

Kensington Market

Heritage Conservation District (HCD) Plan

Community Consultation Meeting #3 – Summary Report



October 24, 2023

4:00 pm – 5:30 pm

7:00 pm – 8:30 pm

Prepared by LURA Consulting for the City of Toronto

Introduction

Project History

The Kensington Market Heritage Conservation District (HCD) is a vibrant neighbourhood known for its eclectic architecture, bustling sidewalks, and multi-cultural and counter-cultural traditions. Several waves of immigration from the late 19th century to the present have left a lasting impression on the neighbourhood, with each generation contributing to the overall character and dynamism of Kensington Market.

In the Spring of 2016, with Council Direction, City Planning staff initiated the first step of developing an HCD, the HCD Study. The HCD Study includes historical research, a built-form survey, analysis and evaluation to determine if the study area warrants designation as an HCD. In September 2017, the Toronto Preservation Board endorsed the HCD Study report with a recommendation to develop an HCD Plan for Kensington Market.

In the Spring of 2019, City Planning staff initiated the HCD Plan process. This process includes developing policies and guidelines to conserve the area's heritage value as well as community and stakeholder consultation. Between Spring 2019 and Fall 2023, City staff hosted a series of consultations with a Community Advisory Group (CAG) composed of local community members to gather input and explore detailed elements of the plan development. The City also held a series of consultations facilitated by Innovation 7, an Indigenous engagement and consultation firm, to obtain input from urban Indigenous communities. A final HCD report is anticipated to be presented to the Toronto Preservation Board, Community Council, and City Council before the end of 2024.

Proposed HCD Boundary

The District boundary streets are as follows:

- College Street (excluding the corner properties on Augusta Avenue and properties fronting College Street between Spadina Avenue and Augusta Avenue) to the North;
- Spadina Avenue (excluding all properties fronting Spadina Avenue) to the East;
- Dundas Street West (excluding all properties fronting Dundas Street West) to the South; and;
- Lippincott Street, Leonard Avenue and Carlyle Street to the West (excluding Toronto Western Hospital and one property at the southeast corner of Nassau Street and Leonard Avenue).

Any heritage buildings located along the major edge streets of College Street, Dundas Street West, Bathurst Street, and Spadina Avenue will be considered for individual heritage protection separately from the HCD Plan.

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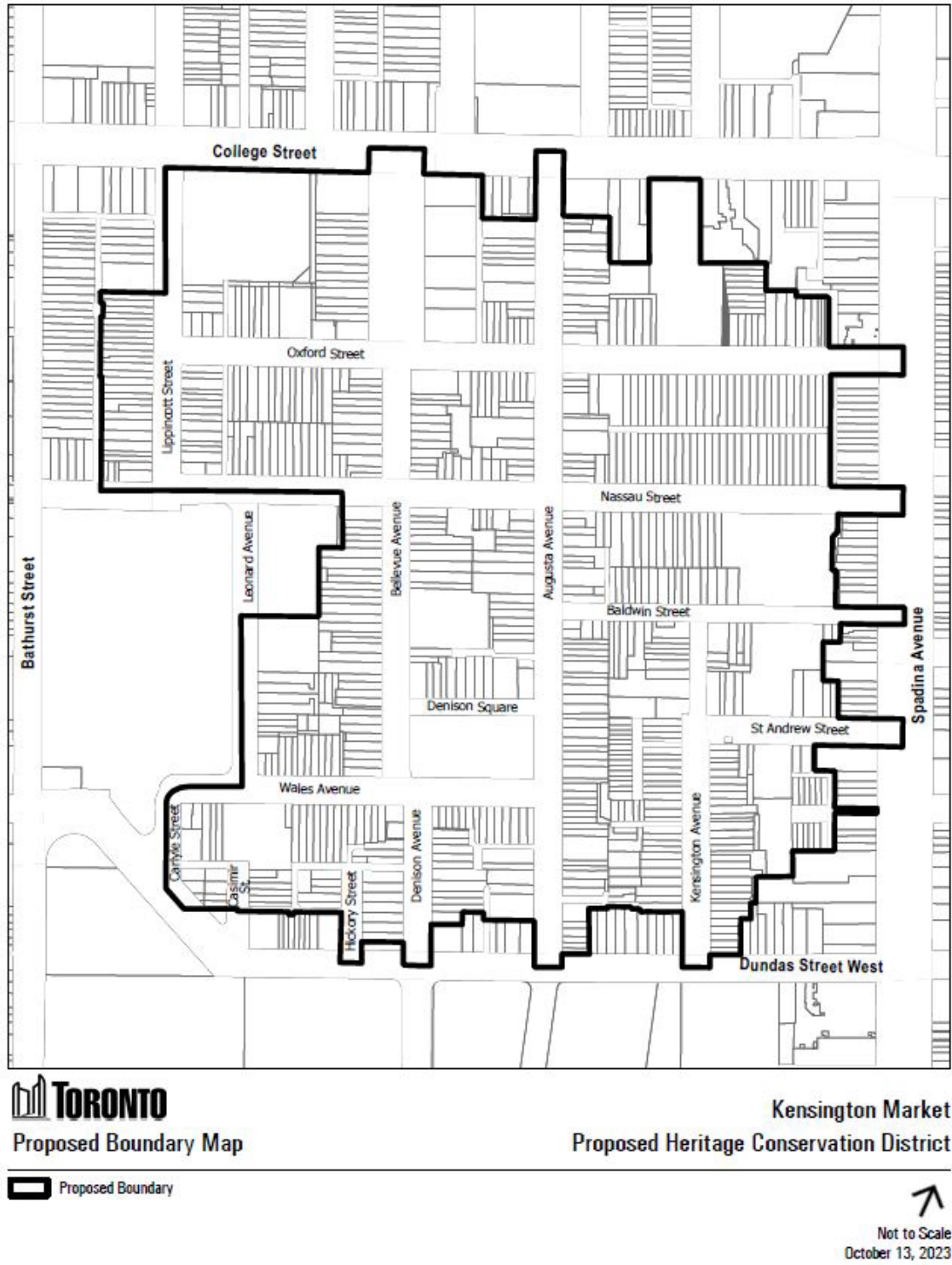


Figure 1: Kensington Market HCD Plan Area

More information about the Kensington Market HCD Plan is available on the City of Toronto's [website](#).

