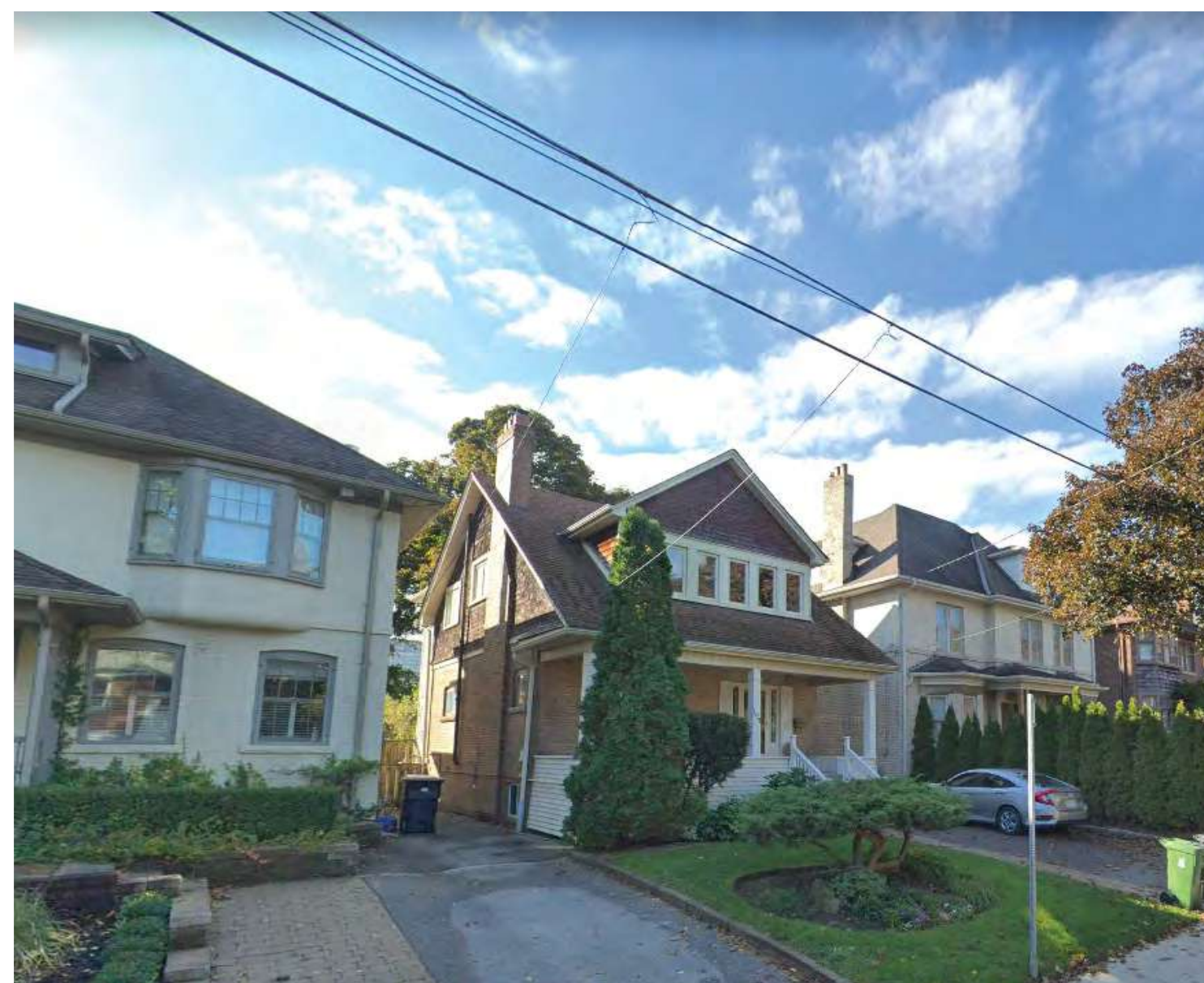


Heritage Conservation Districts



Heritage Conservation Districts (HCD) in Toronto

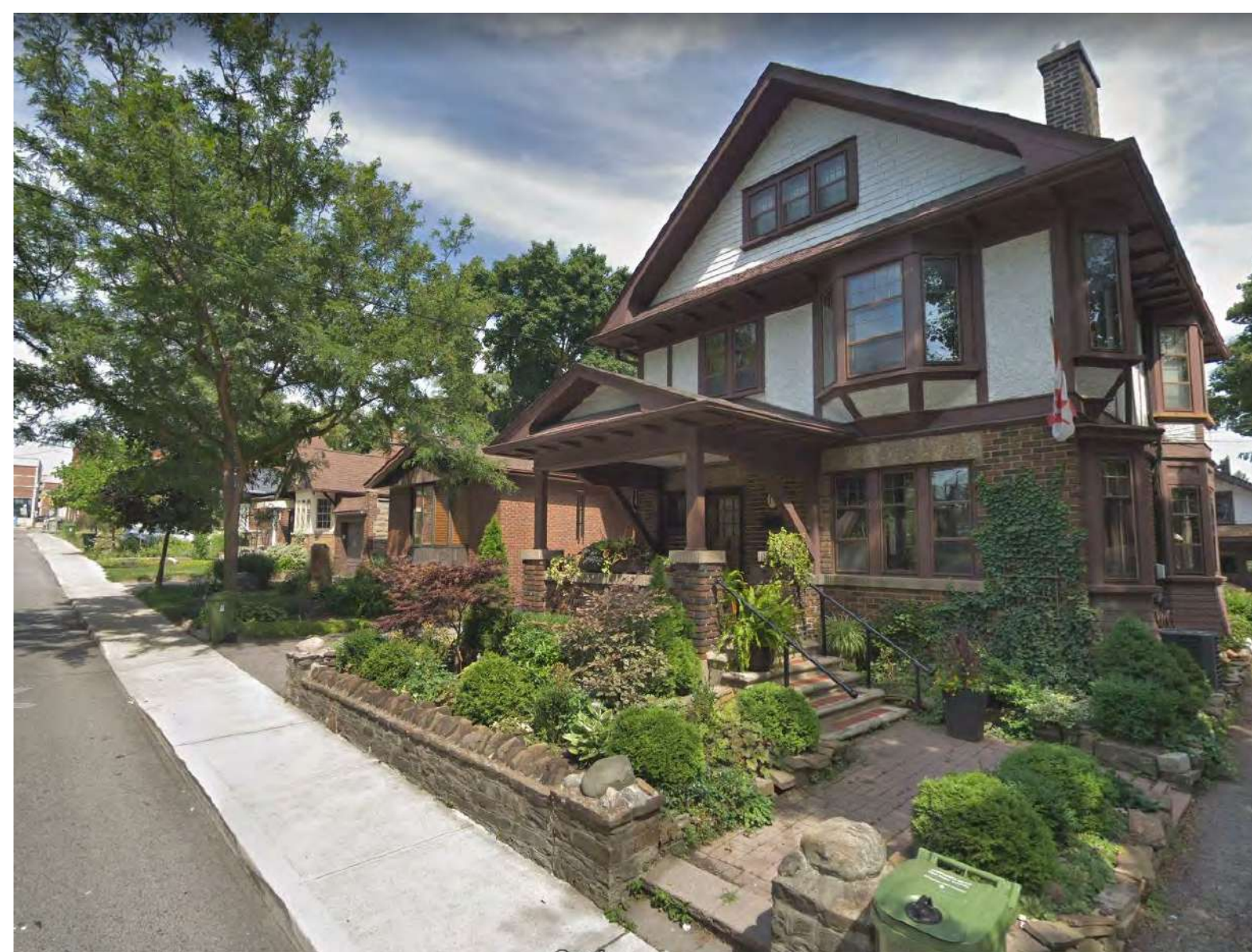
Heritage Conservation Districts (HCDs) are an important part of the heritage planning framework in Ontario and the City of Toronto. The first HCD in Toronto was established in 1985, and there are currently 21 HCDs in place throughout the City. HCDs are maintained so that every Torontonians, present and future, can appreciate and take pride in the City's cultural heritage resources.



Blythwood Road



Harbord Village Phase II



Weston Phase I



Garden District

What Is an 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 special character.

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

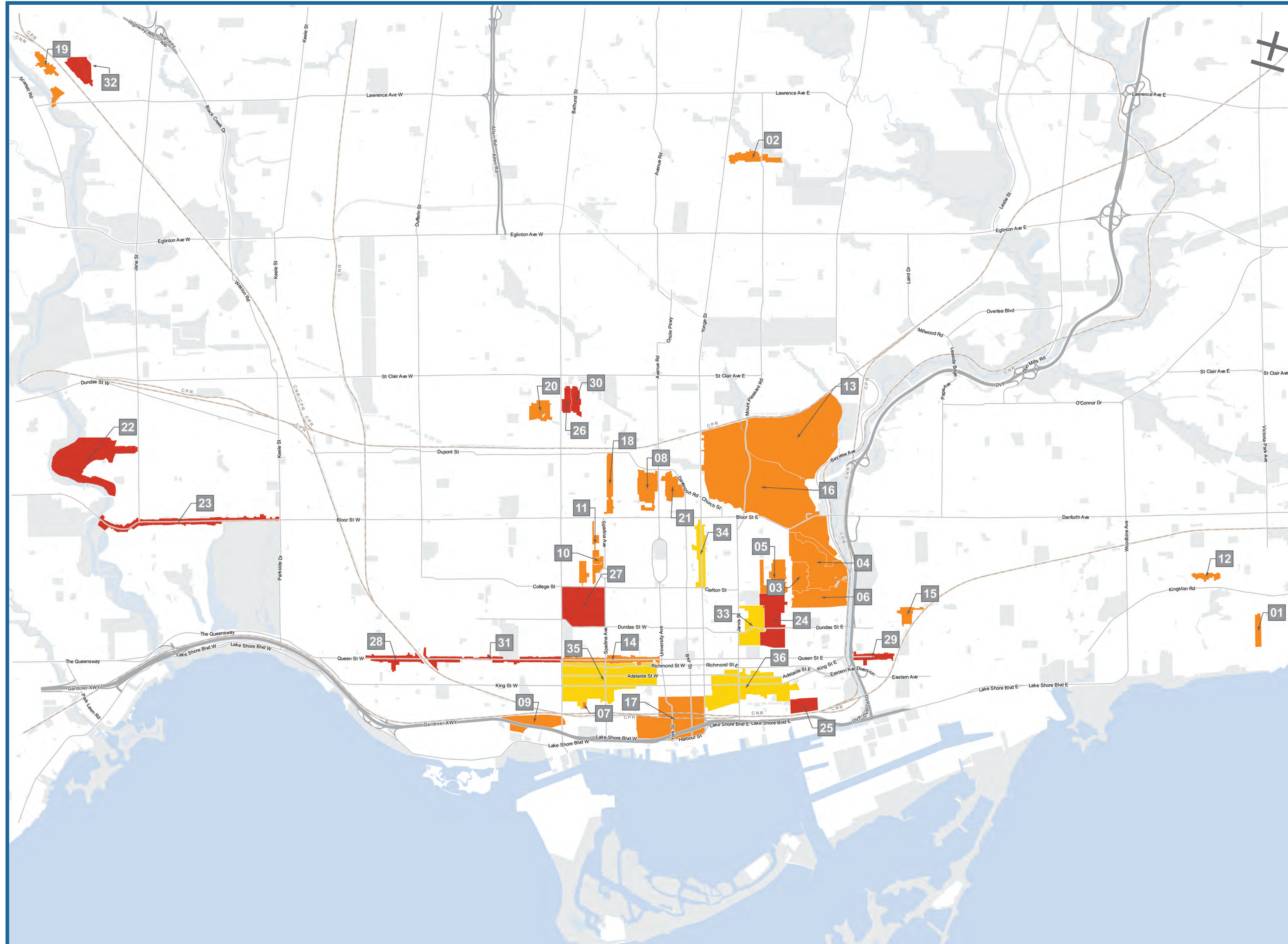
What are the Benefits of an HCD?