Community Consultation Meeting #3

Meeting Objectives

Community engagement is an important component of the HCD Planning process. The City of Toronto hosted its third Kensington Market Heritage Conservation District Community Consultation Meeting (its first with information related to the HCD Plan) in-person on October 24, 2023. The purpose of the meeting was to:

- Introduce the Kensington Market HCD Plan’s in-progress content to the community
- Present the revised boundary of the proposed HCD
- Present the draft Statement of Objectives and Heritage Attributes
- Provide an update on the policy approaches being considered for the Kensington Market HCD Plan
- Answer questions about the HCD Plan process and revised boundary, draft content, and policy approaches
- Document feedback on the HCD policy approaches and other draft HCD Plan content

A copy of the meeting notice is included in **Appendix A**.

Meeting Format

The Community Consultation Meeting was held in two sessions on October 24, 2023, from 4:00 - 5:30 p.m. and 7:00 p.m. – 8:30 p.m. at St. Stephen-in-the-Fields Church (103 Bellevue Avenue, Toronto, ON, M5T 2N8). An open house format allowed participants to review material on presentation boards at their own pace and speak to staff and the consultant team if they had questions or feedback. The City of Toronto project staff were present and supported by third-party facilitators, LURA Consulting.

Thirty-six (36) people attended the first meeting, twenty-four (24) people attended the second meeting, and sixteen (16) participants shared their feedback through a comment form. Eleven (11) additional online survey and email responses were provided following the meeting.

Summary of Feedback – What We Heard

The following summarizes the feedback from the comment forms, display boards, and discussions with the project team. Community input will be reviewed by the project team and assessed systematically. The final HCD Plan recommendations will be based on a range of information sources and analysis, including reviewing community inputs. A copy of the Consultation Boards used in the community consultation meeting is included in **Appendix B**.

Feedback on the Area's History and Community Characteristics

Community consultation and survey participants identified:

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- Participants emphasized the importance of preserving the Market's history and suggested placing plaques to explain the area's history.
- Participants expressed concern that the HCD Plan will force too much structure on Kensington Market preventing further “organic” and “unorganized” change of the area. Participants noted that this organic evolution is a unique part of the area’s history reflecting the many groups that left and continue to leave their mark on the area.
-
- Participants acknowledged that what makes Kensington Market great are its diverse, unique shops.
- A concern was raised that the objectives, attributes, and policies do not address that marginalized communities residing in the district contributed substantially to the culture and history of the district. The concern identified that these communities should be included and involved in the development of the Plan
- Some participants suggested changing the name to "Kensington Community" as the focus includes the residential neighbourhood in addition to the commercial market area.
- Some participants noted the loss of the “heritage essence”, especially in the properties lost on Baldwin and Augusta.
- Participants distinguished between appreciating murals and disliking graffiti (such as tags) and recommended that property owners be allowed to grant permission for murals and street art.

Feedback on HCD Plan Objectives

Community consultation and survey participants identified:

- Participants stressed the vital importance of preserving Kensington for its current character and the essence of the neighbourhood.
- Some participants were concerned about the complexities for landlords or property owners in managing properties when renters are not interested in maintaining them.
- It was noted that development in the neighbourhood is already slow, and there is a concern that the HCD Plan may further stagnate it.
- Participants suggested minimizing restrictions when developing or changing commercial and residential properties to avoid further stagnation.
- Some participants were concerned about transportation and traffic related to efforts to modernize civic infrastructure beneath roadways (such as watermain replacement). Some were interested in how heritage planning and transportation are coordinated internally by the City.
- It was suggested the City consider not imposing regulation on a neighbourhood that was historically formed without regulation.
- A participant recommended making the following wording changes:
 - "11. Conserve the variety of late-nineteenth and early-twentieth-century residential buildings in the Residential Character Sub-Area, including many pairs and rows of buildings that share an architectural design" to " Conserve the

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variety of late-nineteenth and early-twentieth-century residential buildings in the Residential Character Sub-Area, including many pairs and rows of buildings that share an architectural **language**."

- "12. Conserve the residential and institutional streetscape of Bellevue Avenue, north of Oxford Street, including its historically wide right-of-way and soft landscaping within the public realm" to " 12. Conserve the residential and institutional streetscape of Bellevue Avenue, north of Oxford Street, including its **historical** wide right-of-way and soft landscaping within the public realm" and
 - "15. Ensure that archaeological resources are conserved" to "15. Ensure that archaeological resources are **documented and** conserved."
- A participant highlighted the critical importance of specifying the intended application of the term "conservation," as it encompasses preservation, restoration, and rehabilitation. Establishing a clear intent will provide context for permit reviews in a living and evolving heritage area. It was emphasized that the backbone of Kensington Market's heritage lies in a lack of regulation, and any conservation approach must align with this principle.
 - A participant questioned the overemphasis on built form (e.g., height, setbacks, additions, etc.)
 - A participant noted that the "social and community values" section in the "Statement of District Significance" effectively captures the market's positive aspects.
 - A participant suggested asking participants what they appreciate about Kensington Market and what sets it apart from its closest alternative (e.g., Yorkville.)
 - A participant suggested including questions that address ways to preserve the spirit and community values of the market, especially considering the housing and affordability crisis.
 - It was suggested that heritage status be assigned to historically significant properties rather than the entire district.

Feedback on HCD Boundary and Character Areas

Community consultation and survey participants identified:

- Participants expressed differing opinions about the boundary size. Some participants expressed concerns about the exclusion of Dundas Street, Spadina Avenue, and Bathurst Street. Other participants indicated the boundary should more closely align with the commercial market, excluding the residential area.
 - Participants who expressed dissatisfaction with the current boundary expressed the need for more clarification on how the boundary was formed.
- Consider adding commercial functions to residential properties.
- It was suggested that the Residential Character Area residential properties be removed from the HCD due to concerns about building conditions and the potential impact of designation on upgrades.

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- Some participants suggested that they did not consider their residences in the western portion of the proposed HCD to be part of Kensington Market.
- Participants suggested that the boundary be reassessed to include properties that have heritage value (e.g., houses on main street) and exclude properties that do not contribute to the heritage of the area (e.g., 181 Baldwin Street) and condominiums.
- Consider public and open spaces, including parks, streets and informal gathering areas in the HCD¹.
- A participant noted that the distinction between residential and commercial areas defined by zoning regulations artificially restricts the livability and vibrancy of neighbourhoods. The suggestion was made to allow more flexibility, such as permitting commercial or small-scale commercial activities, drawing inspiration from examples like Tokyo where such coexistence is common.
- Generally participants were supportive of the character areas as identified, or had no comment.