By identifying and conserving a community's cultural heritage, heritage designation makes them more distinctive by helping to tell the stories of these places. Heritage designation can benefit communities as it can conserve the unique character and heritage of an area for future generations.

For the property owner, a benefit of heritage designation is that it recognizes the significance of their property and assures them that future owners will respect and appreciate their investment. Well-maintained historic buildings, streetscapes and landscapes contribute to neighbourhoods that foster local identity and pride.

Another benefit to property owners and the community is that heritage designation may also provide property owners with access to grants or tax relief to support the maintenance and conservation of the property. In an HCD, properties must be identified as "contributing" by the HCD Plan to be eligible for these incentives.

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

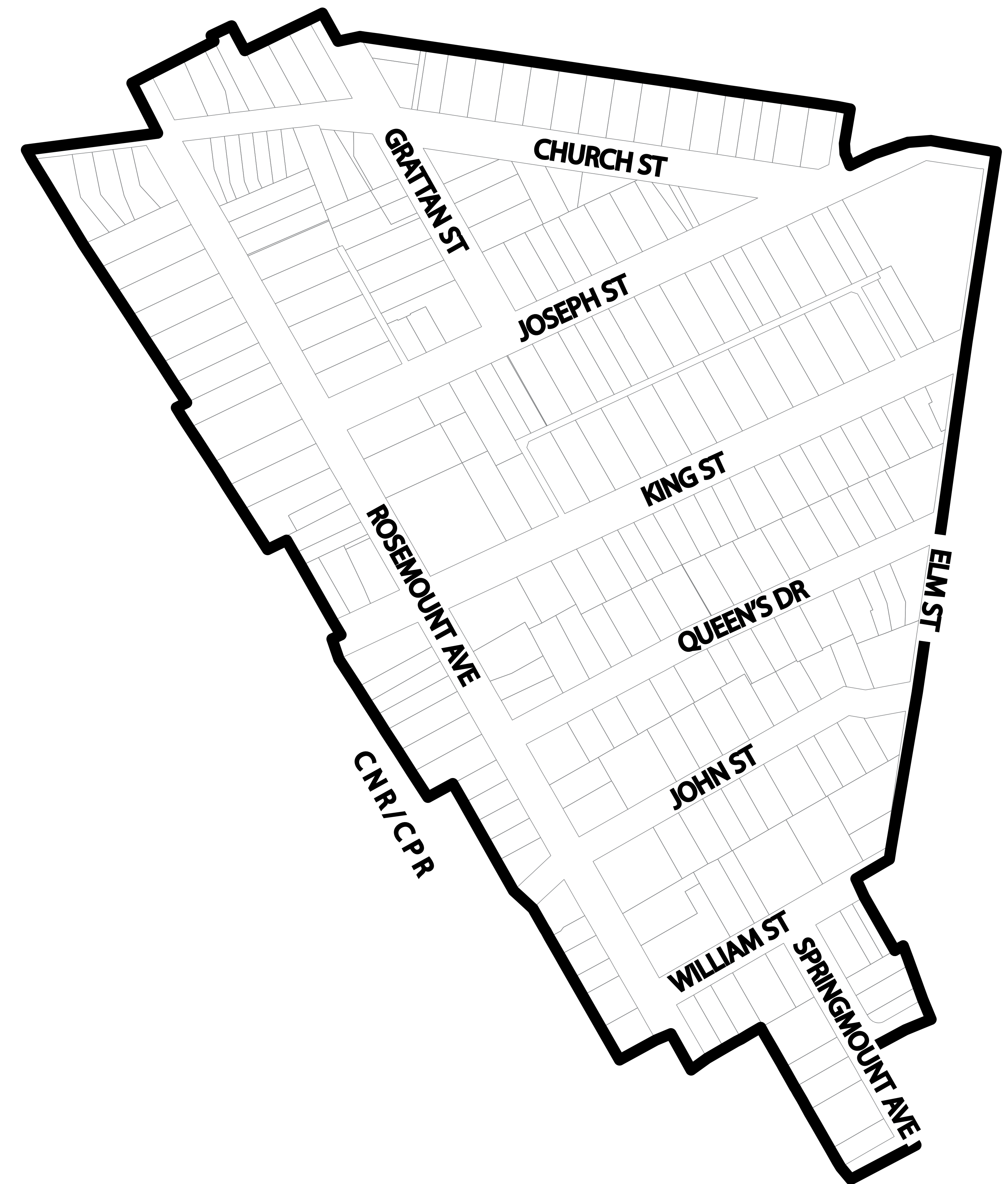


Queen's Drive



Springmount Avenue

Weston II Study Area



District Heritage Significance



The HCD Study includes an evaluation of a district's heritage significance. This analysis is critical for understanding and identifying areas that are distinct. This includes looking at the larger context of Weston. It is also important to understand that the value of the district as a whole is always greater than the sum of its parts. City Planning's evaluation methodology is based on Regulation 9/06 of the Ontario Heritage Act. The criteria are as follows:

Social Value or Community Value	yields information that contributes to the understanding of, supports or maintains a community, culture or identify with in the district,
	is historically and/or functionally linked to a cultural group, an organized movement or ideology that is significant to a community and plays a historic or ongoing role in the practice or recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community.
Design Value or Physical Value	is a rare, unique, representative or early example of style, type, expression, material or construction method,
	displays a high degree of craftsmanship or artistic merit, or
	demonstrates a high degree of technical or scientific achievement.
Historical Value or Associative Value	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
Contextual Value	is important in defining, maintaining or supporting the character of an area,
	is physically, functionally, visually or historically linked to its surroundings, or
	is a landmark.
Natural Value or Scientific Value	has a rare, unique or representative collection of significant natural resources,
	represents, or is a result of a significant technical or scientific achievement.

HCDs – Who is Involved?



HCD Phase 1: Study

Step 1	Historical Research & Survey
Step 2	Policy & Character Analysis
Step 3	Preliminary Staff Recommendations
Step 4	Staff Recommendations to Toronto Preservation Board (Public Meeting)
Recommendation Options	<ul style="list-style-type: none"> ▶ Recommend to Proceed to HCD Plan Phase ▶ Recommend to Proceed to HCD Plan Phase, with Modified Boundary ▶ Not Proceed to HCD Plan Phase or Recommend Individual Designations

Key Dates:

Community Advisory Group Meeting #1	February 2020
Community Advisory Group Meeting #2	Late Winter/Early Spring 2020
Community Advisory Group Meeting #3	Spring/Early Summer 2020
Community Consultation Meeting #2	Spring/Early Summer 2020
Toronto Preservation Board Meeting *	September 27, 2020

* Meeting agenda posted on the City website 2 weeks in advance

Who is Involved?

Community

- Members of the public, including property owners and residents within an HCD Study area, are encouraged to shape the Study recommendations by:
 - sharing their understanding of the cultural heritage values of the Study area;
 - participating in community consultation meetings, community advisory groups and Toronto Preservation Board meetings.

City Planning (Heritage)

- lead the HCD Study project, conducting stakeholder and community consultation, research and analysis;
- develop and draft the HCD Study with recommendations;
- present the final HCD Study with recommendations to the Toronto Preservation Board for endorsement.

Toronto Preservation Board (TPB)

- The Toronto Preservation Board is an advisory body comprised of citizens appointed by City Council, including members of City Council. It provides advice to City Council on matters stipulated in the Ontario Heritage Act, including Part V designation;
- Staff prepares a report for the TPB to consider HCD Studies. An HCD Study only proceeds to the Plan Phase if endorsed by the TPB;
- TPB listens and takes into account written submissions and deputations from the public.
- The TPB only deals with the question of whether an area has significant cultural heritage value.

City Council

- City Council authorizes studies to be undertaken of specific areas as potential Heritage Conservation Districts

Heritage 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 an HCD 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/>

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 maintenance and conservation of many landmark buildings within the city, helping both owners and tenants.