Feedback on Contributing and Non-Contributing Properties Approach

Community consultation and survey participants identified:

- More clarification is needed on what defines a property as contributing or non-contributing and its relationship to cultural heritage values.
- Participants requested that staff provide the list of addresses for contributing properties.
- Participants suggested prohibiting alterations only on historically significant properties (including prohibiting additions to these buildings or changes to their materials) and involving the community in this decision-making.
- It was suggested that properties that are either under-utilised or in disrepair be considered for adaptive reuse rather than demolition or redevelopment to preserve their character.
- A participant noted that the large building on the southeast corner of Kensington Avenue and Baldwin Street does not contribute to the area's heritage and has always been commercially known.
- Participants pointed out a misconception about the meaning of "contributing" versus "non-contributing" properties with some individuals interpreting this classification as if they are actively "opting in" (contributing) their properties to the study.
- Participants emphasized the importance of allowing non-contributing properties to evolve and undergo changes, emphasizing their significant role in shaping the community dynamics of the neighbourhood.
- A participant recommended examining the approach to determining Contributing and Non-Contributing properties in the context of living history. They emphasized looking at trends in the evolution of the area over time rather than a single moment. They articulated that regulations should focus on building size (massing) and placement (setbacks) rather than specific urban design regulations.

¹ Parks, streets, and informal gathering areas are all included in the HCD.

Feedback on Heritage Policy Approaches

Policies for Rear Additions in the Residential Character Sub-Area

In total, 25 survey responses were received. Nearly half of the respondents (48%) agreed that new additions should only be permitted on the rear of properties, while the other half (48%) indicated that they disagreed, and one respondent (4%) indicated that they were unsure.

In total, 25 survey responses were received. Most respondents (76%) agreed that existing rear additions should be allowed to be demolished if they do not relate to heritage attributes, while some respondents (16%) indicated that they disagreed, and the remaining respondents (8%) indicated that they were unsure.

These survey results are represented visually in **Appendix C Figure C-1**.

Several respondents from the community consultation and survey provided comments on policies for rear additions in the residential character sub-area. Their comments are summarized as follows:

- Several participants expressed support for policies for rear additions, especially if they add housing units, but not for converting multi-unit to single-family use.
- Participants emphasized the need for housing for residents and expressed support for facilitating laneway housing and garden suites.
- Participants emphasized the importance of anti-gentrification and anti-displacement in the Market and balancing preserving the current character with development at the back.
- Participants raised concerns about losing greenspace and the potential disruption it may cause.
- There should be flexibility for minor modifications to increase housing or business use, especially if they are discreet.
- Some participants expressed a preference for the addition of apartments, co-ops, or small shops rather than preserving houses alone.
- It was noted that multiplexes are beneficial if they meet safety and code requirements.
- More clarification is needed on how the proposed additions relate to the waves of immigration as expressed through heritage attributes.
- Participants suggested preserving policies on rear additions, especially if they enable the property to serve as long-term affordable housing or a small locally relevant business. It was also noted that side additions should be considered in cases where there is minimal visual impact when viewed from the street (e.g., East Annex HCD.)
- Participants recommended designating properties under Part IV if the City has an interest in conserving rear yard additions.

Policy for First Floor Renovations in the Commercial Market Character Sub Area

In total, 25 survey responses were received. Most respondents (80%) agreed that property owners should be able to renovate the first floor (e.g., entrance and porch features) to make a

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small addition (e.g., storefront), while one respondent (4%) indicated that they disagreed, and the remaining respondents (16%) indicated that they were unsure.

These survey results are represented visually in **Appendix C Figure C-1**.

Several respondents from the community consultation and survey provided comments relating to policies for first-floor renovations in the Commercial Market Character Sub-Area. Their comments are summarized as follows:

- Several participants recognized that policies for first-floor renovations have the potential to enhance a multi-use neighbourhood but emphasized the need for well-defined limits.
- Several participants expressed support for policies for first-floor renovations, especially if they add more housing units, but not for commercial additions.
- Participants emphasized the importance of alignment with the existing character while not being opposed to change.
- Some participants expressed a preference for supporting small shops as they add character to the area rather than having big developers and corporations.
- Some participants would like to see properties in the commercial area remain commercial and permit additions that promote more commercial use.
- A participant recommended that the legibility of the upper floors be strictly maintained and suggested that renovations, including porch roofs, should not extend beyond the first floor or beyond any string course separating the first and second floors.

Policy for Corner Properties in the Commercial Market Sub Area

In total, 25 survey responses were received. Most respondents (64%) agreed that corner properties should be considered defining features in the Commercial Market Character Sub-Area, while some respondents (16%) indicated that they disagreed, and the remaining respondents (20%) indicated that they were unsure.

These survey results are represented visually in **Appendix C Figure C-1**.

Several respondents from the community consultation and survey provided comments relating to policies for corner properties in the Commercial Market Character Sub-Area. Their comments are summarized as follows:

- Overall, residents generally support the protection and renovation (not demolition) of corner properties, highlighting their contribution to Kensington Market's character and commercial market.
- Some participants agree that corner properties should be considered depending on the property's existing features.
- Some participants acknowledged the need for businesses to have space, even if it involves changing a building's appearance.
- Participants emphasized the importance of encouraging development and improvement rather than stagnation.

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- A participant emphasized that corner properties are pivotal points in a commercial area and entice pedestrians to explore "what's around the corner."

Policy for Redevelopment of Non-Contributing Properties

Community consultation and survey participants were asked to provide comments relating to policies for the redevelopment of non-contributing properties. In total, 8 participants responded to the question, "For Non-Contributing properties that are redeveloped, what will help ensure new buildings will fit into the existing character of the street?" on the comment form. Their comments are summarized as follows:

- Several participants suggested avoiding excessive regulation on non-contributing properties.
- Participants expressed support for small independent storefronts with genuine, non-fake facades.
- Consider the street's character based on its people, uses, and affordability rather than the physical structure.
- Some participants expressed support for allowing the demolition of buildings that are in poor condition.
- Some participants emphasized simplicity and allowing flexibility for multi-unit housing.
- Some participants emphasized keeping the scale of existing streets and houses.
- Some participants disagreed with the focus on two to three-story heights and expressed a preference for more height to increase affordability.
- A participant recommended consulting Elizabeth Vines' books on streetscapes for guidance on policies and design principles.
- A participant recommended a prohibition on approving rezoning applications where the development proposal does not align with the neighbourhood's character.
- Participants recommended that new buildings use materials resembling those of existing structures, such as red brick or warm colours, particularly on the ground level or first few floors.

Policy for Preservation of Original Building Materials

In total, 25 survey responses were received. Most respondents (52%) disagreed that properties should be required to preserve original materials that remain intact, while some respondents (20%) indicated that they agreed, and the remaining respondents (28%) indicated that they were unsure.