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

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

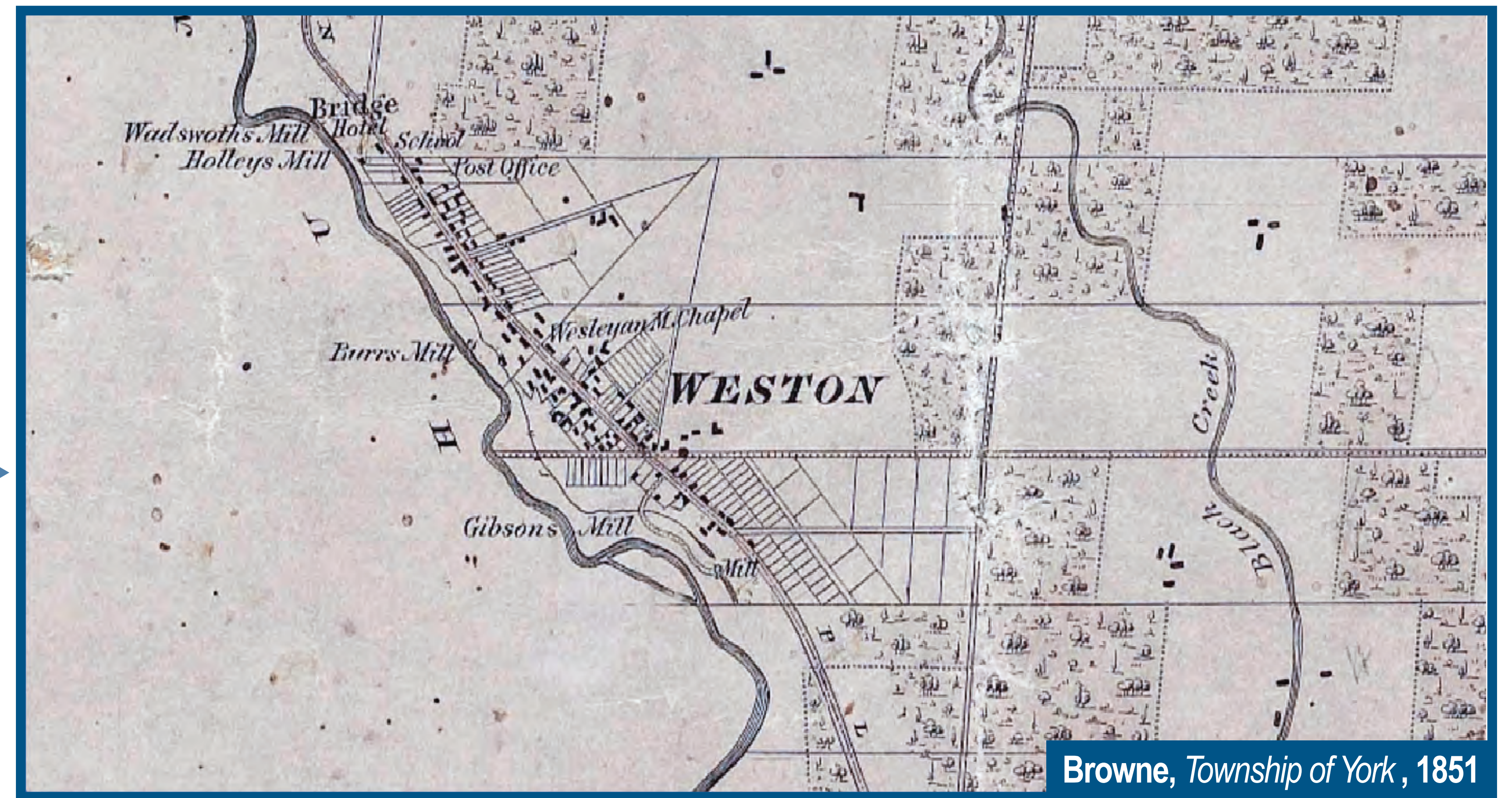


Weston II - Historical Mapping

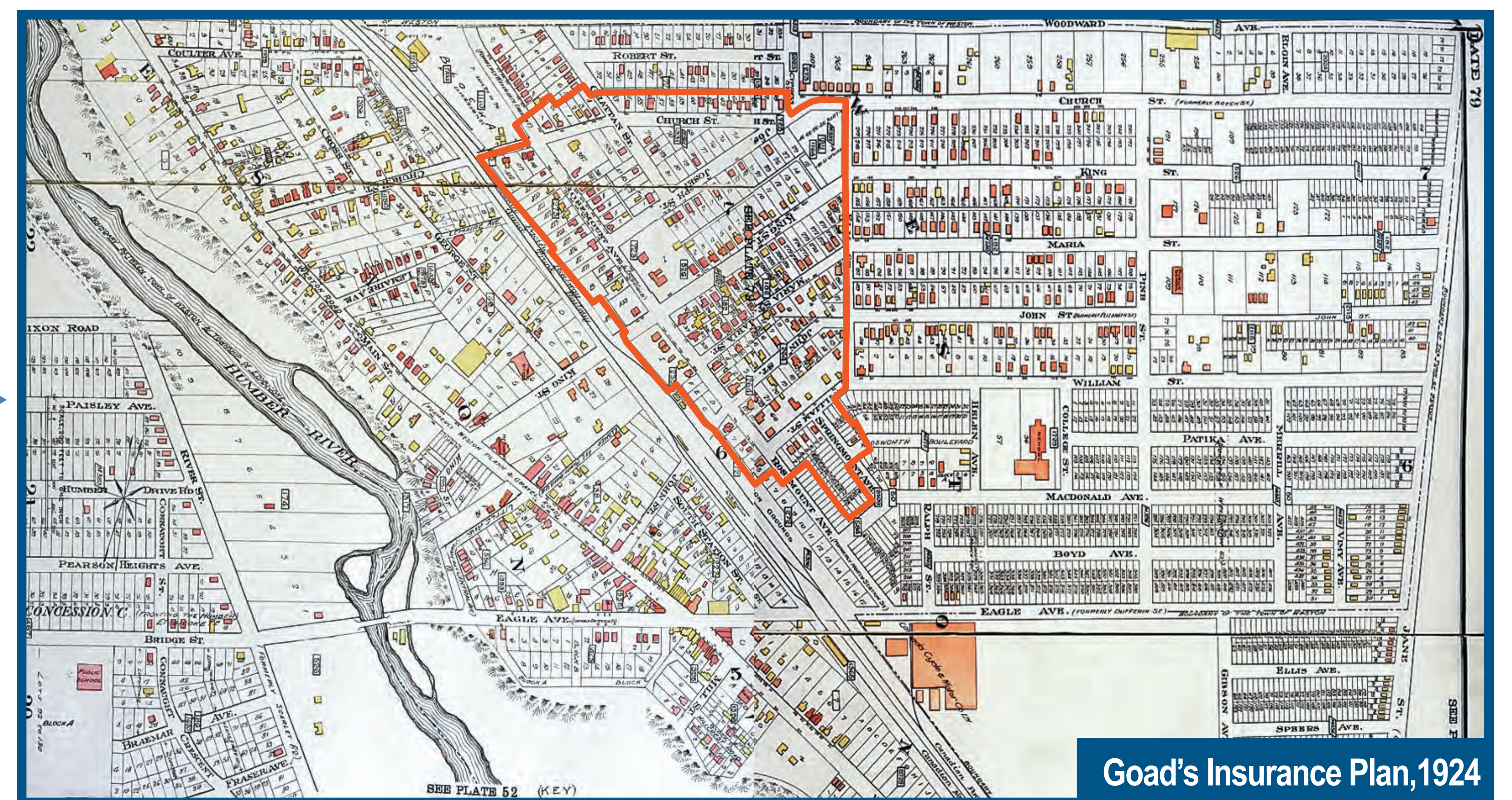
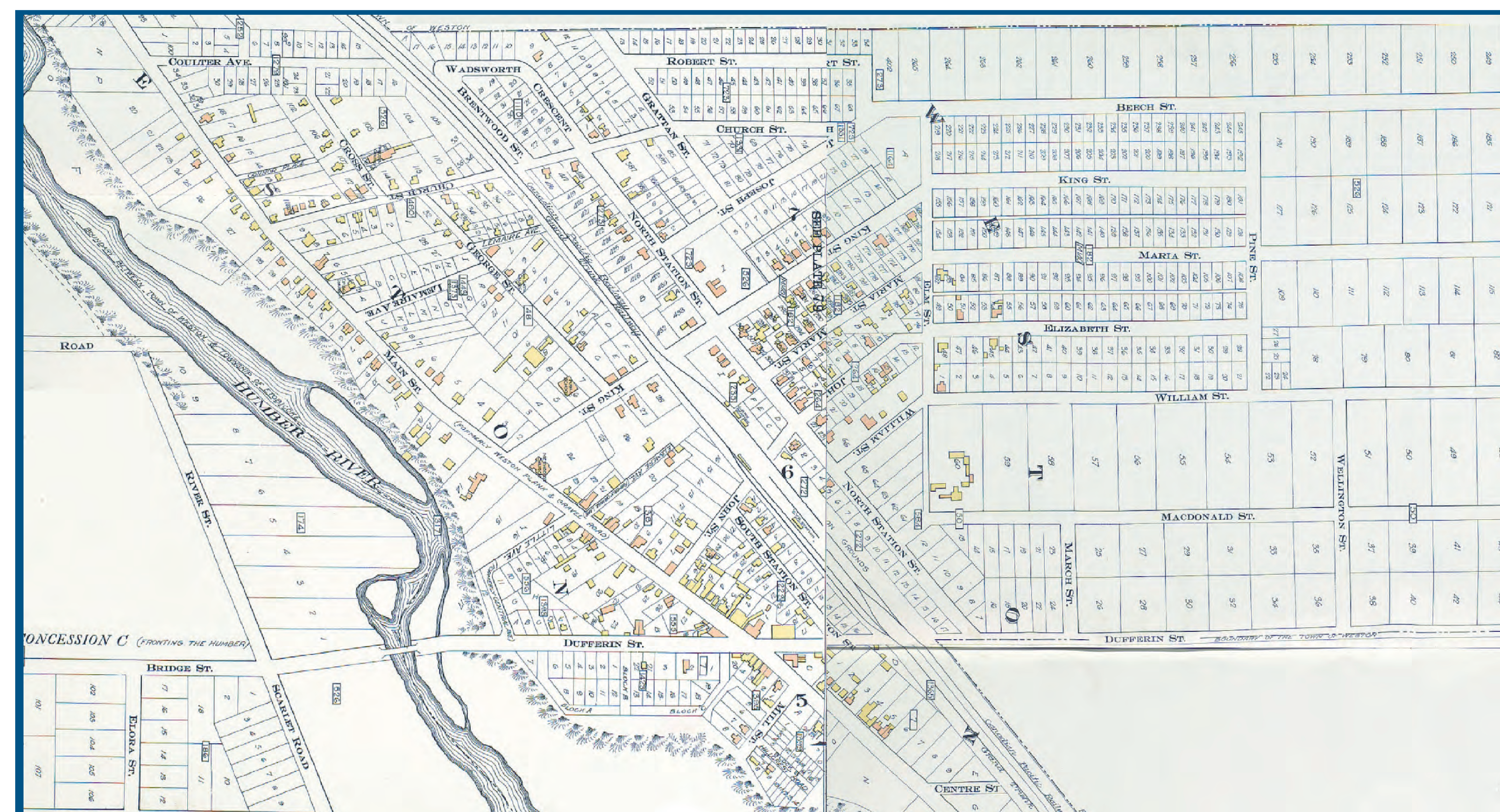
Early Origins & Settlement