These survey results are represented visually in **Appendix C Figure C-1**.

Several respondents from the community consultation and survey provided comments relating to policies for the preservation of original building materials. Their comments are summarized as follows:

- A participant noted that building materials should not define the Market's character.
- More clarification is needed on whether the blend of historic and modern materials contributes to the character of the area.

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- Participants proposed consideration for reversibility and allowing "artistic license" within a carefully defined framework.
- Participants advocated for assessing properties individually to promote diversity in structures.
- Participants suggested avoiding increased expenses for property maintenance and promoting sustainability using existing materials and structures.
- Participants emphasized that the materials should be practical, attainable, meet safety qualifications, and not harm the existing structure.
- Some participants expressed concerns about the expense of maintaining or repairing old buildings and suggested the City provide incentives and assistance to owners for maintenance².
- Some participants suggested removing restrictions (specific examples were not provided) that may hinder neighbourhood development.
- A participant suggested to keep roof material changes on the ground floor and allowing modest rooftop additions.
- Consider fire safety and materiality concerns in existing buildings and plans for alterations.
- Some participants advocated for community ownership of land to protect the eclectic nature of the Market.
- Concern about the impact of too many restrictions and the potential challenges for both new and existing businesses.

Feedback on Public Realm and Landscape

Community consultation and survey participants were asked to provide comments relating to the public realm and landscape. Twelve participants responded to the question "What is most important about public spaces in Kensington Market that the HCD Plan should consider ways to accommodate and support?" on the comment form. Their comments are summarized as follows:

- Participants advocated for:
 - Keeping the area public, safe, multi-use, and open to various modes of transport.
 - Gathering spaces for the community, both formal and informal and giving priority to pedestrian activities and casual gatherings.
- Some participants advocated for making Kensington Market car-free, supporting as many car-free days as possible, especially on Baldwin, Kensington, and Augusta streets.
- Participants suggested increased management of vehicular traffic and creating exemptions for delivery trucks and emergency vehicles in pedestrian-only spaces.
- Participants expressed disappointment with the existing sidewalks, emphasizing the importance of safe and functional pedestrian spaces.

² City staff explained to these participants that the City currently provides grant and tax rebate programs for heritage designated properties.

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- Participants suggested having an increased focus on retail spaces to ensure a variety of offerings.
- Participants emphasized the importance of cleanliness and aesthetics for attracting tourists.
- Some participants requested more spaces for busking, markets, music events, public art, and murals to enhance the cultural atmosphere.
- Some participants suggested repainting facades with flaking paint to improve aesthetics.
- Some participants cautioned against pushing the community of people experiencing homelessness out without viable solutions.
- Some participants suggested the City consider:
 - Creating a new park in the lot behind St. Andrew.
 - Discouraging unwanted and unsafe behaviour and ensuring safety for pedestrians (e.g., lighting)
 - Including public infrastructure such as public bathrooms, street furniture, benches, and bike racks.
- There is interest in protecting the Garden Car.

Feedback on HCD Implementation and Financial Implications

- A concern was raised about the potential difficulty of selling properties with a heritage designation.
- Participants acknowledged the challenges that may arise during the purchase or redevelopment of heritage buildings, which can be discouraging for potential buyers.
- Concern was expressed that the HCD Plan would not consider the cost of conservation compared to demolition or new construction. Participants expressed concerns that the cost and complexity to conserve a property could be higher than demolition and new construction, and that a property owner's ability to make that choice would be taken away if their property was identified as a contributing property.
- Some property owners and landlords are apprehensive about the potential increased costs associated with property designation.
- Some property owners and landlords are concerned regarding heritage designation possibly restricting interior renovations³ and the prospect of heritage taxes.
- A concern was raised about the inability to control the size of property footprints.⁴
- A concern was raised that the plan does not address maintaining lot sizes to prevent large-scale developments.

³ Properties designated under Part V of Heritage Act as part of HCDs cannot have their interiors regulated through an HCD Plan. Individually designated buildings under Part IV of the Heritage Act can have their interiors regulated through individual property designation.

⁴ While the HCD Plan does not deal with this, this is achieved through the City's zoning By-law.

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General Comments

- Concerns about potential misuse by NIMBYs (Not In My Backyard) to block new developments and keep the area exclusive. Participants advocated for allowing Kensington Market to grow organically while preserving heritage elements.
- Participants expressed strong support for preserving Kensington Market and appreciation for the neighbourhood.
- Some participants expressed the desire to create safe space for people to live and visit. Some noted concerns related to health and safety, crime, and drug use.
- It was noted that renters may be more supportive of the HCD Plan compared to owners.
- Participants recommended giving greater consideration to trade-offs and noted that if given the choice between preserving two or three-storey Victorian homes with upscale shops or having a working market with six-storey apartments (including social and co-op housing), most would prefer the latter for better preservation of the area's spirit. This perspective acknowledges the market's dynamic history, changing character, affordability, and openness to newcomers which contribute to its appeal.
- Some participants raised concerns about Airbnb or suggested having limitations on its use.
- Some participants noted that there is an excessive number of cannabis stores in the area.
- Some participants are concerned about the increase in open-air drug trade and usage affecting the neighbourhood's culture.
- Consider making Spadina Avenue a heritage conservation district.
- A participant raised a concern that commercial signage could be deemed a heritage attribute that must be conserved, which could prevent new business owners from having their own signage.

Consultation Recommendations

- Participants requested to make materials available in multiple languages for wider accessibility (e.g., Chinese (Simplified & Traditional), Portuguese, Vietnamese, Turkish, Hebrew, Yiddish, Turkish, Arabic, and Spanish). Participants emphasized the importance of offering materials in languages commonly spoken in the neighborhood and highlighted instances where translations by individuals led to the loss of key nuances.
- Participants expressed a desire for increased representation in the consultation process, noting that those attending did not seem to adequately represent the community. While recognizing that participants may possess local knowledge, there was a caution against automatically assuming that their feedback is representative of the broader community. For example, it was noted that some residents whose first language is not English were not aware of the consultation or did not feel they could participate, and some commercial tenants were not aware. Broader outreach in advance of the next meeting was suggested.
- Participants suggested that future consultation events be held over a longer period of time and/or multiple days to allow a greater number of people to attend.

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- Participants expressed a need for substantive participation that is consistent with reconciliation. They recommend providing meaningful opportunities for Indigenous-led housing and businesses in Kensington Market, emphasizing the importance of going beyond symbolic measures such as murals or statues.

Kensington Market Safe Streets Project Comments

- Several participants expressed concerns about the Kensington Market Safe Streets project.
 - Some business owners are apprehensive about street changes in front of their properties and concerned about how their businesses will survive during road reconstruction.
 - Some highlighted concerns that permanent pedestrianization could have a negative impact on delivery trucks and district access.
 - High rent and operating costs can lead to the potential closure of businesses if streets are closed.
 - There is a need for street and sidewalk repairs but dissatisfaction with street developments.
 - Support from the City is needed to assist local small businesses during the Safe Streets project.
- Some participants noted potential contradictions between the Safe Streets project and heritage conservation, particularly in changing the streetscape.

Questions

Questions received during the CCM and the survey were compiled into a Frequently Asked Questions document for the project available on the [Kensington Market HCD project webpage](#) on the City's website.

Next Steps

The project team will review the feedback received and use it as one of many inputs to inform the Heritage Conservation District (HCD) Plan for Kensington Market. A fourth Community Consultation Meeting will be held in early 2024 to share components of the draft HCD Plan before it is shared with the Toronto Preservation Board.

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[Appendix A – Notice of Community Consultation Meeting](#)

The meeting notice is available on the following page.

TORONTO Community Consultation Open House

Help shape a Heritage Conservation District in Kensington Market

You're invited to an open house for the proposed Kensington Market Heritage Conservation District (HCD). Drop into St. Stephen-in-the-Fields Church any time between 4:00 and 5:30pm, or 7:00-8:30pm on Tuesday, October 24, to learn about the project and share feedback. The event will feature display boards providing updates on the development of an HCD Plan for the area.

The project team will be available to answer your questions and hear your comments on the proposed HCD to help inform the preparation of an HCD Plan.

When: Tuesday, October 24, 2023
4:00 p.m. to 5:30 p.m. and 7:00 p.m. to 8:30 p.m.

Where: St. Stephen-in-the-Fields Church, 103 Bellevue Avenue
College Street entrance

As Toronto grows and changes, historic buildings and landscapes play a crucial role in creating a sense of place. The Kensington Market HCD area has a concentration of heritage buildings and landscapes that distinguishes it from its surroundings and merits protection under Part V of the Ontario Heritage Act (see accompanying map of the proposed HCD). In order to recognize the unique, vibrant character of the Kensington Market area and its cultural heritage significance, the draft HCD Plan is being developed through a collaborative consultation process, which has included meetings with a Community Advisory Group.

If you are not able to attend the event, the Open House display boards will be made available online.

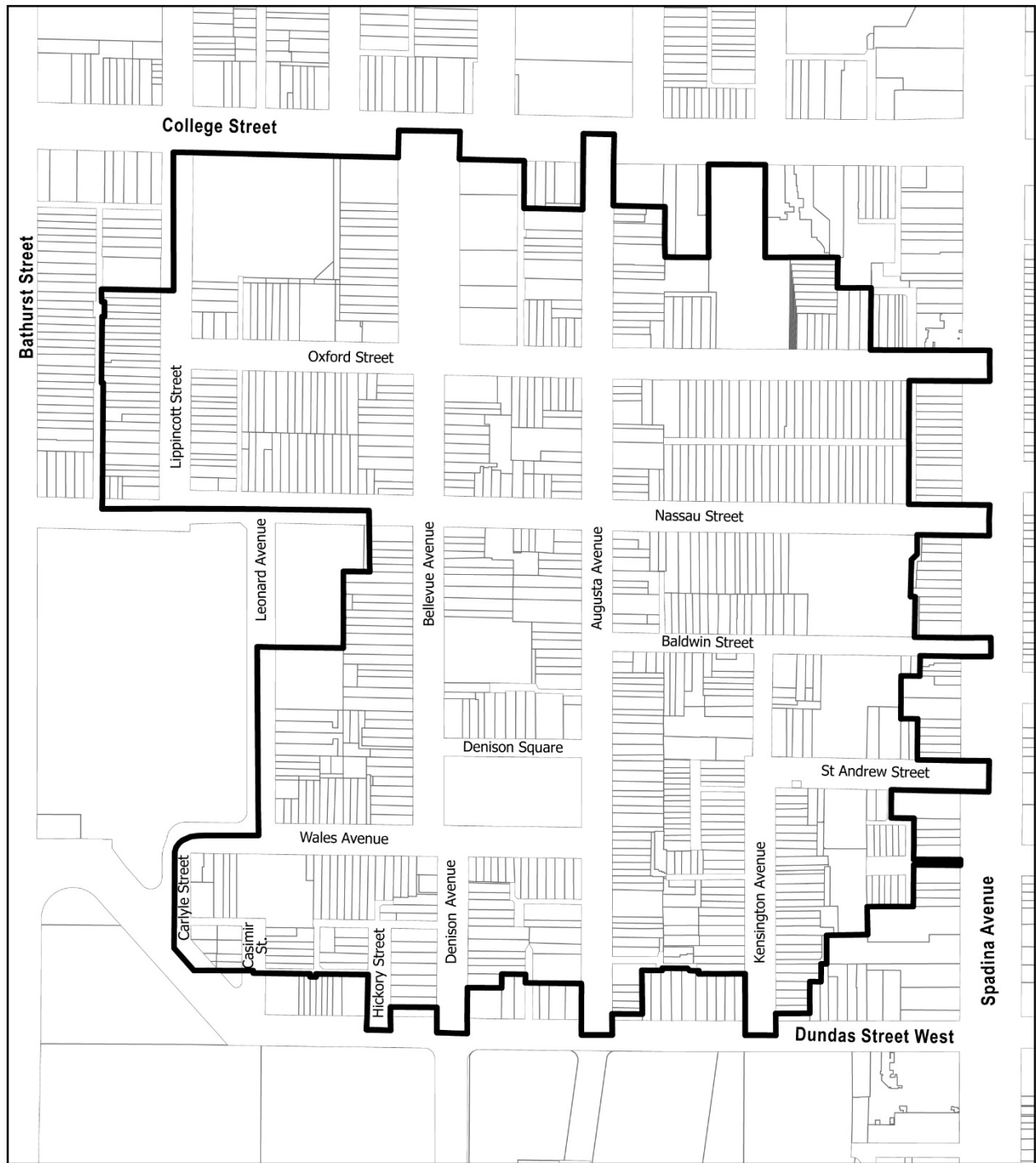


For more information about the HCD Plan, visit:

www.toronto.ca/city-government/planning-development/planning-studies-initiatives/kensington-market-heritage-conservation-district-plan/