★ Weston II HCD Study Area (approximate)



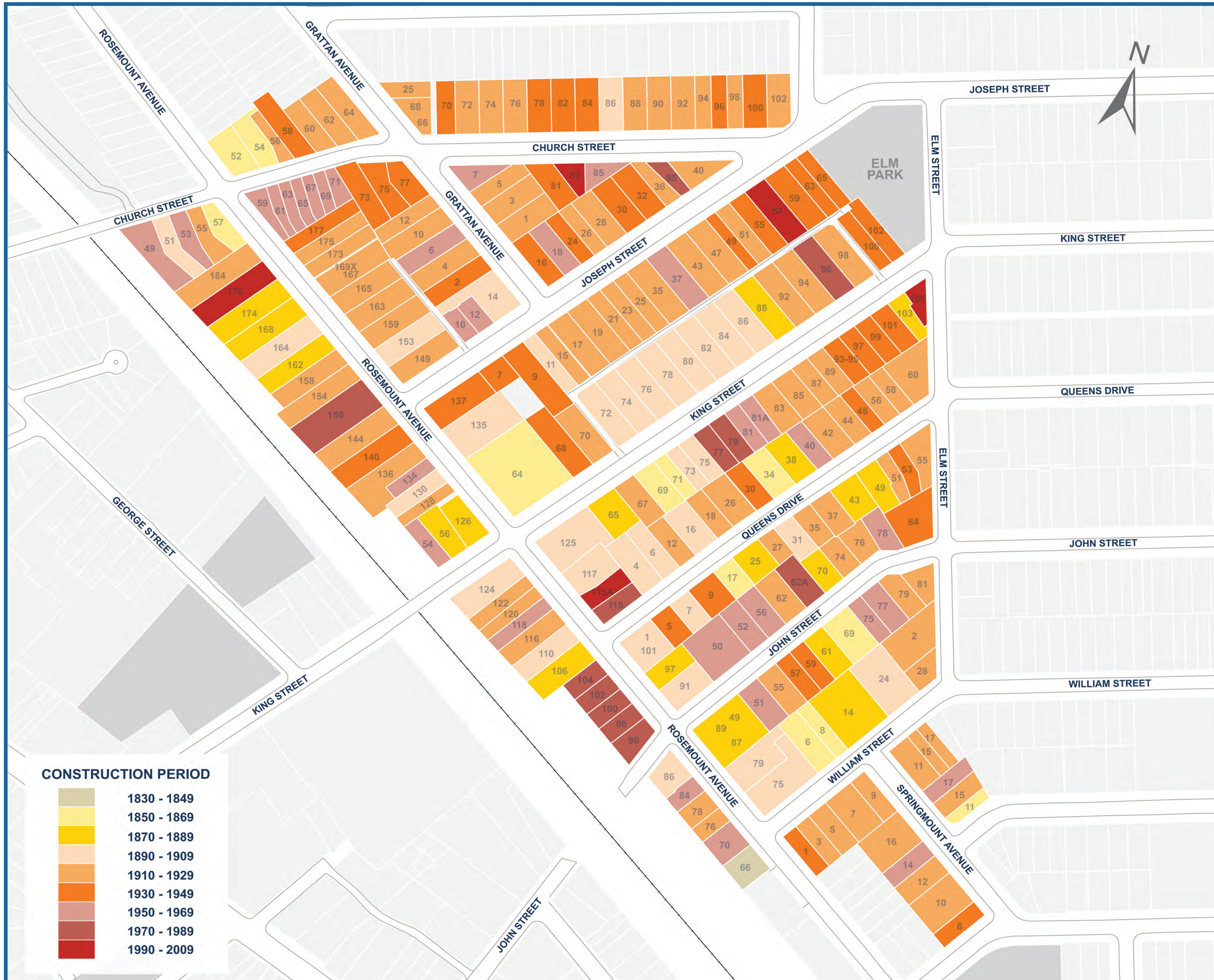
Browne, Township of York, 1851



Goad's Insurance Plan, 1924

Weston II Study Area

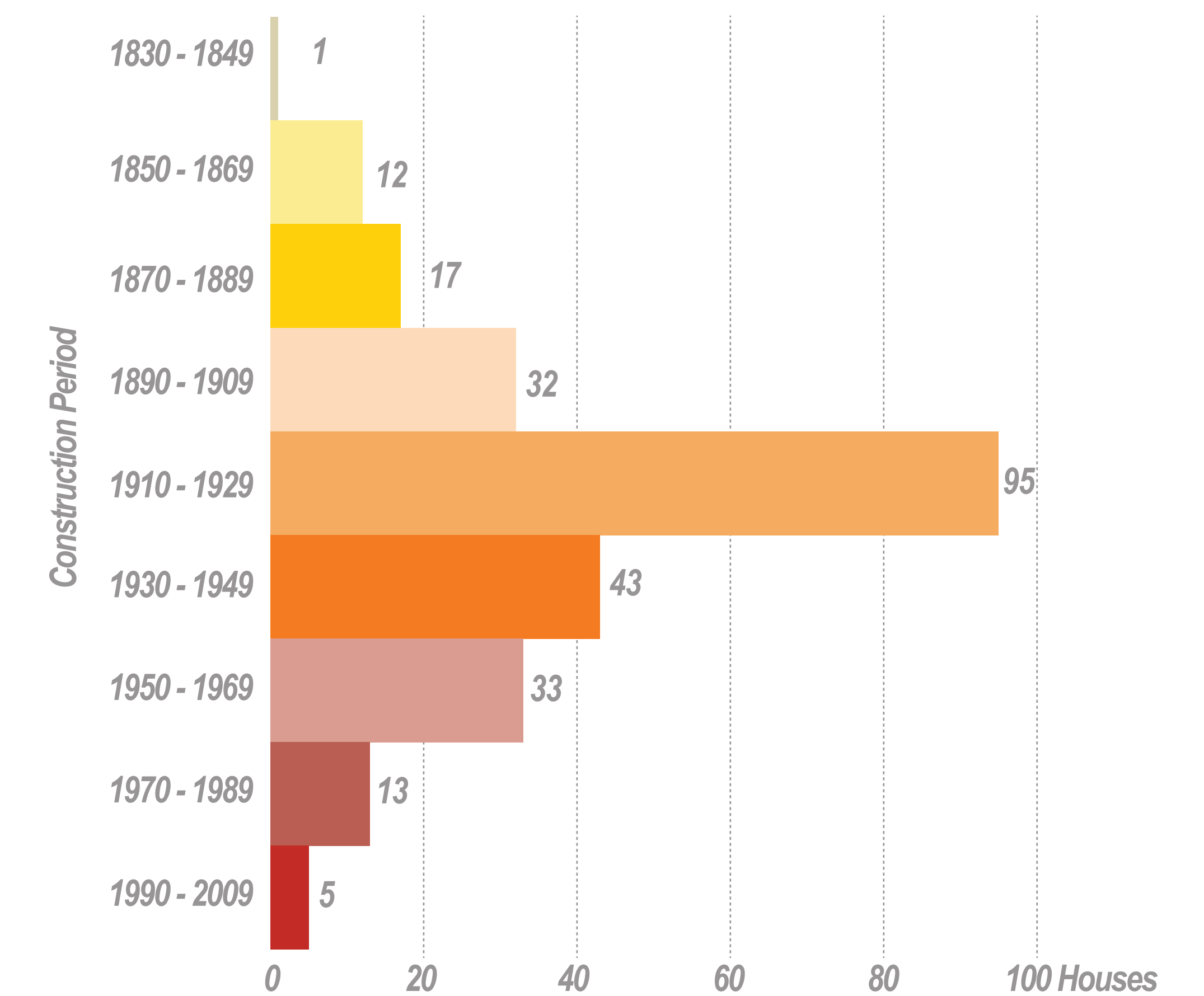
Year Of Construction



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 between **1910 - 1929**

The histogram below depicts the general distribution of construction dates.