Contact: Tatum Taylor Chaubal, Senior Heritage Planner, at Tatum.Taylor@toronto.ca or 416-338-5462

Contact: Councillor Saxe at Councillor_Saxe@toronto.ca or 416-392-4009



Proposed Boundary Map

**Kensington Market
Proposed Heritage Conservation District**

 Proposed Boundary


Not to Scale

Appendix B – Consultation Boards

Consultation boards are available on the City of Toronto's Kensington Market HCD Plan Page.
[Link to the Kensington Market HCD Plan October 24, 2023 consultation boards.](#)

Appendix C – Online Survey Charts

Policy Feedback

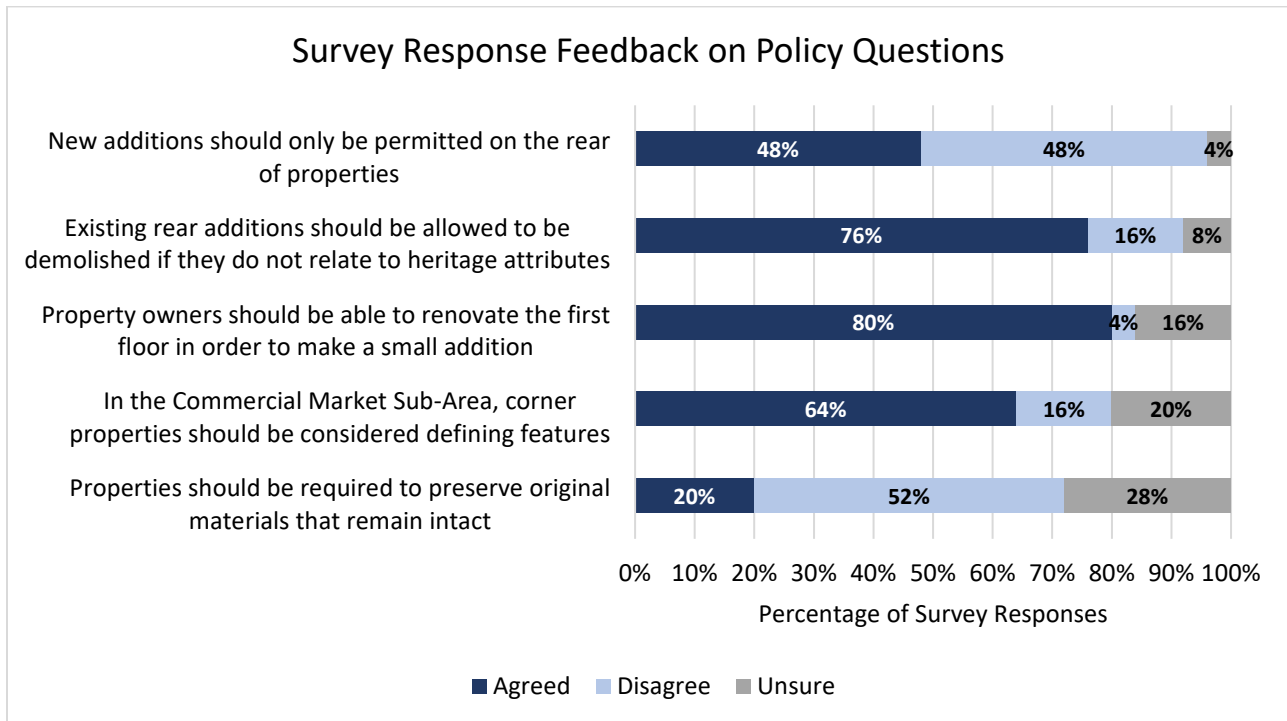


Figure C-1. Survey response feedback to policy questions. Responses received: 25.

Demographics

How respondents learned about the Kensington Market HCD Plan process

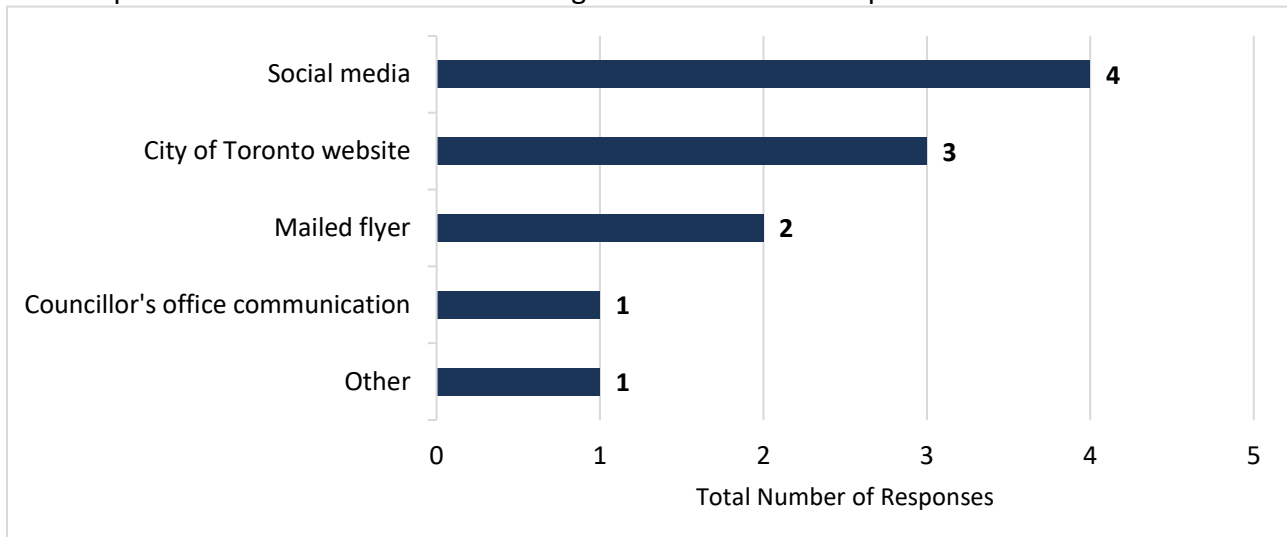


Figure C-2: Respondents' answer to "How did you learn about the Kensington Market HCD Plan process?" Those who selected 'Other' indicated that they found the survey through friends.