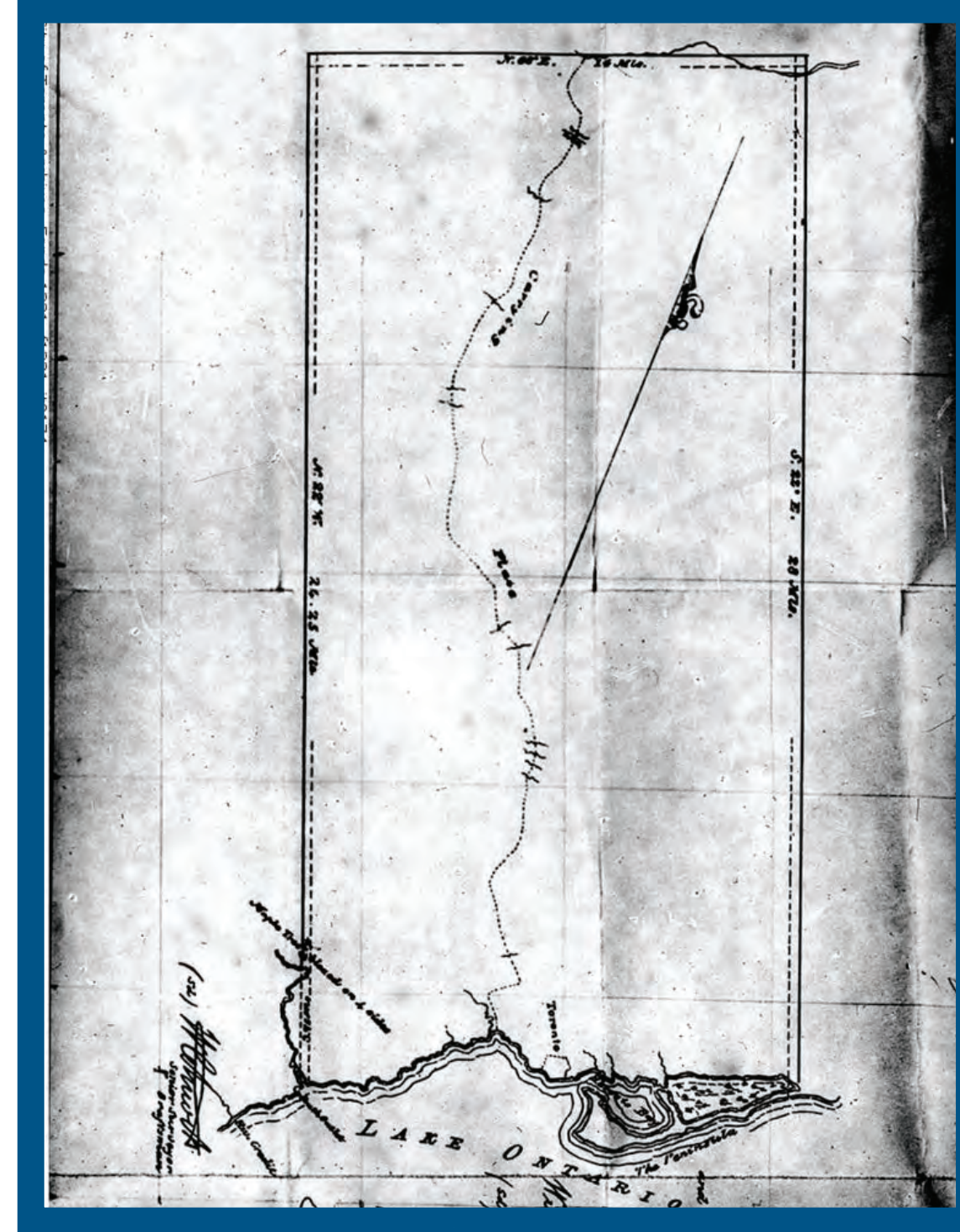


Weston II Study Area- Historical Timeline



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

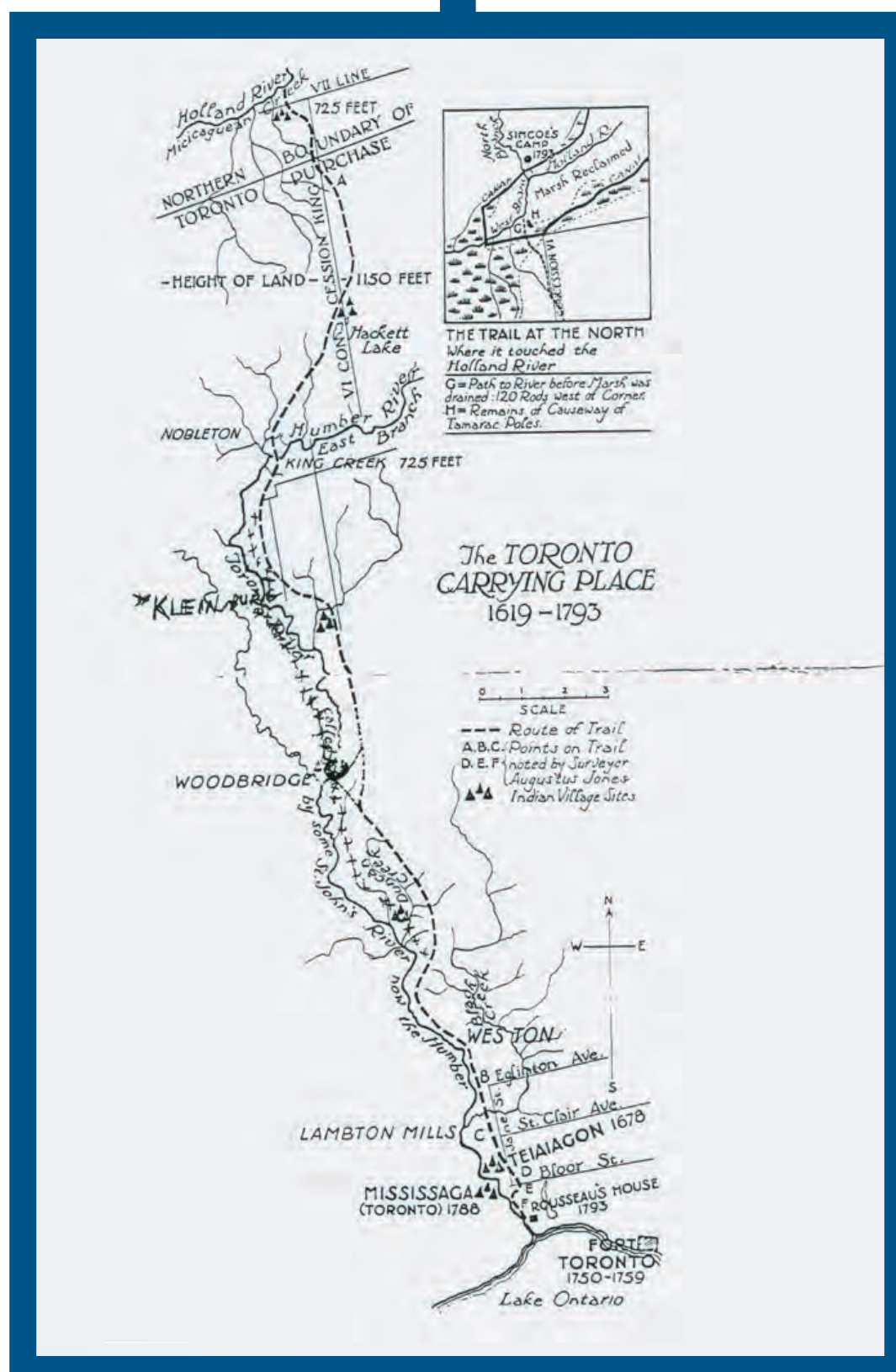


The Weston area is surveyed as part of York County by Abraham Iredell

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.

Within Weston II Study Area
 Larger Historical Context of Toronto

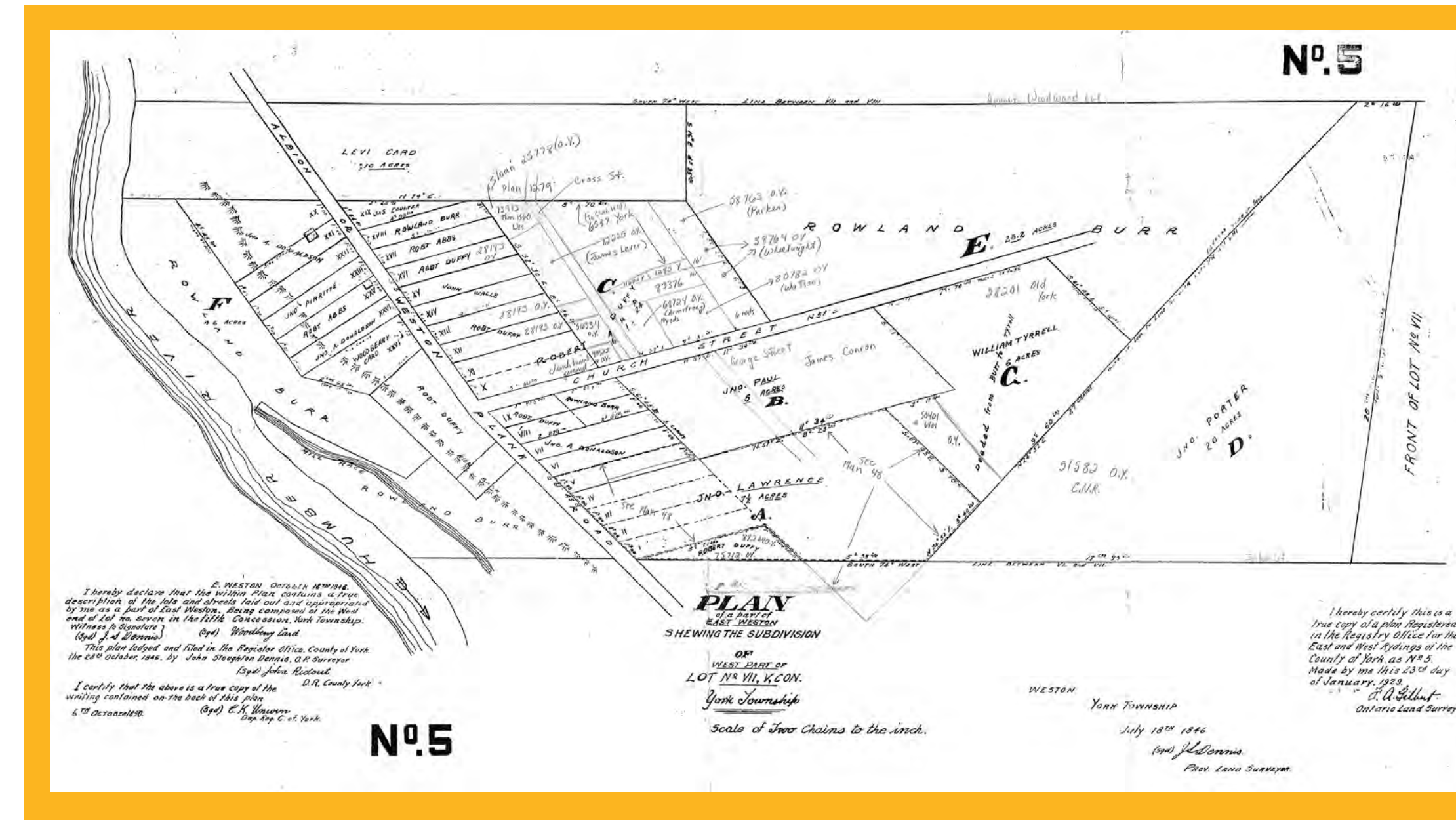
Weston II Study Area - Historical Timeline



The first school in Weston is established

Weston Road is paved with planks and becomes a toll road

First post office is opened



First subdivision of land occurs in the Weston II HCD Study Area with Registered Plan No. 5

Plan No. 5, John Stoughton Dennis's Plan of Weston (1846), Weston Historical Society