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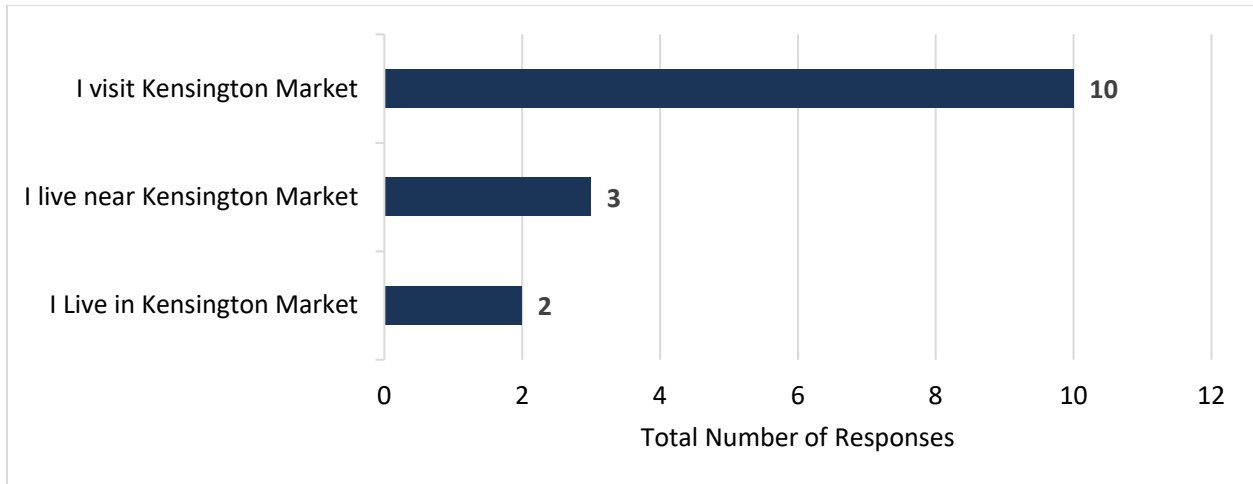


Figure C-3: Respondents' answer to "What is your relationship to Kensington Market? You may select multiple options?"

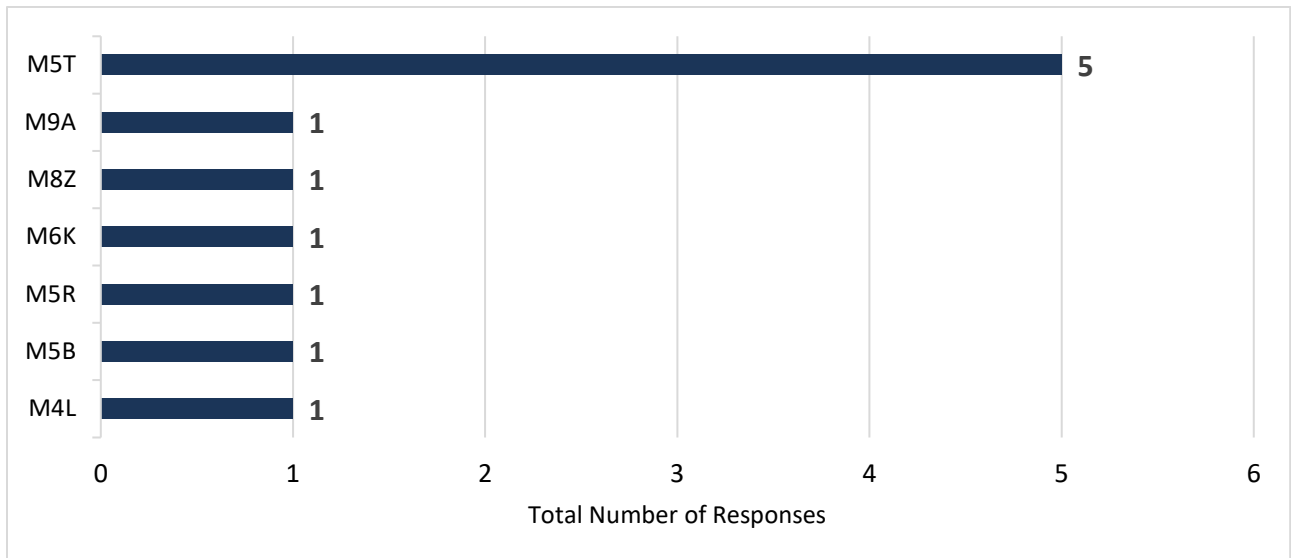


Figure C-4: Respondents' answer to "What are the first three characters of your postal code?"

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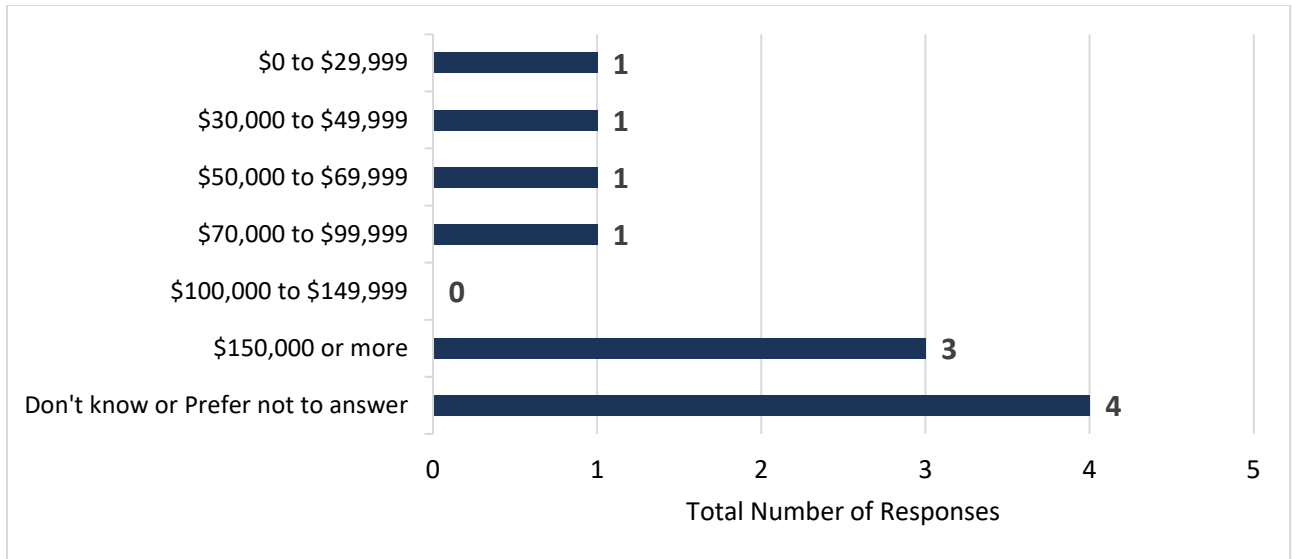


Figure C-5: Respondents' answer to "What was your total household income before taxes last year?"