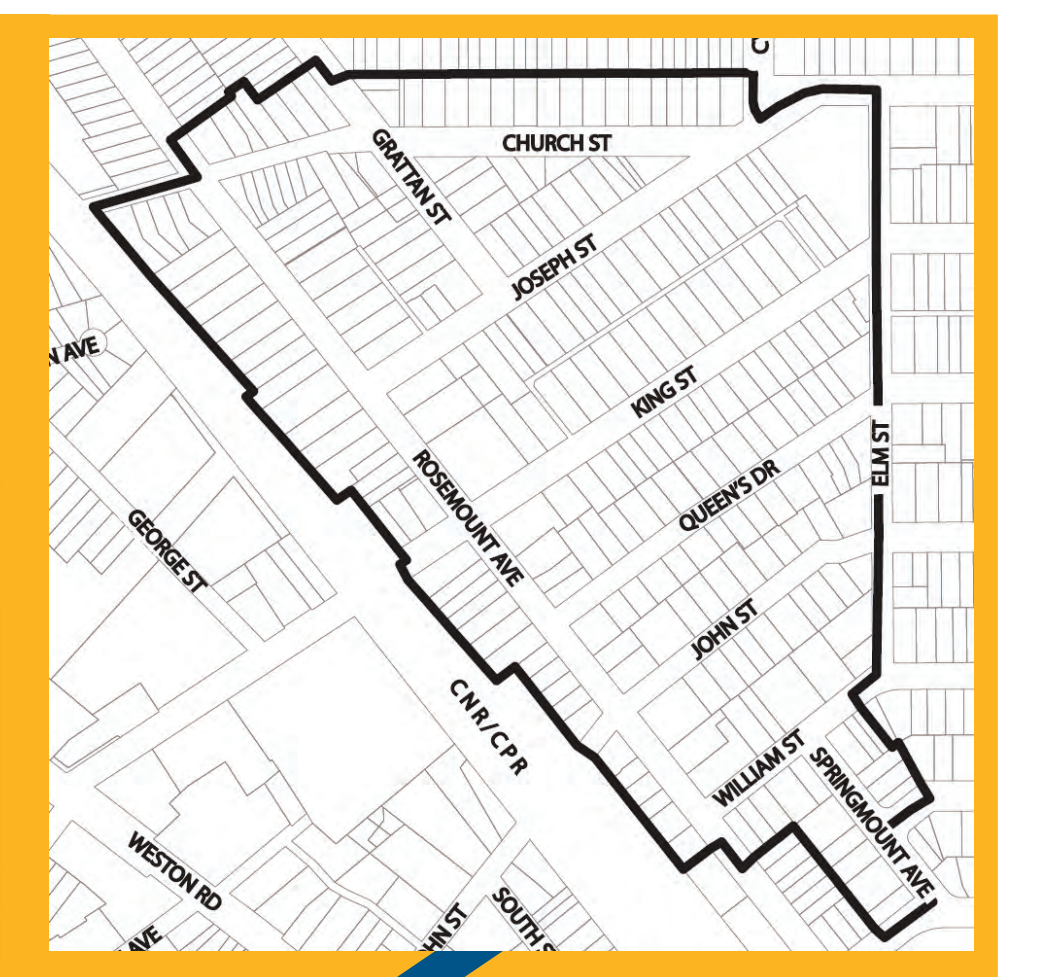


Weston Plank Road Company Office at 2371 Weston Road (1841), *Souvenir of Weston* (2007)

The oldest remaining house in the Weston II HCD study area is built at today's 66 Rosemount Avenue



66 Rosemount Avenue (1846), *Google Streetview*

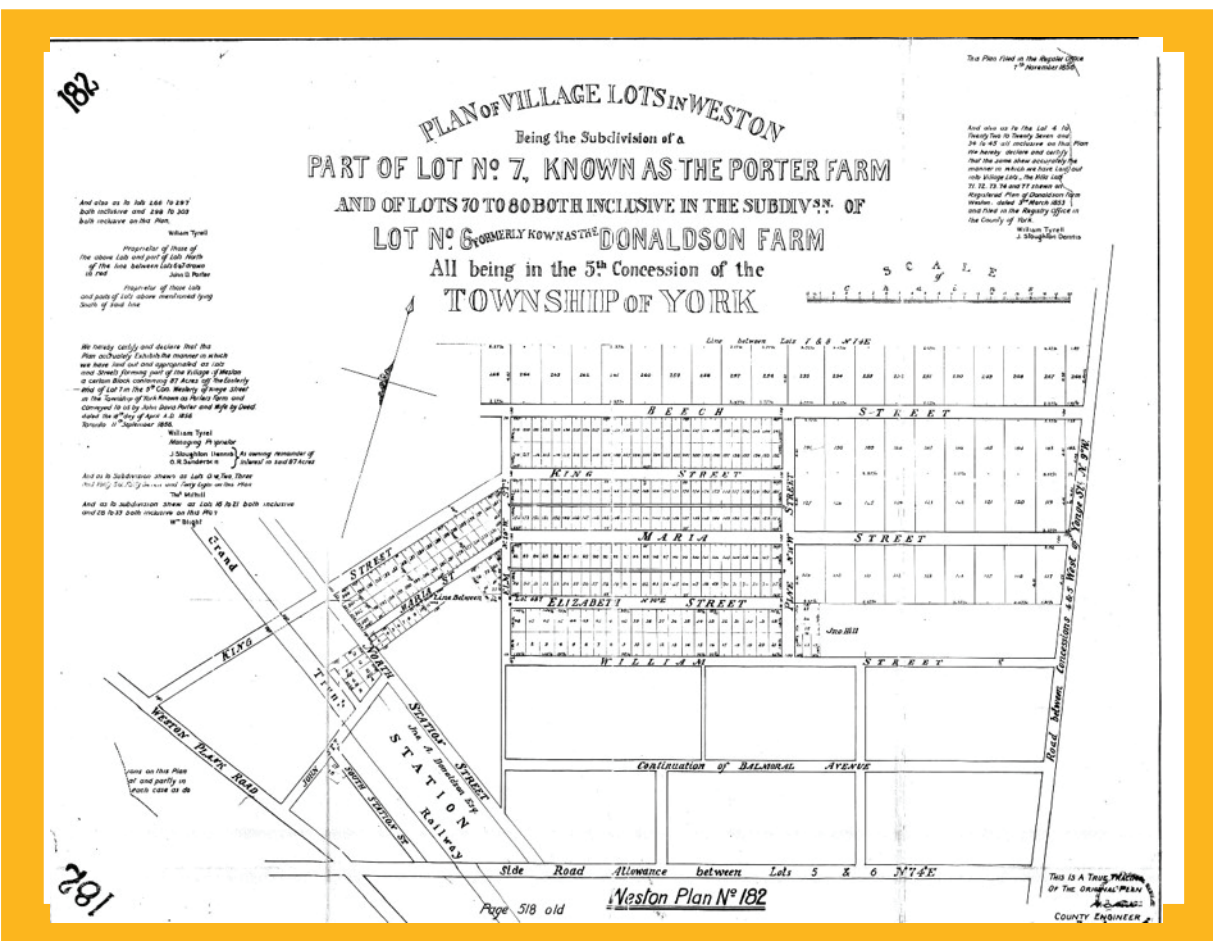


■ Within Weston II Study Area
■ Larger Historical Context of Toronto

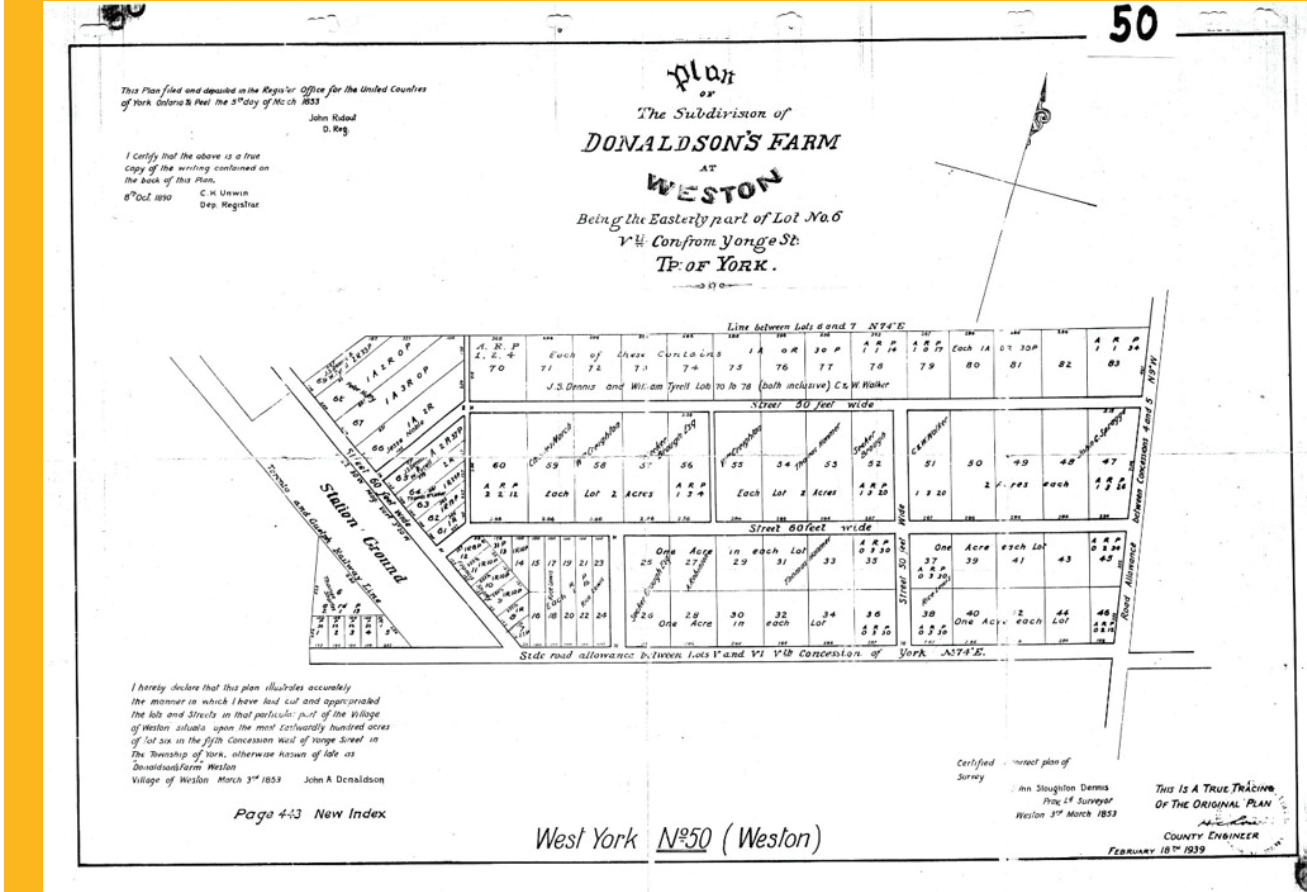
Weston II Study Area - Historical Timeline



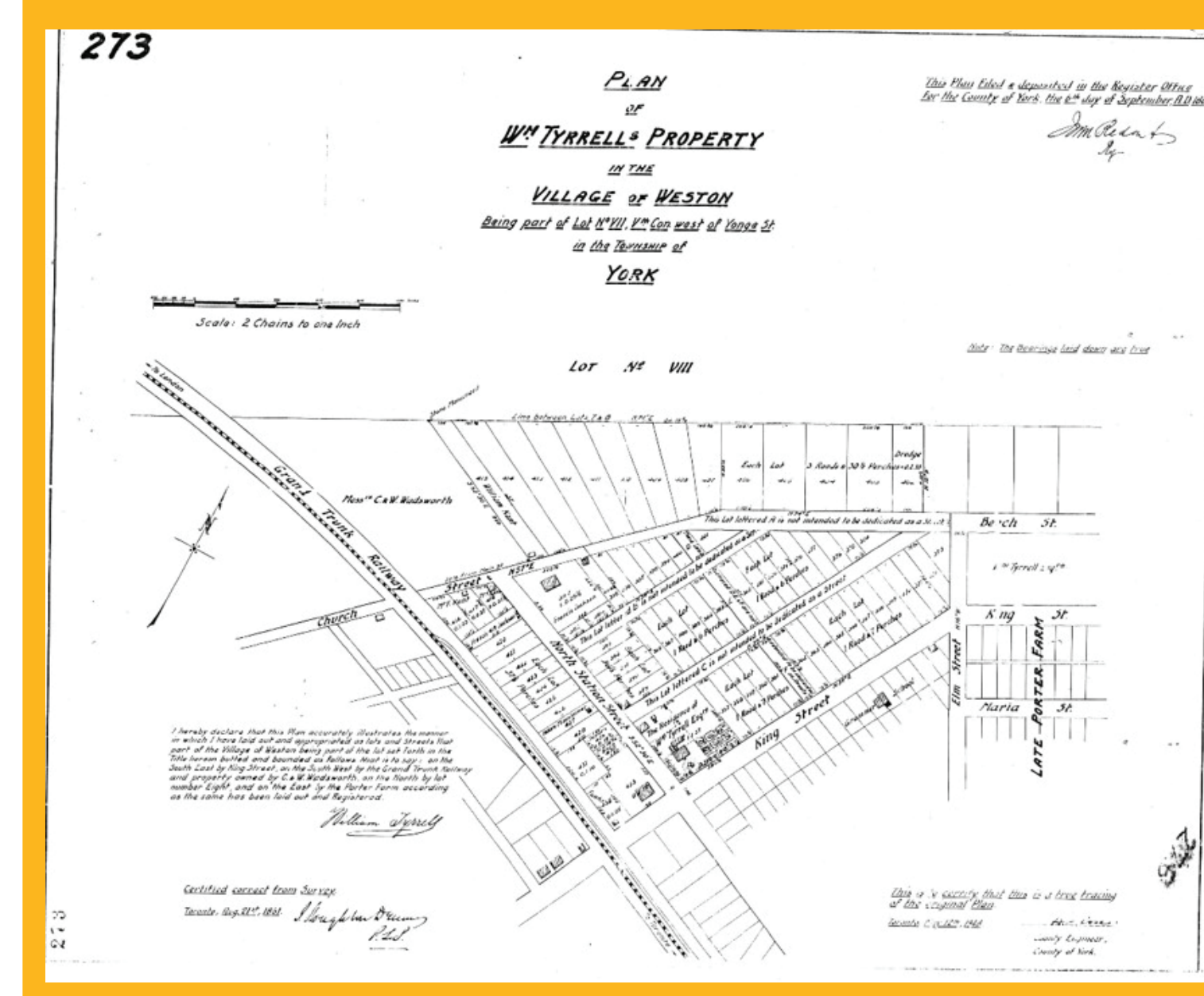
Plan No. 50, John Stoughton Dennis's Plan of Weston (1853), Weston Historical Society



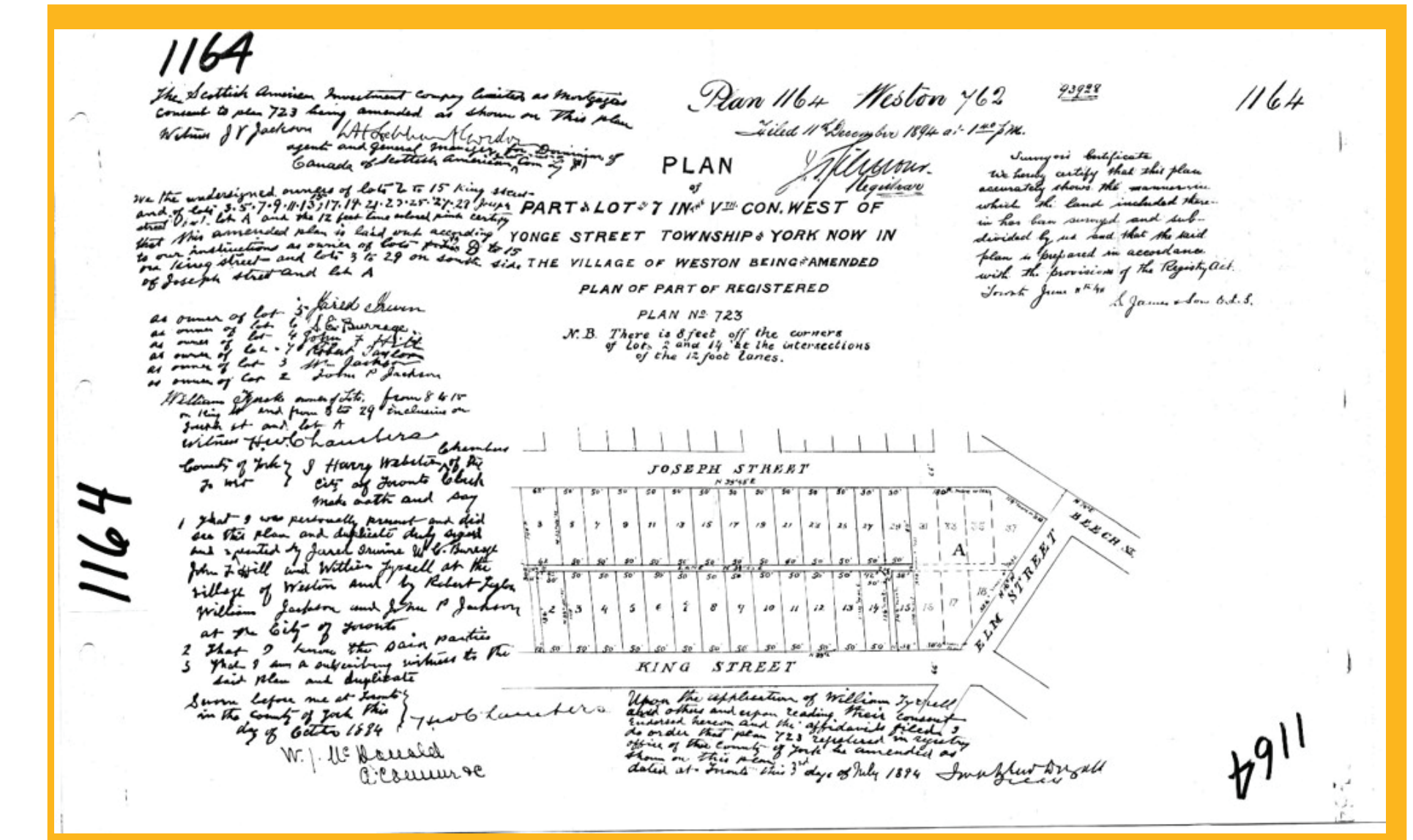
Plan No. 182, William Tyrrell's Plan of Weston (1856), Weston Historical Society