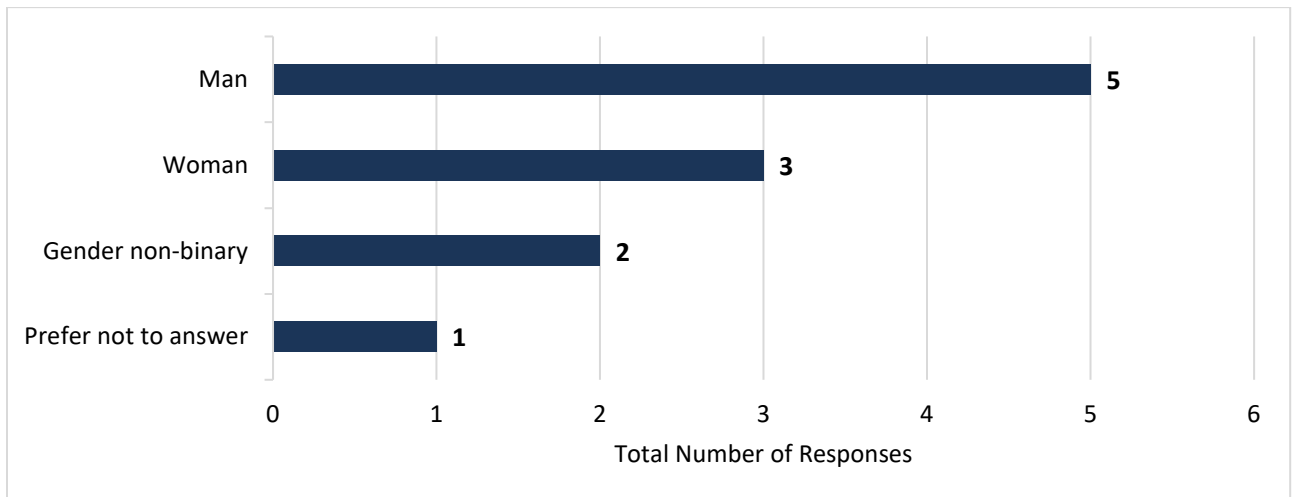


Figure C-6: Respondents' answer to "What best describes your gender?"

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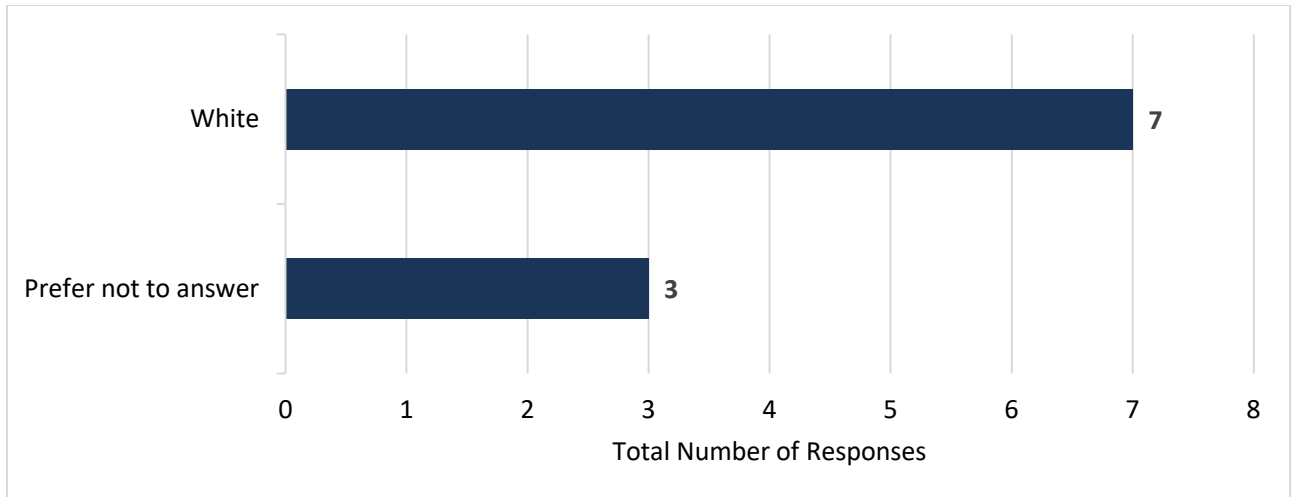


Figure C-7: Respondents' answer to "Which race categories best describe you?"

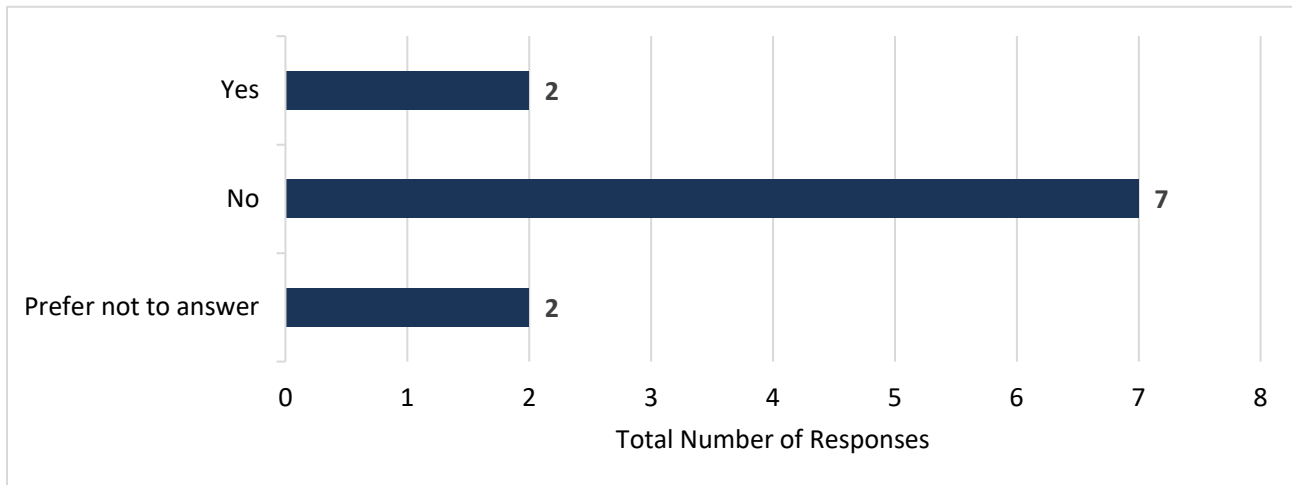


Figure C-8: Respondents' answer to "Do you identify as a person with a disability?"