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



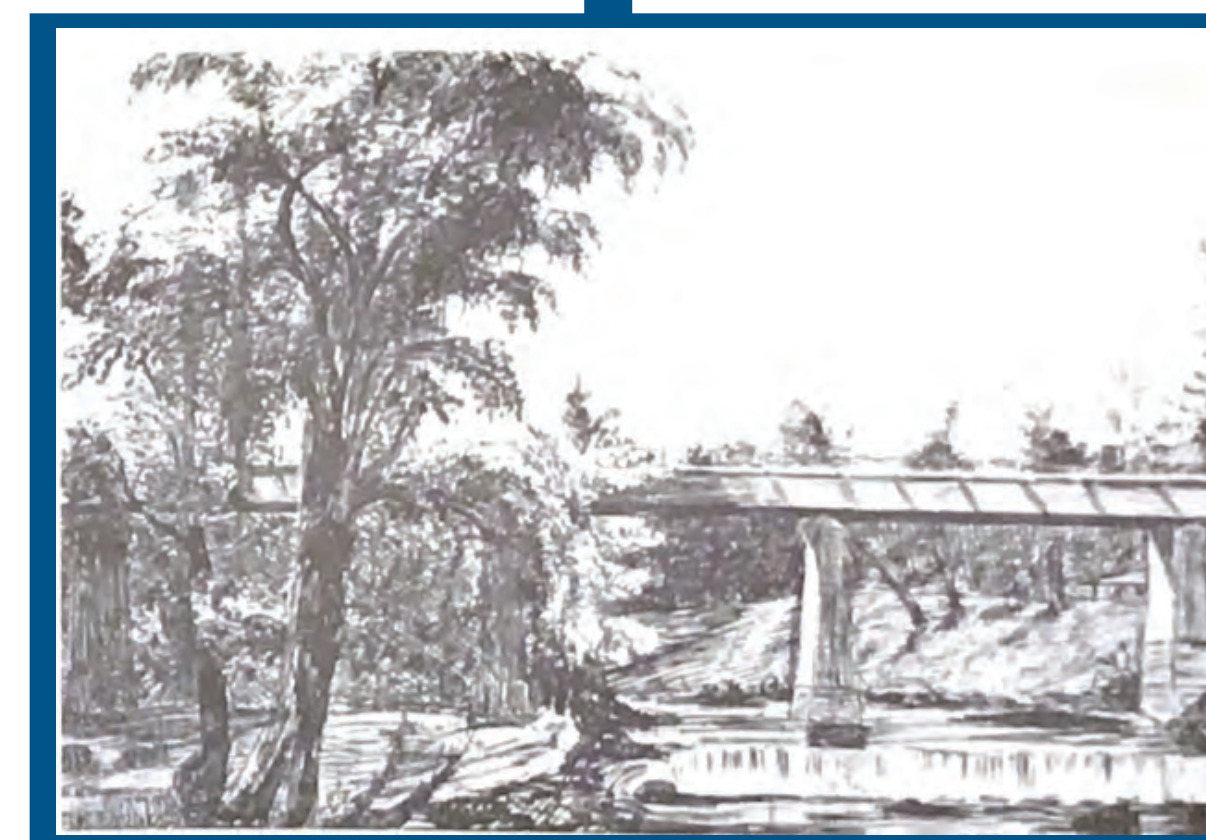
Plan No. 723, Plan of Weston (1894), Weston Historical Society



Flood destroys almost all buildings on the west side of the Humber River. After the flood, residents rebuild on the east side.

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

Transportation/Railway: The first train comes to Weston, creating economic growth



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

William Tyrrell, a major land holder, 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

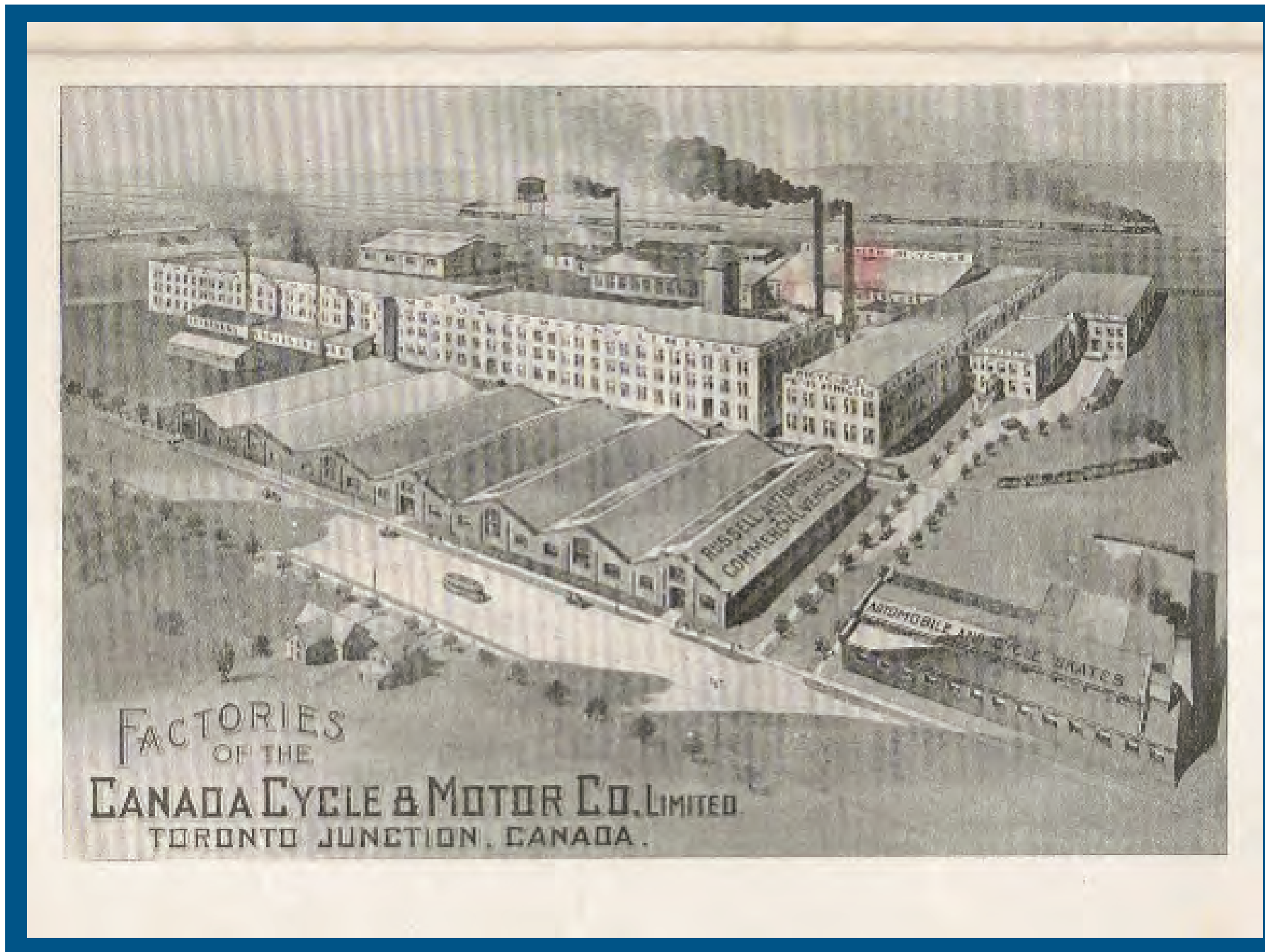
Further subdivision of lots between Joseph and King Streets

Yellow box: Within Weston II Study Area
Blue box: Larger Historical Context of Toronto

Weston II Study Area- Historical Timeline



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



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

Transportation / Railway:
GO Train starts new service along Georgetown line, with a stop in Weston



Borough of York:
The Township of York & Town of Weston are combined

The Village of Weston becomes the Town of Weston

c. 1900 - 1920s

1915

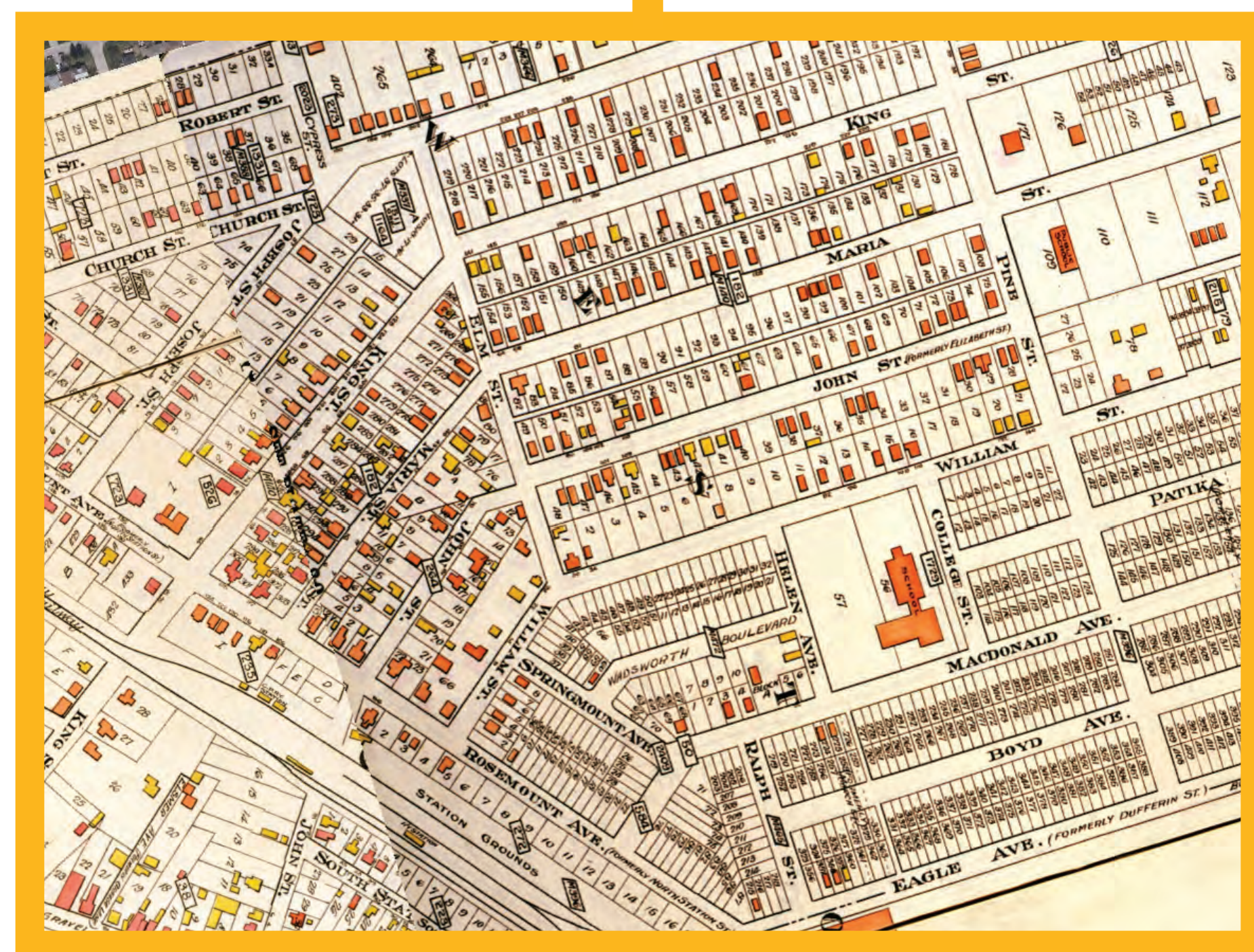
c. 1930

1967

1974

1998

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



Goad's Atlas Map (1924)



City of Toronto Aerial Map (1939)

The Borough of York is amalgamated with the City of Toronto

Within Weston II Study Area
 Larger Historical Context of Toronto

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

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 January 27, 2020.

Community Engagement

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.



For up-to-date details on the project, please visit:

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